



City of Pensacola

Planning Board

Agenda

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

March 10, 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. 26-356 PLANNING BOARD MEETING MINUTES FROM JANUARY 13, 2026

Recommendation:

Sponsors:

Attachments: Planning Board Minutes January 13, 2026

REQUESTS

2. 26-357 400 E. GREGORY STREET – GATEWAY REDEVELOPMENT DISTRICT – CONCEPTUAL SITE PLAN AND AESTHETIC REVIEW

*Attachments: 400 E. Gregory Street_Images
December 2025 Plans
400 E. Gregory Street_Application and Materials
Review Comments_Circle K
Sec._12_3_12.____Redevelopment_land_use_district*

3. 26-358 698 BRENT LANE & 5315 SPRINGHILL DRIVE – NONRESIDENTIAL PARKING IN A RESIDENTIAL ZONING DISTRICT (R-1AAA)

*Attachments: 698 Brent Land & 5315 Spinghill Drive_Images
698 Brent Land & 5315 Spinghill Drive_Nonresidential Parking in a Residential District_Application and Materials
Review Comments_Nonresidential Parking
Sec._12_3_93.____Nonresidential_parking_in_R_1AAA_R_1AA_R_1A_R_ZL_R_2A_R_2_PR_1AAA_and_PR_2_zoning_districts.
Sec._12_3_120.____Development_plan_requirements. (1)*

OPEN FORUM

DISCUSSION ITEMS

4. 26-359 UPDATE ON THE LAND DEVELOPMENT CODE, 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
January 13, 2026

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

MEMBERS ABSENT: Board Member Powell

STAFF PRESENT: Planning & Zoning Manager Cannon, Assistant Planning &
Zoning Manager Harding, Deputy City Attorney Goldsmith,
Executive Assistant Bilby

STAFF VIRTUAL: Development Services Director Morris, Development
Services Coordinator Statler

OTHERS PRESENT: Angela Underwood, Mark Whitney, Sally Fox, David
Richbourg

AGENDA:

- Quorum/Call to Order
- Approval of Meeting Minutes from December 9, 2025
- **New Business:**
- 675 Centros Street – Gateway Redevelopment District – 1 – Aesthetic and Site Review
- Request for Zoning and Future Land Use Map Amendment for Lots 1-6 Terraces at Tarragona
- Open Forum
- Discussion
- Adjournment

Call to Order / Quorum Present

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

Approval of Meeting Minutes – Vice Chairperson Larson made a motion to approve the December 9, 2025, minutes, seconded by Board Member Villegas, and it carried 6:0.

New Business –

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

Assistant Planning & Zoning Manager Harding introduced the item. 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. Mark Whitney, Whitney Architecture gave a brief synopsis of his project. He stated the Aragon Review Board informed him that the intent was for the row houses to be masonry. Board Members felt he presented a complete package that included all the materials being used for the project. There was a brief discussion pertaining to the issues and comments made by the Aragon Review Board, they complied with all those requests as presented in the package. The ground floor is lower in comparison to other homes; they did that so as not to adversely affect the neighbors’ solar panels and the cost.

Board Member Villegas made the motion to approve, seconded by Board Member Finn, and it carried 6:0.

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

Chairperson Ritz, started the discussion by informing the Board Members and audience that this was a quasi-judicial item and the speakers and staff would all be sworn in, Deputy City Attorney Goldsmith then swore everyone in. Assistant Planning & Zoning Manager introduced the item. 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, which were 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.

In the past, SSD’s were used as a zoning tool to create custom regulations for a particular property or area. Often offered flexibility beyond standard zoning districts for specific uses, building size, setbacks, etc. Undeveloped SSDs can have the unintended consequences of “locking” a property or area into an outdated plan or a vision that may be challenging to develop and regulate. SSDs are now considered “spot zoning”. After May 1, 1990, no rezonings to SSDs have been allowed per Sec. 12-3-15(1).

Attorney Sally Fox addressed the board on behalf of the owner of the property. The old plan was to build townhomes; they now plan to place the property on the market. They are requesting it go back to its original zoning. Attorney Fox then went over how they took into consideration the following criteria for a rezoning:

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.).

Ms. Fox stated that she and the property owner feel this change will increase compatibility with the surrounding land uses and fall in line with the goals of the comprehensive plan. The change will not adversely affect the carrying capacity of the public services and facilities. The existing SSD limits the property to a very singular development, and it restricts the ability to respond to market conditions. Restoring the HC-1 zoning removes that unnecessary regulatory constraint, promotes orderly growth and long-term land sustainability. They feel it will enhance and not restrict or decrease property value. Any development would be required to do environmental protection, stormwater, and the land development regulations, they don't believe will have any negative impact on the natural environment. HC-1 will allow historic scale, infill, mixed use activity to support the revitalization happening in the downtown area. All public notice requirements were met. Staff received only one call, but the return call received the caller's voicemail so a detailed message was left providing information on the application and process. There was a discussion of whether the applicants could put in a parking lot under HC-1, it is an allowed use, but it would come with strict screening requirements set by the Architectural Review Board, the property is not in the CRA urban design overlay district. The board was provided with a list of all allowed uses in HC-1, since it's cumulative, it includes the allowed uses in HR-2 and HR-1. Uses permitted include any use permitted in the HR-2 district, including the conditional uses, with no size limitations, small appliance repair shops, marinas, restaurants (except drive-ins), motels, commercial parking lots, accessory buildings and uses customarily incidental to any of the above uses, including storage garages, when located on the same lot. In HR-2, antique shops, bakeries, grocery stores, barbershops and beauty parlors, laundromats, including dry-cleaning pick-up stations, clothing and fabric shops, floral gardens and shops, hand craft shops, secondhand stores, specialty shops. In HR-1-, one- and two-family options, but also multiple family dwellings. Staff provided information on the screening process if someone decides to put in a parking lot, fencing and or landscaping that's approved by the ARB will be required. Planning Board's recommendation will move forward to City Council on February 12th.

Vice Chairperson Larson made the motion to approve, seconded by Board Member Yee, and it carried 6:0

Open Forum – none

Discussion

A brief overview of the timeline for the LDC rewrite including any plans for the next open house, Tuesday, February 17th in Hagler Mason Conference room. There will be a Planning Board workshop scheduled for Tuesday, April 7th, no action items, no votes. The board discussed what they would see in the rewrite, as far as comments, strikethroughs and changes. There is a Matrix, it is a summary and a shortcut of the rewrite that includes comments.

Adjournment – With no further business, the Board adjourned at 2:39 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 #: 26-357

Planning Board

3/10/2026

ACTION ITEM

SUBJECT:

400 E. Gregory Street – Gateway Redevelopment District – Conceptual Site Plan and Aesthetic Review

SUMMARY:

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. An earlier conceptual version of this project was approved with board comments at the December 2025 meeting, and a variance request to increase the maximum area for impervious surfaces was denied.

In response to the board's comments, the applicant has revised the proposal to incorporate several improvements - most notably, the introduction of pervious pavers eliminating the need for the previously requested variance, increased fenestration and upgraded façade treatment to the convenience store building, a revised canopy color, and the addition of interior sidewalks to improve on-site circulation.

Signage is planned to be handled through a later abbreviated review after final approval of the site and structures.

Since review of the redevelopment project is for conceptual approval, final approval will be required at a future date.

RECOMMENDED CODE SECTIONS

[Sec. 12-3-13\(1\) GRD, Gateway redevelopment district](#)

ATTACHMENTS:

1. 400 E. Gregory Street_Images
2. December 2025 Plans
3. 400 E. Gregory Street_Application and Materials
4. Review Comments_Circle K
5. Sec._12_3_12.____Redevelopment_land_use_district

400 E. Gregory Street – Gateway Redevelopment District





SITE DATA TABLE:

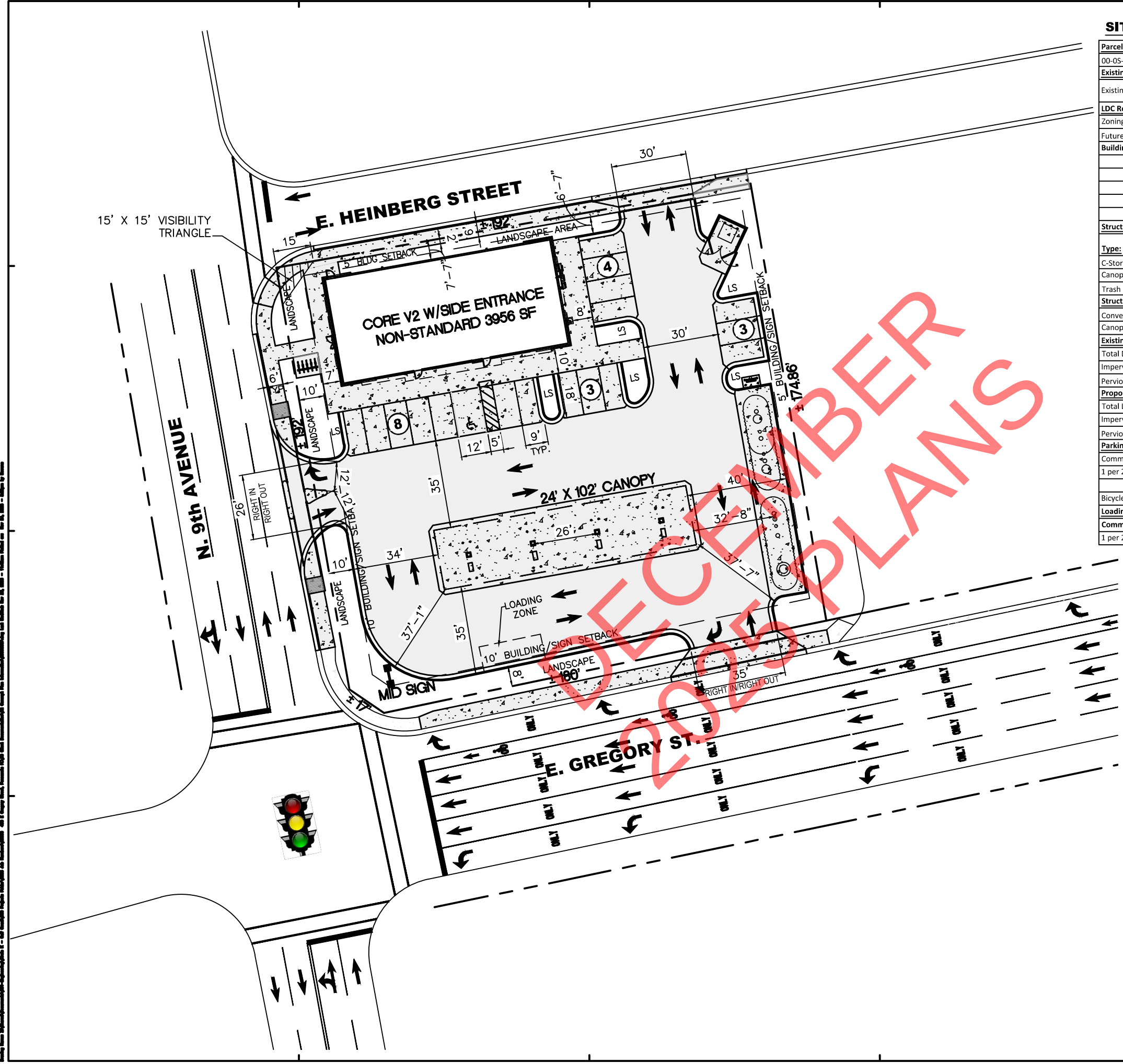
Parcel ID Numbers:				
00-05-00-9025-003-041				
<u>Existing Site Area :</u>		<u>Square Feet</u>	<u>Acres</u>	<u>Remarks</u>
Existing Circle K Site Total Land Area		33,976.80	0.780	Note: Areas are base on County Lot Records not on survey data
<u>LDC Related Items:</u>		<u>Per Municipal Maps</u>		<u>Proposed:</u>
Zoning:		Gateway Redevelopment District		Unchanged
Future Land Use:		Commercial		Unchanged
<u>Building Setbacks (Convenience Store & Canopy):</u>				
		<u>Required Per LDC:</u>		<u>Provided:</u>
Front:		10'	E. Gregory Street	131'-0"
Street Side:		10'	N. 9th Avenue	17'-6"
(Inside Lot Line) Side:		5'	East Property	81'-7"
Rear:		5'	Heinberg Street	7'-7"
<u>Structure Area :</u>				
<u>Type:</u>	<u>Floor Area Ratio:</u>	<u>Square Feet:</u>	<u>Acres:</u>	<u>% of Total Site Area:</u>
C-Store	0.12	3,956	0.09	11.64%
Canopy	0.07	2,448	0.06	7.20%
Trash Enclosure	0.011	364	0.01	1.07%
<u>Structure Height:</u>		<u>Maximum Allowed:</u>		<u>Provided:</u>
Convenience Store:		100'		22' and 1 Story
Canopy (Clear Height 15'-6"):		100'		18'-6" and 1 Story
<u>Existing Site Area:</u>	<u>Square Feet</u>	<u>Acres</u>	<u>% of Total Site:</u>	
Total Developed Area (Circle K Lot):	33,976.80	0.780	100.00% SF is approximate	
Impervious Area:	33,297.26	0.764	98.00% SF is approximate	
Pervious Area:	679.54	0.016	2.00% SF is approximate	
<u>Proposed Site Area:</u>	<u>Square Feet</u>	<u>Acres</u>	<u>% of Total Site:</u>	<u>Required Per LDC:</u>
Total Land Area (Circle K Lot):	33976.80	0.780	100.00%	
Impervious Area:	28838.24	0.662	84.88%	75.00%
Pervious Area:	5138.56	0.118	15.12%	
<u>Parking:</u>	<u>Required Per LDC:</u>			<u>Provided:</u>
Commercial (3956 SF):				
1 per 200 SF GFA =	20			18 Standard & HC
Total Spaces Required:	20			18
Bicycle Parking Provided in lieu of 1 Space	5			5
<u>Loading Zone:</u>	<u>Required Per LDC:</u>			<u>Provided:</u>
Commercial (3956 SF):				
1 per 20,000 SF GFA Req'd	1 Space			1 Space 10'x 25'

SITE LEGEND:

- PROPERTY SETBACK LINE
- GREEN SPACE SETBACK
- PROPERTY LINE
- # NUMBER OF PARKING SPACES



NOTE:
THIS PLAN IS CONCEPTUAL PLAN, LOTS LINE SHOWN ARE BASED ON COUNTY GIS DATA, NOT A SURVEY. THIS PLAN IS NOT INTENDED FOR CONSTRUCTION



rdc.

11921 Freedom Drive #1110
Reston, Va 20190
t 703.668.0086
rdcollaborative.com

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PROFESSIONAL SEAL

REVISIONS

Δ	ISSUE	DATE
RD		11/08/24

PROFESSIONAL IN CHARGE

XX

PROJECT MANAGER

XX

QUALITY CONTROL

XX

DRAWN BY

XX

PROJECT NAME

**CIRCLE K
STORES, INC.**

1234 STREET ADDRESS
ANYTOWN, US STATE

PROTOCOL # RD 11/08/24

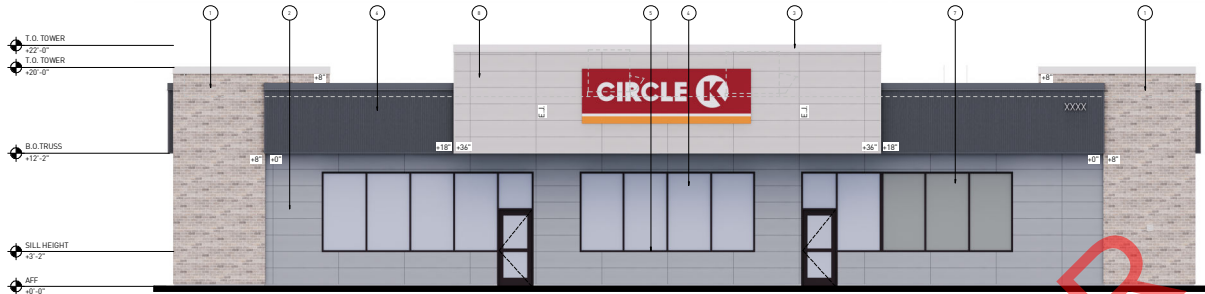


CIRCLE K STORES, INC.

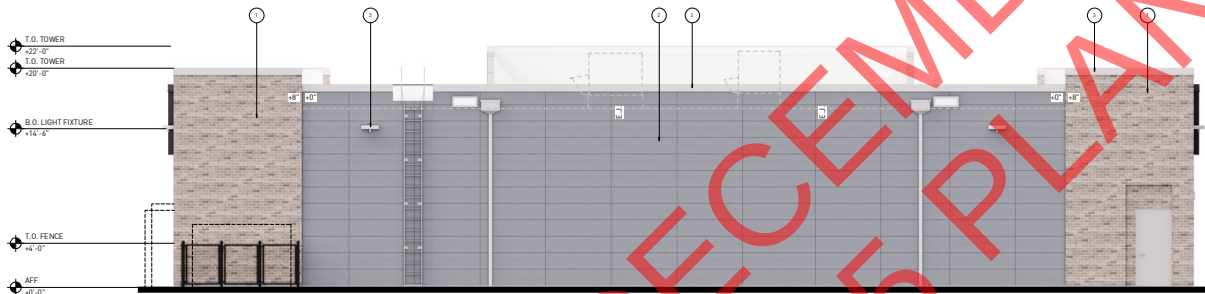
PROJECT NUMBER: XXXX

**EXTERIOR
ELEVATIONS
MATERIALS AND
COLORS**

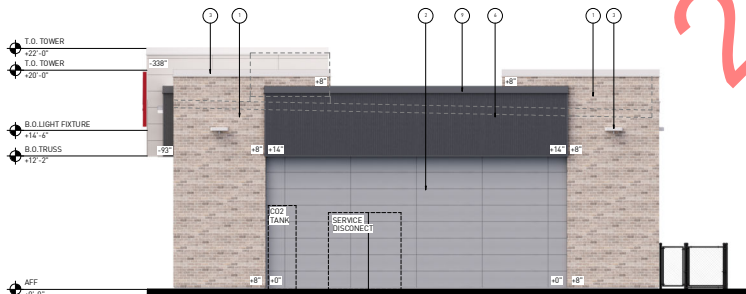
A2.01



FRONT ELEVATION (SOUTH) | 1
12" = 1'-0"



REAR ELEVATION (NORTH) | 2
12" = 1'-0"



SIDE ELEVATION (EAST) | 3
12" = 1'-0"



SIDE ELEVATION (WEST) | 4
12" = 1'-0"

MATERIAL LEGEND
N.T.S.

- 1. METAL COPING, CORNICE AND GUTTER
(XXXXXX XXXX 12" X 12" X 12")
- 2. NICHIA TUFFBLOCK
(XXXXXX XXXX 12" X 12" X 12")
- 3. SPANDREL GLASS
- 4. NICHIA RIBBED
(XXXXXX XXXX 12" X 12" X 12")
- 5. ANODIZED WINDOW AND DOOR FRAMING
(XXXXXX XXXX 12" X 12" X 12")
- 6. 1" INSULATED CLEAR GLASS
- 7. METAL COPING, CORNICE AND GUTTER
(XXXXXX XXXX 12" X 12" X 12")
- 8. NICHIA TUFFBLOCK
(XXXXXX XXXX 12" X 12" X 12")
- 9. NICHIA CANYONBRICK
(XXXXXX XXXX 12" X 12" X 12")

DECEMBER 2025 PLANS



***Planning Board Application
Request for Aesthetic Review***

Application Date: **02/05/2026**

Project Address: 400 East Gregory Street, Pensacola, FL

Applicant: Sandie Owens for Circle K Stores, Inc

Applicant's Address: 1101 Gulf Breeze Parkway, Bldg 1, Ste. 200 Gulf Breeze, FL 32461

Email: Email on file **Phone:** 863-559-3800

Property Owner: Circle K Stores, Inc.

**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:

We proposed to demolish the existing site and construct a new 3956 sf Convenience Store and Fuel Canopy over 4 multi-product dispensers. With this redevelopment we will be closing 2 of the access points and rebuilding the sidewalks around the property, so that they are 6 feet wide and where possible, 2 feet off the back of curb. The existing

sidewalk encroaches the property without easement, redevelopment will increase the encroachment. Additionally, FDOT's street light, roadway directional signs and cross walk pole are on the Circle K property without easement on the Gregory Street Side. Relocation of those items or some agreement on right of way dedication with FDOT will occur with the redevelopment.

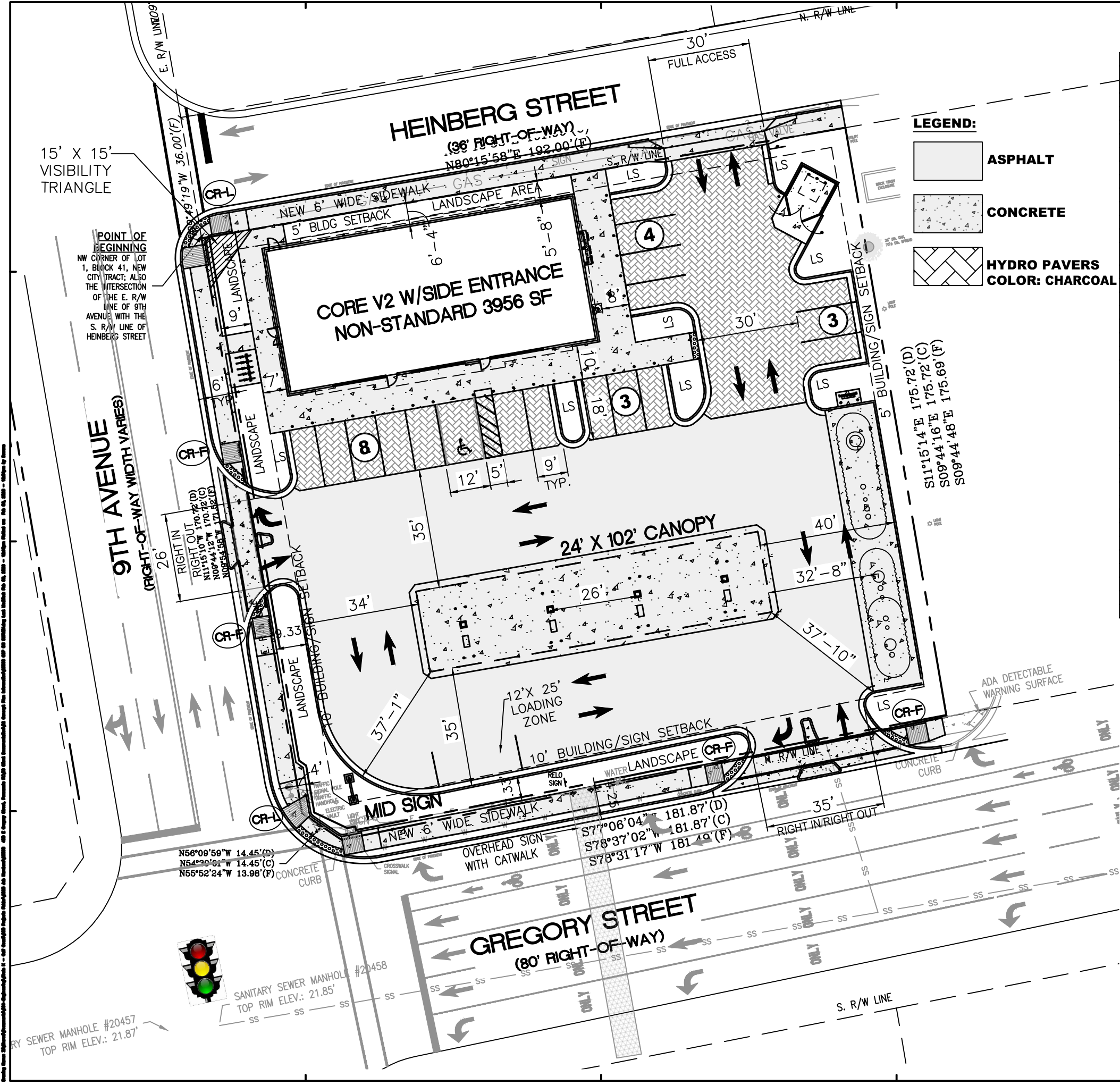
Please note that this site is contaminated and is under the FDEP State Fund clean up program. The source of contamination cannot be reached and removed without demolishing the existing site.

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

02/05/2026

Date

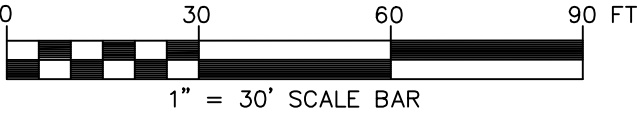


SITE DATA TABLE:

Parcel ID Numbers: 00-05-00-9025-003-041				
<u>Existing Site Area :</u>		<u>Square Feet</u>	<u>Acres</u>	<u>Remarks</u>
Existing Circle K Site Total Land Area		34,214.54	0.785	Note: Areas Based on Survey Data
<u>LDC Related Items:</u>		<u>Per Municipal Maps</u>		<u>Proposed:</u>
Zoning:		Gateway Redevelopment District		Unchanged
Future Land Use:		Commercial		Unchanged
Building Setbacks (Convenience Store & Canopy):				
		<u>Required Per LDC:</u>		<u>Provided:</u>
Front:		10'	E. Gregory Street	131'-0"
Street Side:		10'	N. 9th Avenue	17'-6"
(Inside Lot Line) Side:		5'	East Property	81'-7"
Rear:		5'	Heinberg Street	7'-7"
Structure Area :				
<u>Type:</u>	<u>Floor Area Ratio:</u>	<u>Square Feet:</u>	<u>Acres:</u>	<u>% of Total Site Area:</u>
C-Store	0.12	3,956	0.09	11.56%
Canopy	0.07	2,448	0.06	7.15%
Trash Enclosure	0.004	134	0.00	0.39%
<u>Structure Height:</u>		<u>Maximum Allowed:</u>		<u>Provided:</u>
Convenience Store:		100'		22' and 1 Story
Canopy (Clear Height 15'-6"):		100'		18'-6" and 1 Story
<u>Existing Site Area:</u>	<u>Square Feet</u>	<u>Acres</u>	<u>% of Total Site:</u>	
Total Developed Area (Circle K Lot):	34,214.54	0.785	100.00% SF is approximate	
Impervious Area:	33,297.26	0.764	97.32% SF is approximate	
Pervious Area:	917.28	0.021	2.68% SF is approximate	
<u>Proposed Site Area:</u>	<u>Square Feet</u>	<u>Acres</u>	<u>% of Total Site:</u>	<u>Required Per LDC:</u>
Total Land Area (Circle K Lot):	34,214.54	0.785	100.00%	
Land Area to Dedicate for ROW:	663.51	0.015	1.94%	
Total Remaining Land Area:	33,551.03	0.770	100.00%	After dedication
Impervious Area:	23,548.60	0.541	68.83%	75% Max Allowed
Pervious Area:	10,002.43	0.230	29.81%	
Green Space:		4,921.22	0.113	14.67%
100% Permeable Hydro Pavers:		5,081.21	0.117	15.14%
<u>Parking:</u>		<u>Required Per LDC:</u>		<u>Provided:</u>
Commercial (3956 SF):				
1 per 200 SF GFA =		20		18 Standard & HC
Total Spaces Required:		20		18
Bicycle Parking in lieu of 1 Space		5		5
<u>Loading Zone:</u>		<u>Required Per LDC:</u>		<u>Provided:</u>
Commercial (3956 SF):				
1 per 20,000 SF GFA Req'd		1 Space		1 Space 10'x 25'

SITE LEGEND:

- PROPERTY SETBACK LINE
- GREEN SPACE SETBACK
- PROPERTY LINE
- # NUMBER OF PARKING SPACES



NOTE:
THIS PLAN IS CONCEPTUAL AND NOT FOR
CONSTRUCTION

MDM

SERVICES, INC.

engineering • environmental • construction

1055 KATHLEEN ROAD, LAKELAND, FLORIDA 33805

Phone: (863) 648-9130

2151 W. HILLSBORO BOULEVARD, SUITE 401

DEERFIELD BEACH, FLORIDA 33442

Phone: (561) 427-3076

www.mdm-services.com

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DATE

DESCRIPTION

02/06/26

MOVED CSP TO SURVEY & ADJ PER BOUNDARY

01/29/26

ADD ISLAND TO GREGORY ST DRIVE PER FDOT

12/11/25

REV PER CITY PLANNING BOARD COMMENTS

11/21/25

REV PER CITY PLANNING COMMENTS

11/12/25

REV N. 9TH AVE ACCESS PER FDOT COMMENTS

PROFESSIONAL SEAL

PROFESSIONAL IN CHARGE

DHIVY SATHIANATHAN

PROJECT MANAGER

SANDIE OWENS

QUALITY CONTROL

SANDIE OWENS

DRAWN BY

SLO

DATE ISSUED

10/16/2025

CIRCLE K STORE NO. TBD

R & R

400 S. GREGORY STREET,

PENSACOLA, FL

CITY OF PENSACOLA

(9TH AVE & GREGORY ST)

K

CIRCLE K STORES INC.

PROJECT NUMBER

25058

SHEET TITLE

CONCEPTUAL SITE PLAN

SHEET NUMBER

CSP 1.0 W

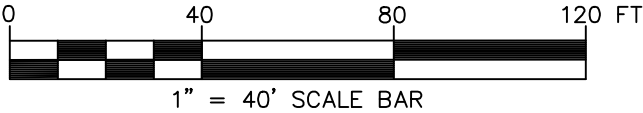
Page 12 of 66

MDM SERVICES, INC. 1055 KATHLEEN ROAD, LAKELAND, FLORIDA 33805 Phone: (863) 549-9130 2151 W. HILLSBORO BOULEVARD, SUITE 401 DEERFIELD BEACH, FLORIDA 33442 Phone: (561) 427-3076 www.mdmiservices.com



SITE LEGEND:

- PROPERTY SETBACK LINE
- GREEN SPACE SETBACK
- PROPERTY LINE
- # NUMBER OF PARKING SPACES



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DATE	DESCRIPTION

02/06/26	MOVED CSP TO SURVEY & ADJ PER BOUNDARY
01/29/26	ADD ISLAND TO GREGORY ST DRIVE PER FDOT
12/11/25	REV PER CITY PLANNING BOARD COMMENTS
11/21/25	REV PER CITY PLANNING COMMENTS
11/12/25	REV N. 9TH AVE ACCESS PER FDOT COMMENTS

PROFESSIONAL SEAL

PROFESSIONAL IN CHARGE

DHIVY SATHIANATHAN

PROJECT MANAGER

SANDIE OWENS

QUALITY CONTROL

SANDIE OWENS

DRAWN BY

SLO

DATE ISSUED

10/16/2025

CIRCLE K STORE NO. TBD

R & R
400 S. GREGORY STREET,
PENSACOLA, FL
CITY OF PENSACOLA
(9TH AVE & GREGORY ST)



CIRCLE K STORES INC.

PROJECT NUMBER

25058

SHEET TITLE

AERIAL OVERLAY
CONCEPTUAL SITE
PLAN

SHEET NUMBER

CSP 1.0 A

DATE	DESCRIPTION
/06/28	MOVED CSP TO SURVEY ADJ PER BOUNDARY
/29/26	ADD ISLAND TO GREGORY ST DRIVE PER FDOT
/11/25	REV PER CITY PLANNING BOARD COMMENTS
/21/25	REV PER CITY PLANNING COMMENTS
/12/25	REV N. 9TH AVE ACCESS PER FDOT COMMENTS

PROFESSIONAL IN CHARGE
DIVY SATHIANATHAN

PROJECT MANAGER
NDIE OWENS

QUALITY CONTROL
NDIE OWENS

DRAWN BY
O

DATE ISSUED
/16/2025

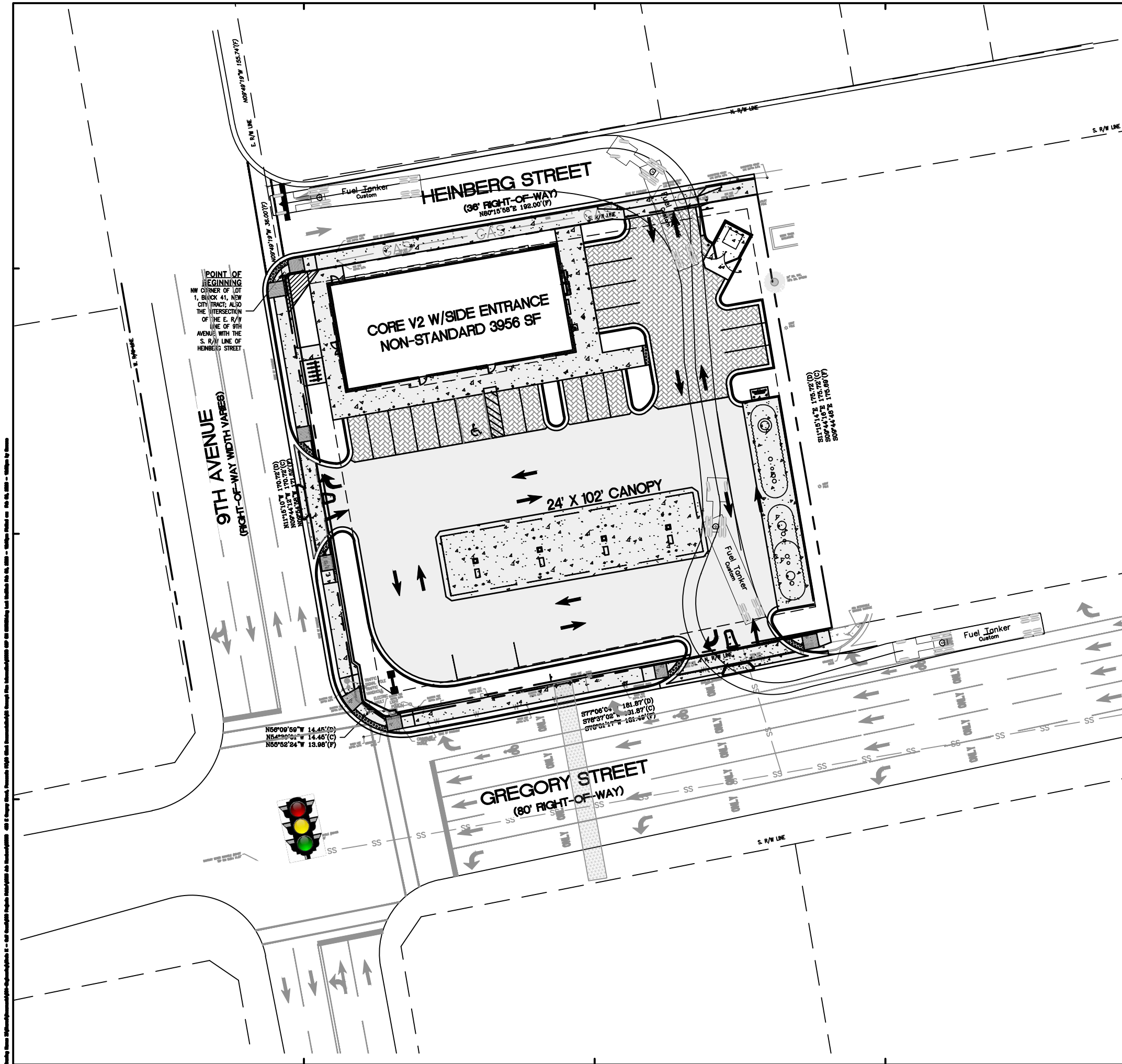
R & R
10 S. GREGORY STREET
PENSACOLA, FL
CITY OF PENSACOLA
10TH AVE & GREGORY S



SHEET TITLE

SHEET NUMBER

Page 14 of 66



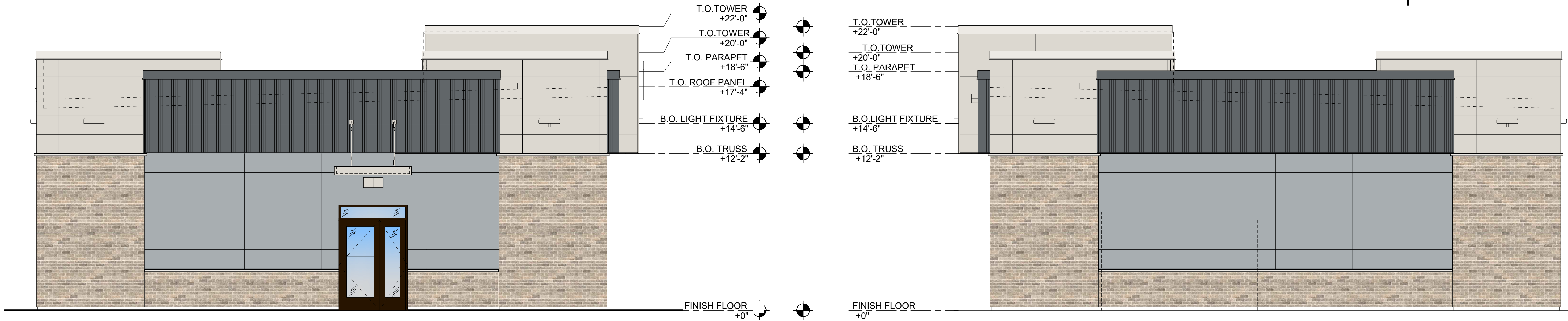
 PROPERTY SETBACK LINE
 GREEN SPACE SETBACK
 PROPERTY LINE
 NUMBER OF PARKING SPACES



NOTE:
THIS PLAN IS CONCEPTUAL AND NOT FOR
CONSTRUCTION

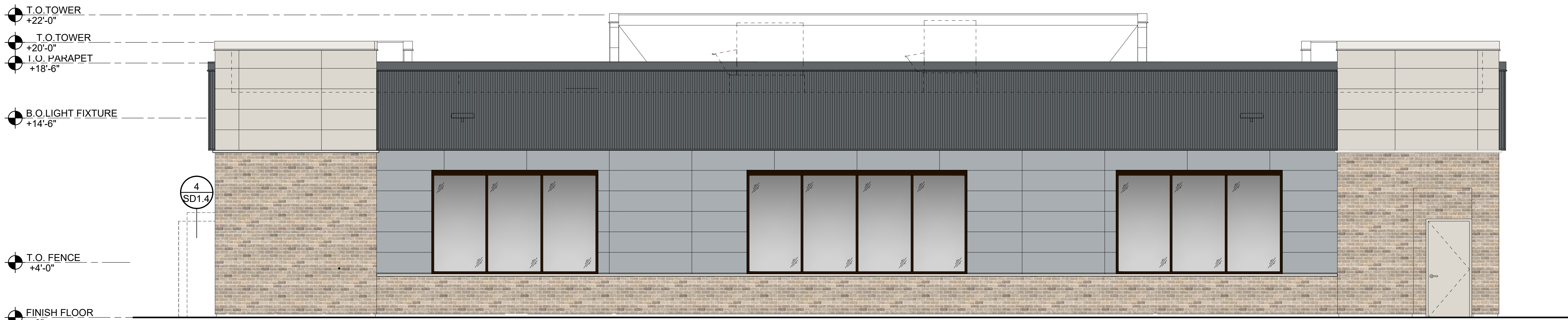


FRONT ELEVATION (SOUTH) | 1
1/4" = 1'-0"

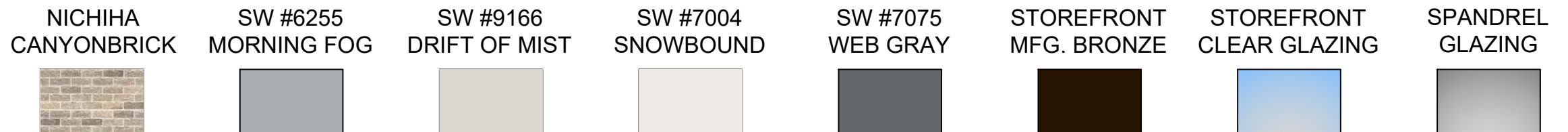


SIDE ELEVATION (WEST) | 2
1/4" = 1'-0"

SIDE ELEVATION (EAST) | 3
1/4" = 1'-0"



REAR ELEVATION (NORTH) | 4
1/4" = 1'-0"



CLIENT:



CIRCLE K STORES, INC.
GULF COAST BUSINESS UNIT

DESIGN TEAM TITLE:



MDM SERVICES, INC.
engineering • environmental • construction
2151 WEST HILLSBORO BLVD., SUITE 401
DEERFIELD BEACH, FLORIDA 33442
Phone: (561) 427-3076

NO.	DATE	REVISION	DESCRIPTION
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CIRCLE K STORES, INC.
3956 CORE V2.0

SITE DESIGNATIONS:

CIRCLE K STORE #TBD
400 EAST GREGORY STREET, PENSACOLA, FLORIDA 32502

SCALE:	AS NOTED	MDM JOB #	25058
DATE:	11-14-2025		
DESIGNED BY:			
DRAWN BY:	PAH	FILE NAME:	25058
CHECKED BY:	DS		

PROPOSED ELEVATIONS

SHEET NO.:
A2.0







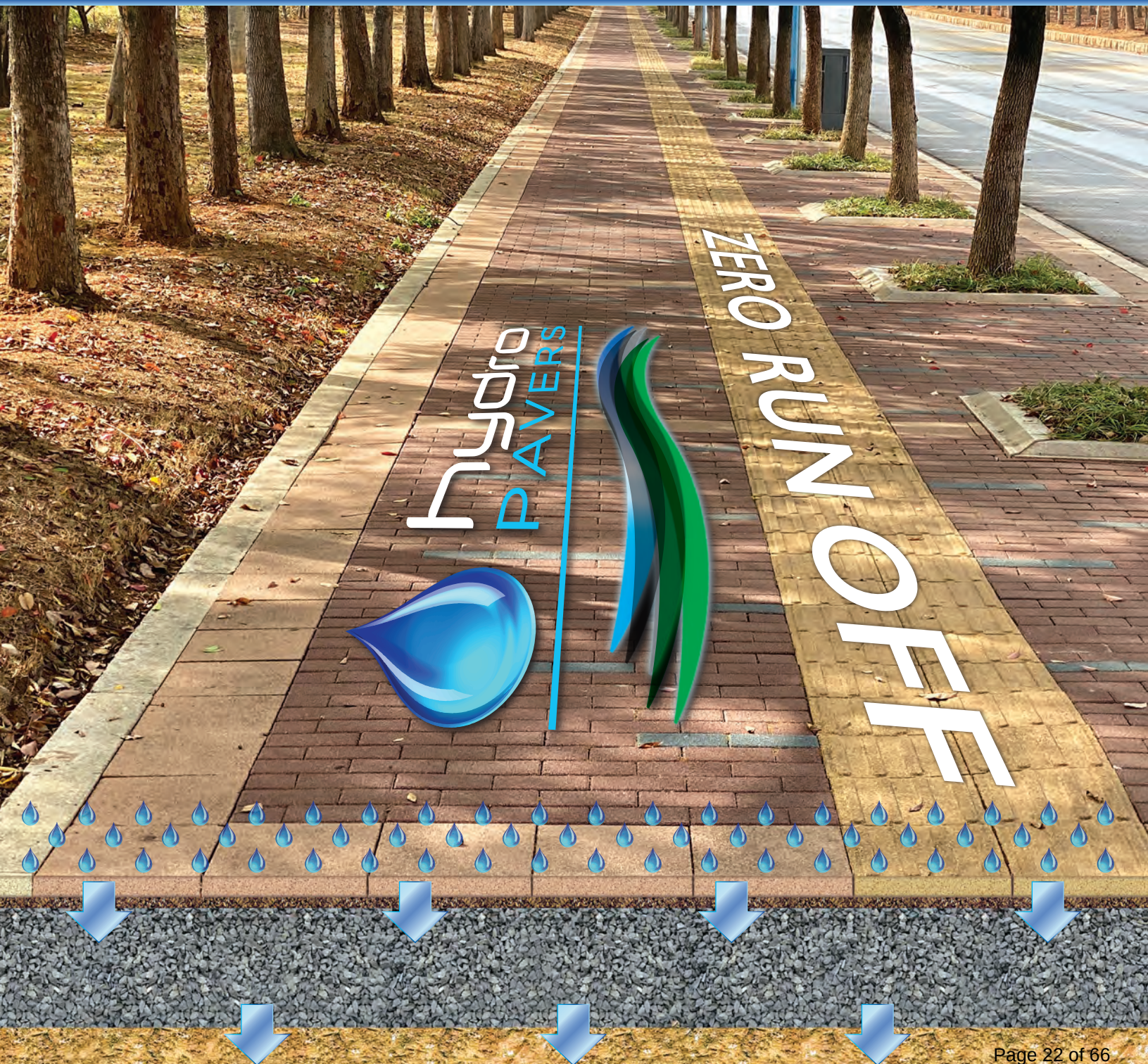






STORM WATER MANAGEMENT SOLUTIONS

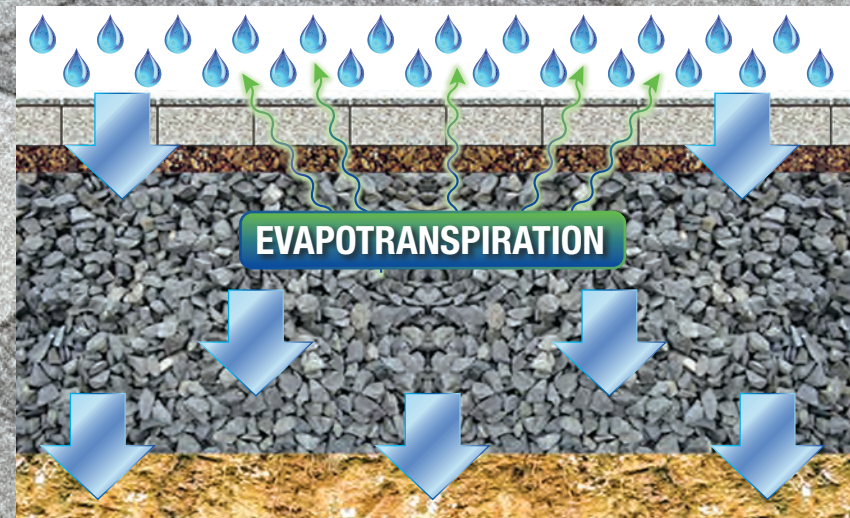
COMBINING WATER RETENTION AND DRAINAGE
IN A REVOLUTIONARY BEAUTIFUL PAVER





hydroPAVERS® The Ideal Storm Water Solution

Combining Water Retention and Drainage in a Revolutionary Beautiful Paver.



Our **hydroPAVERS®** work by absorbing a ¼" rain event into the paver, then as the paver becomes saturated, the remaining water drains into the aggregate bedding and base layers, at the rate of 1½" of water per minute.



Our **hydroPAVERS®** are ideal for public parks, amusement parks and virtually any outdoor areas where people walk or park vehicles.



hydroPAVERS® keep areas dryer even during heavy rains. Once the rain stops, you will be able to resume your activities without waiting for the puddles to disappear.

Using our **hydroPAVERS®** will avoid paths that require you to jump over or walk through puddles. Also eliminate the safety risks with our skid resistant **hydroPAVERS®**



As the water washes over hard surfaces, it can take debris and pollutants along with it straight into our sewer systems. This put addition strain on our water treatment plants, and in certain conditions, can lead to flooding.

Our **hydroPAVERS®** are an excellent solution for reducing, filtering and delaying stormwater runoff in applications ranging from walk-ways, alleyways, parking areas, courtyards and parks. Suitable for all new commercial, municipal and residential projects in addition to replacement, resurfacing and upgrading non pervious areas.

Our **hydroPAVERS®** satisfy Low Impact Development requirements, reduce heat island effect and absorb noise.



NOT Slippery When Wet



hydroPAVERS® are available in a variety of colours, shapes and sizes, which have been designed to suit all paving, landscaping, construction and design needs.





STORM WATER MANAGEMENT SOLUTIONS

Many additional reasons to design and implement **hydroPAVERS®**

✓ True Pervious Paver

- Every square inch of the surface allows water to flow in.
- Absorbs a ¼" rain event – excellent storm water retention.
- After fully saturated, rain water passes through our hydroPAVERS® into the properly prepared base.
- Exceeds 100 year storm requirements for retention and drainage in most geographical areas.
- Properly prepared base and leveling layer along with our hydroPAVERS® can hold over 5 inches of water.
- The entire area under our pavers acts like a water storage tank during heavy surges and severe rain events.
- Dryer surfaces. The water will evaporate – Evapotranspiration. By the sun and wind.
- The system allows water retention, water infiltration and transmissivity.
- The base layers allows the excess water to flow back to the water table.
- Puddles are eliminated assuming full proper installation. – except extreme conditions such as flooding due to other factors such as hurricanes.

✓ No Large Gaps

- The space between pavers is less than 1/8" regardless of paver size in the plans.
- Makes it Safe – complies with ADA and AODA.
- Since gaps can be filled with polymeric sand, the system is effectively sealed off.
- Dirt does not flow in and clog the system or get into the base.
- Reduced maintenance costs: only pressure washing required.
- No vacuuming required ever.

✓ Heat Island Effect

- Surface is cooler due to Evapotranspiration and also because the paver "breathe".
- SRI Index 41 for the Off-White.

✓ Safety

- Non slip surface.
- Excellent around swimming pools and safe for children to run on.
- No sliding on the surface when wet, even when barefoot.

✓ Bonus Features:

- With 8 colors and 9 sizes, super design flexibility
- Off-white or Sand colored hydroPAVERS® can used for lines in parking areas to eliminate painting.
- Reduce painting even further by using for handicap zones. – no slipping / no painting.
- NEVER needs to be sealed – save cost annually (sealing will ruin the drainage and the benefits)
- Compared to concrete, no expansion joints required.

✓ Color Fast

- Manufactured and oven cured, color in baked in.
- This is achieved by 12 hours at 1,200 Degrees Centigrade through a 1,500 foot long oven.
- Will not fade over time – Not effected by UV rays.

✓ Strength

- Compressive strength exceeds 9,500 PSI.
- Ideal for so many applications.
- Walkways, Lanes, Minor Low Traffic Roads, Sidewalks, Parking Pads, Parking Lots.

✓ Material: Slithered Ceramic

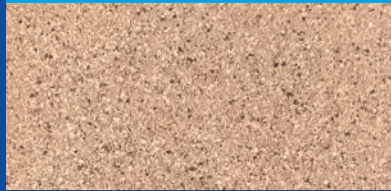
- 100% recycled ceramic tiles. Post- Industrial.
- Using broken and rejected tiles diverted directly from ceramic tile manufacturers.
- Cuts very clean with diamond blade.
- Freeze Thaw tested and certified.

✓ Freeze Thaw tested and certified

- Does not crack, expand or contract from extreme cold or heat.



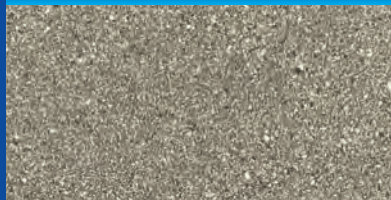
OFF WHITE—002A



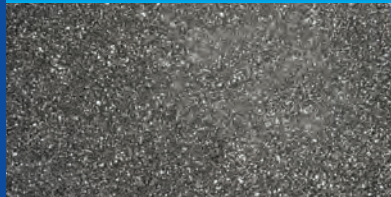
BROWN—006



COFFEE—020



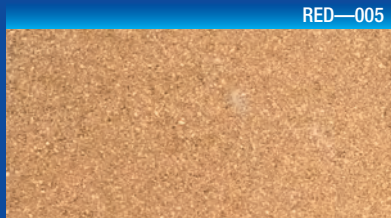
DARK GREY—003



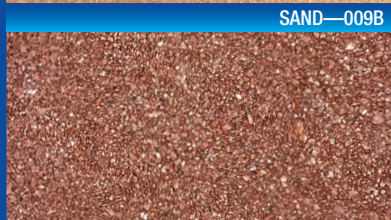
CHARCOAL—004



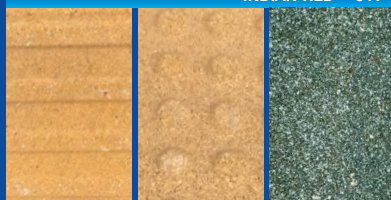
RED—005



SAND—009B



INDIAN RED—017



TACTILE—Various Colours

BLUE—012

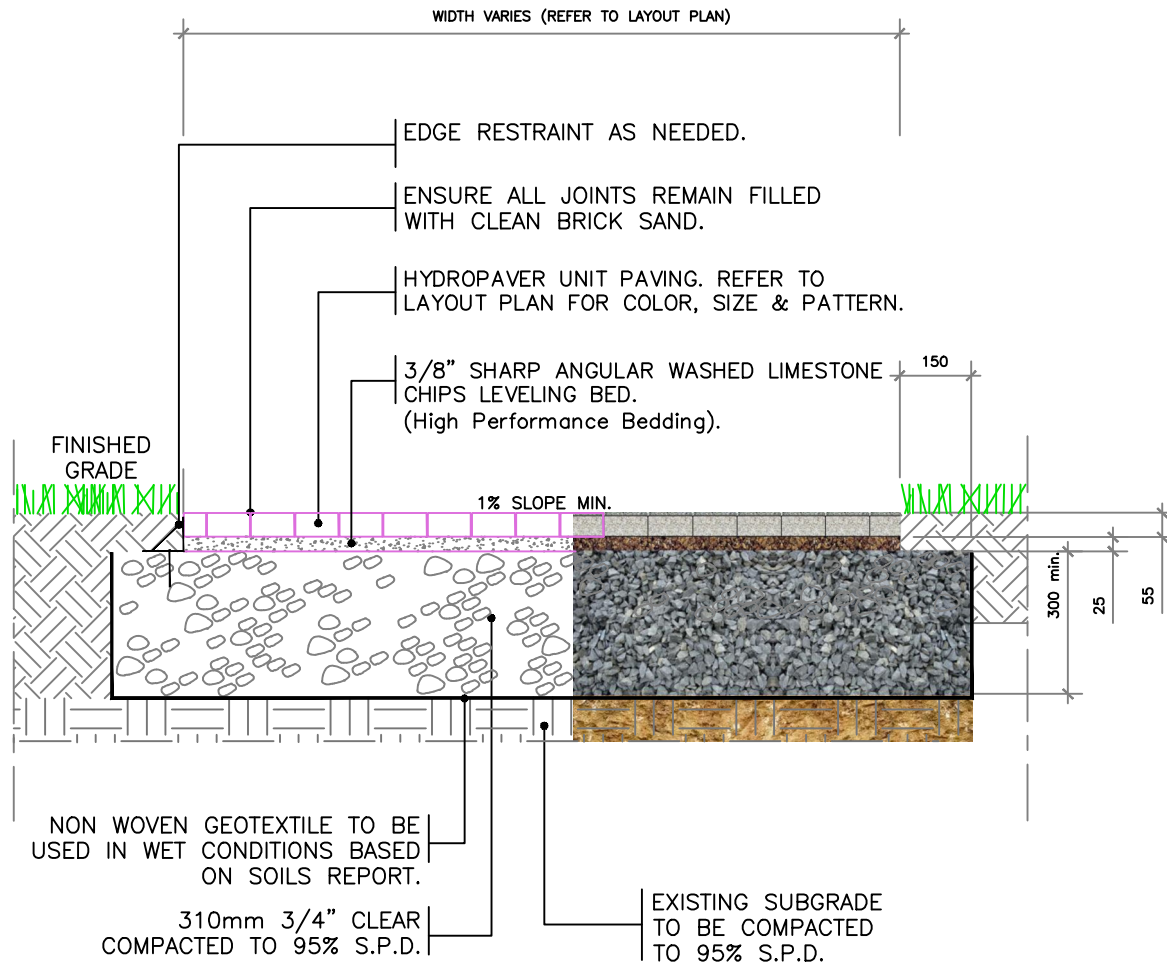
hydroPAVERS®*

* hydroPAVERS ® is a registered trademark
of Green Innovations Ltd., Canada

USA/Canada: 888 599 6444

International: +1 416 725 7524

hydroPAVERS®@ hydroPAVERS.ca



NOTES:

1. ALL DIMENSIONS IN MILLIMETERS
2. HPB LAYER NOT TO EXCEED 40mm IN DEPTH. DO NOT USE LIMESTONE SCREENINGS.
3. IN SANDY SOILS, BASE DEPTH TO BE 450mm DEEP.
4. CONFIRM SOIL CONDITIONS WITH A QUALIFIED SOILS ENGINEER PRIOR TO INSTALLATION OF BASE.
5. USE AN EDGE RESTRAINT ON ALL AREAS ABUTTING SOD.



STANDARD CONSTRUCTION DETAIL

HYDROPAVERS® PAVING

DRAWN BY: mpl

CHECKED BY: mpl

DRAWING NUMBER:

DATE: APR. 26, 2018

SCALE: 1:15

Department:	Comments:
Planning	No further comments on conceptual review.
FIRE	No comments.
PW/E	No comments.
Surveyor	No comments.
Inspection Svcs	No comments.
Pensacola Energy	No comments.
ECUA	No comment on the aesthetic review. ECUA has been in contact with the developer regarding the site design water/sewer permitting.
FPL	No comments.
ATT	AT&T has no issues with this project.
FDOT	No comments.
CRA	No comments.
Parking	No comments.
Airport	No comments.
Arborist	While there are no Heritage or protected trees located on the project site, there is an existing heritage oak tree immediately east of the property boundary, near the proposed dumpster bay. As the dripline and root zone of this tree extend onto the project property, a Tree Protection Barrier Zone will be required in accordance with Section 12-6-6.2(a)(2).
Floodplain	I have no comments on this one.
Traffic Operations	9 th Ave. and Gregory are FDOT jurisdiction and Heinberg is the city jurisdiction. All public infrastructure deficiencies that may be noted through completion of the project need to be resolved by the owner or owner's contractor.

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

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

(1) *GRD, Gateway Redevelopment District.*

- a. *Purpose of district.* The gateway redevelopment district is established to promote the orderly redevelopment of the southern gateway to the city in order to enhance its visual appearance, preserve a unique shoreline vista, improve traffic safety, and encourage a high quality of site planning and architectural design. Site specific analysis of each development proposal within the gateway district is intended to ensure that the scenic orientation and open space image of the Bayfront Parkway is maintained, the development character of the Chase-Gregory corridor is upgraded, and the boundary of the adjacent historic district is positively reinforced.
- b. *Uses permitted.*
 1. Single-family residential (attached or detached) at a maximum density of 17.4 units per acre. Multifamily residential at a maximum density of 100 dwelling units per acre.
 2. Home occupations, subject to regulations in section 12-3-13.
 3. Offices.
 4. Adult entertainment establishments subject to the requirements of chapter 7-3 when located within the dense business area as defined in chapter 12-13, Definitions.
 5. All commercial uses permitted in the C-2A zone, with no outside storage or repair work allowed, with the exception:
 - i. Mortuaries and funeral parlors.
 - ii. Appliance and repair shops.
 - iii. Public parking lots and parking garages.
 - iv. New car lots or used car lots.
 - v. Public utility plants, transmission and generating stations, including radio and television broadcasting stations.
 - vi. Car or truck rental agencies or storage facilities.
 6. Family day care homes licensed by the state department of children and family services as defined in state statutes.
- c. *Procedure for review of plans.*
 1. *Plan submission.* All development plans must comply with development plan requirements set forth in section 12-3-120(c) and (d), and design standards and guidelines established in section 12-3-121. Every application for a new certificate of occupancy or a building permit to erect, construct, demolish, renovate or alter a building or sign, or exterior site work (i.e., paving and landscaping of off-street parking areas), located or to be located in the gateway redevelopment district shall be accompanied with drawings or sketches with sufficient detail to show, as far as they relate to exterior appearances, the architectural design of the building, sign, or exterior work (both before and after the proposed work is done in cases of altering, renovating, demolishing or razing a building or structure) including proposed materials, textures and colors, and the plot plan or site layout including all site

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

2. *Review and approval.* All plans shall be subject to the review and approval of the planning board established in chapter 12-12. At the time of review the board may require that any aspect of the overall site plan which does not meet the standards established in this section be incorporated and brought into compliance within a time limit approved by the board.
 3. *Abbreviated review.* Sign requests, paint colors, fencing, and emergency repairs that are consistent with the regulations and guidelines set forth in this section, may be approved by letter to the building official from the planning board secretary and the chairperson of the board. This provision is made in an effort to save the applicant and the board time for routine approval matters. If agreement cannot be reached as it pertains to such requests by the board secretary and chairperson, then the matter will be referred to the board for a decision.
 4. *Final development plan.* If the planning board approves a preliminary development plan, the owner shall submit a final development plan in accordance with the procedure set forth below within six months of the date of approval of the preliminary plan of development. For good cause shown, the planning board may, in its discretion, extend the time within which to file the final development plan for successive periods, the total of which shall not be more than an additional six months. The final development plan shall be in basic conformity with the preliminary plan of development and comply with the other provisions of section 12-3-120 pertaining to the final development plan. If the applicant submits a final development plan that conforms to all the conditions and provisions of this chapter, then the planning board shall conclude its consideration at its next regularly scheduled meeting.
- d. *Regulations.* Except where specific approval is granted by the planning board for a variance due to unique and peculiar circumstances or needs resulting from the use, size, configuration or location of a site, requiring the modification of the regulations set forth below the regulations shall be as follows:
1. Signs. Refer to sections 12-5-2 and 12-5-3 for general sign regulations and for a description of sign area calculations. In addition, the following regulations shall be applicable to signs only in the gateway redevelopment district:
 - i. *Number of signs.* Each parcel under single ownership shall be limited to one sign per street adjacent to the parcel; provided, however, if there exists more than one establishment on the parcel, there may be one attached sign per establishment.
 - ii. *Signs extending over public property.* Signs extending over public property shall maintain a clear height of nine feet above the sidewalk and no part of such signs shall be closer than 18 inches to the vertical plane of the curb line or edge of pavement.
 - iii. *Permitted signs.*
 - (a) Gregory, Chase and Alcaniz Streets, 9th Avenue.
 - (1) *Attached signs.*
 - a. *Height.* No sign may extend above the roof line of the building to which it is attached. For purposes of this section roof

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

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

(2) *Freestanding signs.*

- a. Maximum sign height—20 feet.
- b. Maximum area for sign face—50 square feet.

(b) Bayfront Parkway.

(1) *Attached signs.*

- a. *Height.* No sign shall extend above the roof line of a building to which it is attached.
- b. *Size.* Ten percent of the building elevation square footage (wall area) which fronts on a public street, not to exceed 50 square feet.

(2) *Freestanding signs.*

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

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

(1) *Attached signs.*

- a. *Height.* No sign shall extend above the main roof line of a building to which it is attached.
- b. *Size.* Ten percent of the building elevation square footage (wall area) which fronts on a public street, not to exceed 25 square feet.

(2) *Freestanding signs.*

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

iv. *Other permitted signs.*

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

-
- (b) Official traffic signs or signals, informational signs erected by a government agency and temporary signs indicating danger.
 - v. *Submission and review of sign plans.* It shall be the responsibility of the contractor or owner requesting a sign permit to furnish two plans of sign drawn to scale, including sign face area calculations, wind load calculations and construction materials to be used.
 - vi. *Review of sign plans.* All permanent signs within the gateway redevelopment district shall be reviewed as follows:
 - (a) The contractor or owner shall submit sign plans for the proposed sign as required herein. The planning services department shall review the sign based on the requirements set forth in this section and the guidelines set forth in subsection (1)e.2.vii of this section and forward a recommendation to the planning board.
 - (b) The planning board shall review the planning staff recommendation concerning the sign and approve, or disapprove, the sign, it shall give the owner written reasons for such action.
 - (c) The owner shall have the right to appeal an adverse decision of the planning board to the city council within 30 days of the decision of the planning board.
 - vii. *Prohibited signs.* Refer to section 12-5-7 for prohibited signs. In addition the following signs are prohibited within the gateway redevelopment district:
 - (a) Portable signs are prohibited except as permitted in section 12-5-6(5).
 - (b) Signs that are abandoned or create a safety hazard are not permitted. Abandoned signs are those advertising a business that becomes vacant and is unoccupied for a period of 90 days or more.
 - (c) Signs that are not securely fixed on a permanent foundation are prohibited.
 - (d) Signs that are not consistent with the standards of this section are not permitted.
 - viii. *Temporary signs.* Only the following temporary signs shall be permitted in the gateway redevelopment district:
 - (a) Temporary banners indicating that a noncommercial special event, such as a fair, carnival, festival or similar happening, is to take place, are permitted with the following conditions:
 - (1) Such signs may be erected no sooner than two weeks before the event.
 - (2) Such signs must be removed no later than three days after the event.
 - (3) Banners extending over street rights-of-way require approval from the mayor.
 - (b) One non-illuminated sign per street frontage advertising the sale, lease or rental of the lot or building upon which the sign is located. Such sign shall

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

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

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

ix. *Nonconforming signs.*

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

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

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

- i. Off-street parking requirements in the district shall be based on the requirements set forth in chapter 12-4. The required parking may be provided off-site by the owner/developer as specified in section 12-4-1(4).
- ii. Off-street parking and service areas are prohibited within the Bayfront Parkway setback described in subsection (1)d.3 of this section, unless these requirements cannot be met anywhere else on the site due to its size or configuration.
- iii. Screening. Screening shall be provided along the edges of all parking areas visible from street rights-of-way. The screening may take the form of:

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

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

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

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

- ii. Gregory, Alcaniz and Chase Streets, 9th Avenue. Ten feet from the right-of-way line.
 - iii. All other streets. Five feet from the right-of-way line.
4. Street frontage. Every lot, tract, or parcel of land utilized for any purpose permitted in this district shall have a street frontage of not less than 50 feet. Any lot of record on the effective date of this title which is less than 50 feet may be used as a site for only one establishment listed as a permitted use in subsection (1)b of this section.
5. Building height. No building shall exceed a maximum height of 100 feet.
6. Vehicular access. Access to the following streets shall be limited as follows:
 - i. Bayfront Parkway. No access shall be permitted from the parkway unless no other means exist for ingress and egress from the site.
 - ii. Gregory Street, Chase Street, Alcaniz Street, 9th Avenue and 14th Avenue. For each lot, tract, or parcel under single ownership, the maximum number of access points shall not exceed two per street footage if driveway spacing standards can be met pursuant to section 12-3-121(c)(2).
7. Landscaping. Landscaping requirements in the gateway redevelopment district shall be based on applicable requirements of chapter 12-6. All service areas (i.e., trash collection containers, compactors, loading docks) shall be screened from street and adjacent buildings by one of the following techniques:
 - i. Fence or wall, six feet high;
 - ii. Vegetation, six feet high (within three years);
 - iii. A combination of the above.
8. Underground utility services. All new building construction or additions of floor area to existing structures along Bayfront Parkway, Chase Street, Gregory Street, 9th Avenue and all property fronting Salamanca Street, shall be required to install underground utilities.
9. Lot coverage. The total coverage of all development sites within the gateway redevelopment district, including all structures, parking areas, driveways and all other impervious surfaces, shall not exceed 75 percent.
10. Sidewalks. Developers of new construction or redevelopment projects shall repair, reconstruct, or construct new sidewalks on all sides of property fronting on a street.
11. Consideration of floodprone areas. Portions of the district are within the 100-year floodplain. Site planning shall consider the special needs of floodprone areas.
12. Storm drainage. Adequate storm drainage must be provided to prevent flooding or erosion. The surface drainage after development should not exceed the surface drainage before development. Flexibility in this guideline shall be considered by the city engineer based on capacity of nearby off-site stormwater drainage systems, the surrounding topography and the natural drainage pattern of the area.
13. All mechanical equipment, satellite dishes and other similar equipment should be completely screened by the architecture of the structure, or fences, walls, or vegetation.

-
14. Exemptions. All detached single-family and duplex residential development proposals are exempt from the provisions of this section and shall be developed in accordance with R-1A regulations set forth in section 12-3-4(5), with the exception of the height requirements.
- e. *Development guidelines.* The gateway redevelopment district is characterized by a variety of architectural styles with no common theme. The intent of these guidelines is to reduce the level of contrast between buildings and to create a more compatible appearance in architectural design, scale, materials and colors. All development within the gateway redevelopment district is encouraged to follow design guidelines as established in section 12-3-121(d). In addition, the following site planning guidelines shall be used by the planning board in the review and approval of all development plans:
1. *Site planning.* The integration of site features such as building arrangement, landscaping and parking lot layout is critical in producing a pleasant and functional living or working environment. In reviewing development proposals, the following guidelines shall be taken into consideration.
 - i. *Maximum preservation of bay views.* Considering the bayfront location within the district, the placement of buildings, signs, service areas, parking and landscaping shall be planned to maximize the preservation of views of the bay and to protect the bayfront's scenic open space character. To prevent the effect of a "wall" of development along the inland edge of the parkway, the long axis of all buildings located on the corridor should be oriented parallel to the inland street grid, rather than parallel to the parkway itself. The preservation of ample open space between buildings, and the creation of a campus-like development pattern, are encouraged especially in the bayfront area. In addition, site planning throughout the district should recognize existing topographical variations and maximize this variation to maintain bay views.
 - ii. *Development coordination.* The preservation of bay views and the creation of a campus character development pattern cannot be achieved through the site planning of any single development; all development efforts within the district must be coordinated to achieve these objectives.
 - iii. *Off-street parking and service.* Off-street parking shall be discouraged within all street setbacks. Where possible, any service areas (i.e. trash collection, loading docks) shall be located to be screened by the building itself; otherwise, walls, fences, landscaping and earth berms shall be used to achieve effective screening.
 2. *Architectural design and building elements.*
 - i. Buildings or structures that are part of a present or future group or complex shall have a unity of character and design. The relationship of forms and the use, texture, and color of materials shall be such as to create a harmonious whole.
 - ii. Buildings or structures located along strips of land or on single sites and not a part of a unified multibuilding complex shall strive to achieve visual harmony with the surroundings. It is not to be inferred that buildings must look alike or be of the same style to be compatible with the intent of the district. Compatibility can be achieved through the proper consideration of scale, proportions, site planning, landscaping, materials and use of color.

-
- iii. Materials such as metal and plastic shall be discouraged on exterior surfaces of buildings.
 - iv. Severe or angular roof lines that exceed a pitch of 12-12 (45-degree angle) are discouraged. Exceptions to this guideline (i.e., churches) shall be considered on a case-by-case basis.
 - v. Bright colors and intensely contrasting color schemes are discouraged within the district.
 - vi. Proposed development adjacent to the historic district should give special consideration to visual compatibility in scale and architectural design in order to positively reinforce the character of the historic area and provide a buffer and transition.
 - vii. The following guidelines concerning design, materials, lighting, landscaping, and positioning of permitted signs shall be considered:
 - (a) Design/materials. The architectural character of the building to which the sign relates should be reflected in the lettering of the sign, the materials used for the supporting structure and the sign face.
 - (b) Lighting. Indirect and internal lighting is encouraged. Neon and exposed fluorescent lighting is not encouraged.
 - (c) Landscaping. The landscaping and positioning of the sign should compliment the overall site plan and landscaping of the development.
- f. *Maintenance standards.* The following maintenance standards shall be applied to all structures and land parcels respectively, whether occupied or vacant within the gateway redevelopment district, subject to review and approval by the planning board. Properties that do not conform to the maintenance standards described in subsections (1)f.1 through 7 of this section shall be made to comply as required by the city inspections office based on regular inspections or complaints.
- 1. *Building fronts, rears, and sides abutting streets and public areas.* Rotten or weakened portions shall be removed, repaired or replaced.
 - 2. *Windows.* All windows must be tight-fitting. All broken and missing windows shall be replaced with new glass.
 - 3. *Show windows and storefronts.* All damaged, sagging or otherwise deteriorated storefronts, show windows or entrances shall be repaired or replaced.
 - 4. *Exterior walls.*
 - i. Existing miscellaneous elements on the building walls, such as empty electrical conduit, unused signs and/or sign brackets, etc., shall be removed.
 - ii. Sheet metal gutters, downspouts and copings shall be repaired or replaced as necessary and shall be neatly located and securely installed.
 - iii. All exterior finishes and appurtenances such as paint, awnings, etc., shall be kept in a state of repair.
 - 5. *Roofs.*
 - i. All auxiliary structures on the roofs shall be kept clean, repaired or replaced.

-
- ii. Roofs shall be cleaned and kept free of trash, debris or any other elements that are not a permanent part of the building.
 - 6. *Front, rear, and side yards, parking areas and vacant parcels.*
 - i. When a front, rear or side yard, parking area or vacant parcel exists or is created through demolition, the owner may utilize the space in accordance with the provisions of the zoning district; provided, however, that the site shall be properly maintained free of weeds, litter, and garbage.
 - ii. Any landscaping that was installed to comply with regulations of this subsection must be maintained.
 - 7. *Walls, fences, signs.* Walls, fences, signs and other accessory structures shall be repaired and maintained.



City of Pensacola

222 West Main Street
Pensacola, FL 32502

Memorandum

File #: 26-358

Planning Board

3/10/2026

ACTION ITEM

SUBJECT:

698 Brent Lane & 5315 Springhill Drive – Nonresidential Parking in a Residential Zoning District (R-1AAA)

SUMMARY:

The City has received a request from GMC Architects on behalf of Dr. Jeff Buchalter of Professional Medical Consultants, located at 698 Bren Lane, for approval of non-residential parking on the adjacent lot at 5315 Springhill Drive. The existing medical office is located in zoning district R-2 which permits office use, and the adjacent property is zoned R-1AAA which is low-density residential. Both properties, as well as a third adjacent parcel, are under common ownership.

The proposed new parking area is to accommodate a planned 2,500-square-foot expansion to the medical office, and the proposed arraignment shows 21 parking spaces, including one accessible stall. Medical offices require 1 parking space per 200 square feet of building.

The Land Development Code permits nonresidential parking in the R-1AAA zoning district subject to compliance with the following criteria in Sec. 12-3-93 and planning board approval.

- (1) The parking lot shall be accessory to, and for use in connection with an existing nonresidential establishment located in an adjoining district.
- (2) The parking lot shall be used solely for the parking of vehicles of customers employees.
- (3) No commercial repair work or service shall be conducted in the parking lot.
- (4) Parking lot plans require approval from the City Engineer.
- (5) No sign of any kind other than signs designating entrances, exits, and conditions of use shall be maintained on said parking lot, and said sign shall not exceed 20 square feet in area.
- (6) The parking lot shall not encroach more than 150 feet into the residential zone.
- (7) The parking lot shall conform to the City's off-street parking requirements and tree / landscape requirements.

A previous and more-intense request for nonresidential parking at this location was approved by planning board in 2005, though that project never moved forward. The 2005 site plans are included for reference.

RECOMMENDED CODE SECTIONS

[Sec. 12-3-93 – Nonresidential parking in R-1AAA, R-1AA, R-1A, R-ZL, R-2A, R-2, PR-1AAA,](#)

[and PR-2 zoning districts.](#)

[Sec. 12-3-120 – Development plan requirements.](#)

ATTACHMENTS:

1 698 Brent Land & 5315 Spinghill Drive_Images

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2 698 Brent Land & 5315 Spinghill Drive_Nonresidential Parking in a Residential

. District_Application and Materials

3 Review Comments_Nonresidential Parking

.

4 Sec._12_3_93.____Nonresidential_parking_in_R_1AAA__R_1AA__R_1A__R_ZL__R_2A__R

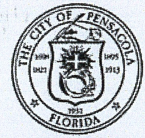
. _2__PR_1AAA_and_PR_2_zoning_districts.

5 Sec._12_3_120.____Development_plan_requirements. (1)

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698 Brent Land & 5315 Springhill Drive Images





APPLICATION FOR SITE PLAN APPROVAL

Please Check Application Type and Required Fees:

Site Plan "A"		
☐	Conditional Use	
☐	Special Planned Development	
☐	Major Revisions to SSD's	
☐	Exception to the 4,000 sq. ft. maximum area for a commercial use in an R-NC district	
Site Plan "A" Fees:		
☐	Preliminary	Fee: \$1,500.00
☐	Final	Fee: \$1,500.00
☐	Preliminary & Final	Fee: \$2,000.00
☐	Review Board Rehearing/Rescheduling	Fee: \$250.00
☐	City Council Rehearing/Rescheduling	Fee: \$750.00

Site Plan "C"		
☒	Non-residential Parking in a Residential Zone	
Site Plan "C" Fees:		
☒	Application	Fee: \$1,500.00
☐	Appeal to City Council	Fee: \$250.00

Site Plan "B"		
☐	Conservation district (CO)	
☐	Airport district – all private, non-aviation related development in the ARZ zone and all developments except single-family in an approved subdivision in the ATZ-1 and AZT-2 zones	
☐	Waterfront Redevelopment district (WRD)	
☐	South Palafox Business district (SPBD)	
☐	Interstate Corridor district (IC)	
☐	Multi-family developments over 35' high within the R-2A district	
☐	Buildings over 45' high in the R-2, R-NC and C-1 districts	
Site Plan "B" Fees:		
☐	Preliminary	Fee: \$1,500.00
☐	Final	Fee: \$1,500.00
☐	Preliminary & Final	Fee: \$2,000.00
☐	Review Board Rehearing/Rescheduling	Fee: \$250.00
☐	City Council Rehearing/Rescheduling	Fee: \$750.00

APPLICATION DEADLINE IS 30 CALENDAR DAYS PRIOR TO THE PLANNING BOARD MEETING

Applicant Information:

Name: **George Williams, AIA**
Goodwyn Mills Cawood LLC, on behalf of property owner Date: **02-06-2026**

Address: **720 Bayfront Parkway, Suite 200, Pensacola FL 32502**

Phone: **850-572-6200** Fax: _____ Email: **email on file**

Property Information:

Owner Name: **Brent Lane, LLC (Dr. Jeff Buchalter)** Phone: **850-898-1800**

Location/Address: **698 Brent Lane Pensacola FL 32503**

Parcel ID: **48-1S-30-80000-80007 R2 PARCEL** **0.2748 ACRE**
48-1S-30-80000-70007 R1-AAA PARCEL **0.3833 ACRE**

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

Purpose of site plan approval:

constructing a parking lot on an R1-AAA zoned parcel (adjacent to an R2 zoned parcel) Parking lot to support Medical Office Building on R2 Zoned parcel. LDC 12-3-93, 12-3-56 & 12-4-1 (off street parking)
Existing Medical Office Building is being expanded and renovated.
Proposed parking lot provided with requisite Landscape Buffer, site Lighting and landscaping.
Existing Medical Office Site Improvements included in application per LDC12-6-3

I, the undersigned applicant, understand that payment of these fees does not entitle me to approval of this site plan and that no refund of these fees will be made. Also, I understand that any resubmissions based on non-compliance with City subdivision and/or development requirements will result in one-half (1/2) the initial application fee. I have reviewed a copy of the applicable zoning regulations and understand that I must be present on the date of the Planning Board and City Council meeting.

Signature of Applicant
 (Owner of Property or Official Representative of Owner)

George D. Williams, AIA

Digitally signed by George D. Williams,
 DN: c=US,
 E=george.williams@gnonetwork.com,
 O=Goodwyn Mills Cawood,
 CN=George D. Williams, AIA
 Date: 2026.02.05 13:14:35 -0600

02-06-2026

Date **Revised 02-25-2026**

[Restore Full Version](#)

General Information		Assessments				
Parcel ID:	481S308000080007	Year	Land	Imprv	Total	<u>Cap Val</u>
Account:	043692000	2025	\$79,387	\$192,610	\$271,997	\$271,997
Owners:	BRENT LANE LLC	2024	\$79,387	\$207,138	\$286,525	\$266,418
Mail:	900 N 12TH AVE PENSACOLA, FL 32501	2023	\$75,417	\$198,689	\$274,106	\$242,199
Situs:	698 BRENT LN 32503	Open TRIM Notice				
Use Code:	PROFESSIONAL BLDG.	Tax Estimator				
Taxing Authority:	PENSACOLA CITY LIMITS	Change of Address				
Tax Inquiry:	Open Tax Inquiry Window	Report Storm Damage				
Tax Inquiry link courtesy of Scott Lunsford Escambia County Tax Collector		Enter Income & Expense Survey Download Income & Expense Survey				

Sales Data Type List:							2025 Certified Roll Exemptions	
Sale Date	Book	Page	Value	Type	Multi Parcel	Records	None	
06/30/2010	6613	1105	\$100	WD	Y		Legal Description LT 8 BLK G 2ND ADDN TO SPRINGDALE S/D PB 4 P 56 OR 6613 P 1105 LESS ST RD S-296 R/W LAW NO 68-288 LESS OR...	
09/2003	5251	1507	\$100	WD	N			
01/2003	5046	1939	\$80,000	WD	N			
04/1996	3969	555	\$59,100	WD	Y			
03/1992	3147	603	\$360,000	WD	Y			
Official Records Inquiry courtesy of Pam Childers Escambia County Clerk of the Circuit Court and Comptroller							Extra Features ASPHALT PAVEMENT CHAINLINK FENCE WOOD FENCE	

Parcel Information

+

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Section
Map Id:
[48-1S-30-2](#)

Approx. Acreage:
 0.2748

Zoned:
 R-2

Evacuation & Flood Information
[Open Report](#)

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

Launch Interactive Map

Page 40 of 66

[Restore Full Version](#)

General Information Parcel ID: 481S308000070007 Account: 043691000 Owners: BRENT LANE LLC Mail: 900 N 12TH AVE PENSACOLA, FL 32501 Situs: 5315 SPRINGHILL DR 32503 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>\$32,000</td> <td>\$0</td> <td>\$32,000</td> <td>\$23,958</td> </tr> <tr> <td>2024</td> <td>\$32,000</td> <td>\$0</td> <td>\$32,000</td> <td>\$21,780</td> </tr> <tr> <td>2023</td> <td>\$32,000</td> <td>\$0</td> <td>\$32,000</td> <td>\$19,800</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	\$32,000	\$0	\$32,000	\$23,958	2024	\$32,000	\$0	\$32,000	\$21,780	2023	\$32,000	\$0	\$32,000	\$19,800																												
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Parcel Information Launch Interactive Map Section Map Id: 48-1S-30-2 Approx. Acreage: 0.3833 Zoned: R-1AAA Evacuation & Flood Information Open Report View Florida Department of Environmental Protection(DEP) Data																																																			

26 January 2026

Re: 698 Brent Lane

I want to give a brief history of how we made it to this point to put this project into context.

Over the last 5 years, I have worked with high-quality physicians in our community and the UCF College of Medicine to develop a highly respected Physical Medicine and Rehabilitation residency training program at the West Florida Hospital and local private practices within our region. We have 18 residents per year in our program and one of our deficiencies has been not having a dedicated outpatient residency clinic.

This residency has now received approval through the Graduate Medical Education (GME) committee to open a residency outpatient clinic for our community.

This clinic will provide continuity of care for patients discharged from the residents' inpatient consultation services, as well as patients referred by our local primary and specialty care physicians.

We will be focused on providing the highest quality of resident training and care to our patients in an environment grounded in the principles of Ethics, Compassion, and Evidence-based Medicine.

We have owned this office for over 20 years and always hoped that one day we would be able to develop this type of clinic for training our future physicians, hoping that many would complete their training and stay in our community and our region.

We hope you will agree that this is a worthwhile and exciting project for our community.

Respectfully,

Jeff Buchalter, MD

President, Professional Medical Consultants

Associate Professor, UCF College of Medicine

Physical Medicine & Rehabilitation Residency

Chairman, Education Curriculum

Associate Clinical Professor, FSU College of Medicine

Department of Surgery

Property Information:

Owner Name: Brent Lane, LLC (Dr. Jeff Buchalter) Phone: 850-898-1800
Location/Address: 698 Brent Lane Pensacola FL 32503
Parcel ID: 48-1S-30-80000-80007 R2 PARCEL 0.2748 ACRE
48-1S-30-80000-70007 R1-AAA PARCEL - Square Feet/Acres: 0.3833 ACRE

SEE SITE PLANS FOR LOCATION OF PROPOSED LIGHT STANDARDS TO BE PLACED WITH PROJECTION TOWARDS PARKING LOT TO MINIMIZE LIGHT POLLUTION ONTO ADJOINING RESIDENTIAL PROPERTY.

Superior Backlight Control

The D-Series LED Area Lights family offers fifteen optical distributions including our unmatched Backlight Control optics that **reduce light behind poles** while providing excellent forward and lateral projection. **Poles can be strategically placed near adjacent property or boundary lines while achieving optimal curb line results.** These and the wide selection of D-Series optical distributions allows you to create a lighting design that maximizes application efficiency and minimizes light trespass.

Built for Performance, Scaled for Any Site.

Do more with less. The EAX family is designed to simplify outdoor lighting, delivering flexibility and performance across every project. Reliable, versatile, and ready for sites of any size.

One Family. All Your Options.

The EAX family offers three sizes that provide the best combination of switchable technology including SwitchOptics™, adjustable lumens and switchable color temperature to match the unique needs of each installation. With over 60 field-configurable options in a single SKU, this area lighting family truly adapts to your project needs on the spot.

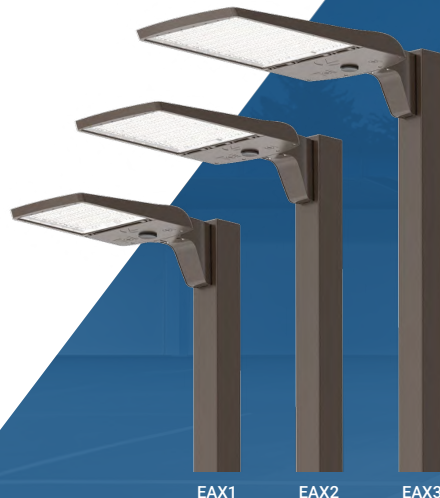
This complete family approach reduces inventory, streamlines ordering, and ensures consistent results across your entire site. Whether you're illuminating a local retail lot, a walkway, or a sprawling parking lot, you can select the right combination of size, output and color temperature for your project.



EAX1: 5,000L / 7,500L / 10,000L / 12,500L / 16,000L
EAX2: 18,000L / 21,000L / 24,000L / 27,000L / 30,000L
EAX3: 33,000L / 36,000L / 39,000L / 42,000L / 45,000L



3000K / 4000K / 5000K



With Backlight Control Optic – BLC4





sunshine ligustrum



asian jasmine (groundcover)



autumn royalty encore azalea

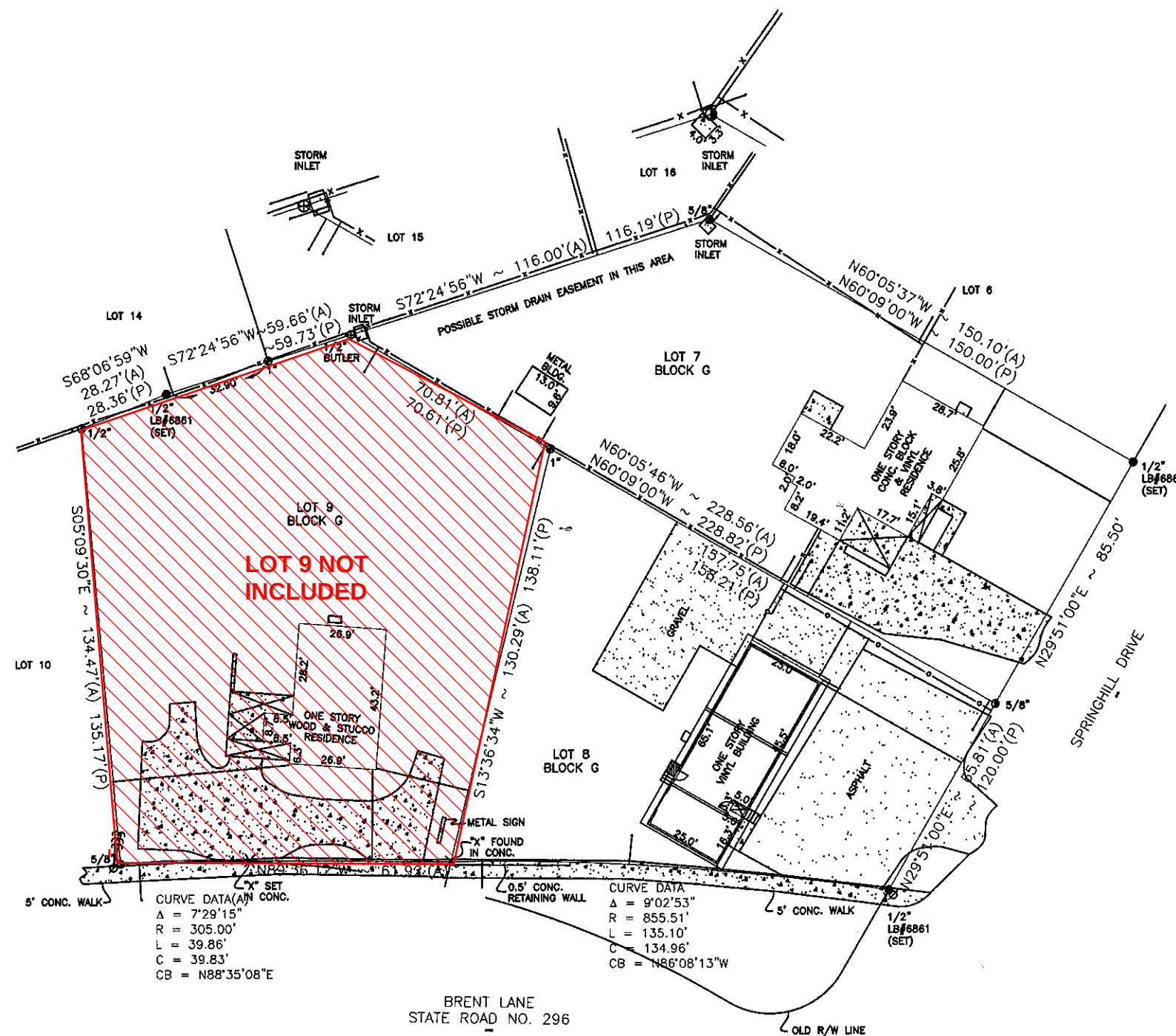


majestic beauty indian hawthorne



southern live oak

BOUNDARY SURVEY



Land Description:
Lots 7, 8, & 9, Block G, Second Addition To Springdale Subdivision, a subdivision of a portion of Section 48, Township 1 South, Range 30 West, Escambia County, Florida, according to the plat recorded in Plat Book 4 at Page 56, of the public records of said county. Less and except that portion conveyed to the State of Florida, for the use and benefit of the State Road Department of Florida.

Source of Information: Description as furnished by client.
All bearings and/or angles and distances are plat except as noted.
There may be additional restrictions, easements and/or right-of-ways that were not furnished to this firm that may be found in the public records of said County.
Footings, foundations or any other subsurface structures not located.
No little work performed by this firm.
Bearings are based on assumed datum, using North 29 degrees 51 minutes 00 seconds East along the right of way line of Springhill Drive, as per plat.

LEGEND:

[illegible]

P.C.C. - Point of Compound Curvature
LICENSED BUSINESS #6861
STATE OF FLORIDA

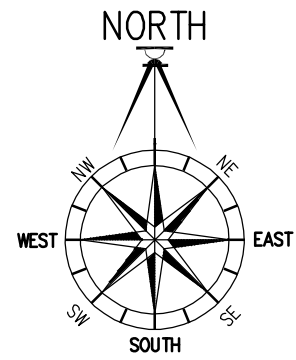
JOB NO. 03-10-027 FILE NO. E-1071 SCALE: 1" = 30'
 REQUESTED BY: DAVID VALETTO PREPARED FOR: _____
 DATE OF SURVEY: 10/22/03 ENCROACHMENTS: AS SHOWN
 FIELD BOOK: 491 PAGE: 19-23 REVISIONS: _____

SURVEYOR'S CERTIFICATE:

I HEREBY CERTIFY THE SURVEY SHOWN HEREON MEETS THE MINIMUM TECHNICAL STANDARDS,
SET FORTH BY THE FLORIDA BOARD OF PROFESSIONAL LAND SURVEYORS IN CHAPTER 61G17-6,
FLORIDA ADMINISTRATIVE CODE, PURSUANT TO SECTION 470.007, FLORIDA STATUTES.

CAD FILE: 0310027
PROJ. #: 0310027





DESCRIPTION: (OFFICIAL RECORDS BOOK 6613, PAGE 1106)

PARCEL 1:

LOT 8 LESS PORTION FOR ROAD RIGHT OF WAY FOR BRENT LANE, BLOCK G, SECOND ADDITION TO SPRINGDALE SUBDIVISION, A SUBDIVISION OF A PORTION OF SECTION 48, TOWNSHIP 1 SOUTH, RANGE 30 WEST, ESCAMBIA COUNTY, FLORIDA, ACCORDING TO PLAT OF SAID SUBDIVISION RECORDED IN PLAT BOOK 4, AT PAGE 56 OF THE PUBLIC RECORDS OF SAID COUNTY.

PARCEL 3:

LOT 7, BLOCK G, SECOND ADDITION TO SPRINGDALE, A SUBDIVISION OF A PORTION OF SECTION 48, TOWNSHIP 1 SOUTH, RANGE 30 WEST, ESCAMBIA COUNTY, FLORIDA, ACCORDING TO PLAT RECORDED IN PLAT BOOK 4 AT PAGE 56 OF THE PUBLIC RECORDS OF ESCAMBIA COUNTY, FLORIDA.

SURVEYORS NOTES:

A SURVEY DOES NOT DETERMINE OWNERSHIP OF PROPERTY.

VERTICAL DATA AS SHOWN HEREON ARE BASED ON STATIC GPS/GNSS OBSERVATIONS AND IN PART, THROUGH THE FPRN, CORS REFERENCE STATION NETWORK, PROCESSED UTILIZING THE NGS OPUS SOFTWARE. DATA REDUCED IN METERS AND CONVERTED TO U.S. STANDARD SURVEY FEET. ELEVATIONS ARE RELATIVE TO NAVD '88 DATUM.

THE BEARINGS SHOWN HEREON ARE BASED ON A BEARING OF N33°12'56"E ALONG THE WEST RIGHT-OF-WAY LINE OF SPRINGHILL DRIVE, PER THE FLORIDA STATE PLANE COORDINATE SYSTEM, FLORIDA NORTH ZONE, NAD83/11.

THE INFORMATION SHOWN IS BASED ON PLAT OF SECOND ADDITION TO SPRINGDALE SUBDIVISION, PLAT BOOK 4, PAGE 56; FLORIDA DEPARTMENT OF TRANSPORTATION MAP No. 48012-2504, AND FIELD EVIDENCE.

THE STRUCTURE DIMENSIONS DOES NOT INCLUDE EAVE OVERHANG, FOOTINGS OR FOUNDATIONS.

NO TITLE SEARCH WAS PERFORMED BY THIS SURVEYOR, NOR WAS KJM LAND SURVEYING, LLC, NO INSTRUMENTS OF RECORD REFLECTING EASEMENTS, RIGHTS-OF-WAYS, AND/OR OWNERSHIPS WERE PROVIDED TO THIS SURVEYOR, EXCEPT AS SHOWN.

THERE MAY BE ADDITIONAL RESTRICTIONS AFFECTING THE SUBJECT PROPERTY THAT MAY BE FOUND RECORDED IN THE PUBLIC RECORDS OF ESCAMBIA COUNTY, FLORIDA THAT DO NOT APPEAR ON THE FACE OF THIS MAP.

FENCES MAY BE EXAGGERATED FOR CLARITY PURPOSES.

ENCROACHMENTS ARE AS SHOWN.

THIS SURVEY WAS PREPARED PER THE FLORIDA STANDARDS OF PRACTICE FOR LAND SURVEYING, CHAPTER 5J-17 FLORIDA ADMINISTRATIVE CODE.

THE SURVEY AS SHOWN HEREON IS CERTIFIED TO THE CLIENT AS PREPARED FOR, AND ANY ENTITIES AS DECLARED TO HEREON ONLY, AND IN NO WAY TRANSFERS CERTIFICATION TO THEIR SUCCESSORS OR ANY OTHER ENTITIES NOT REFERRED TO HEREIN.

concpetual site plan included for topographic information only

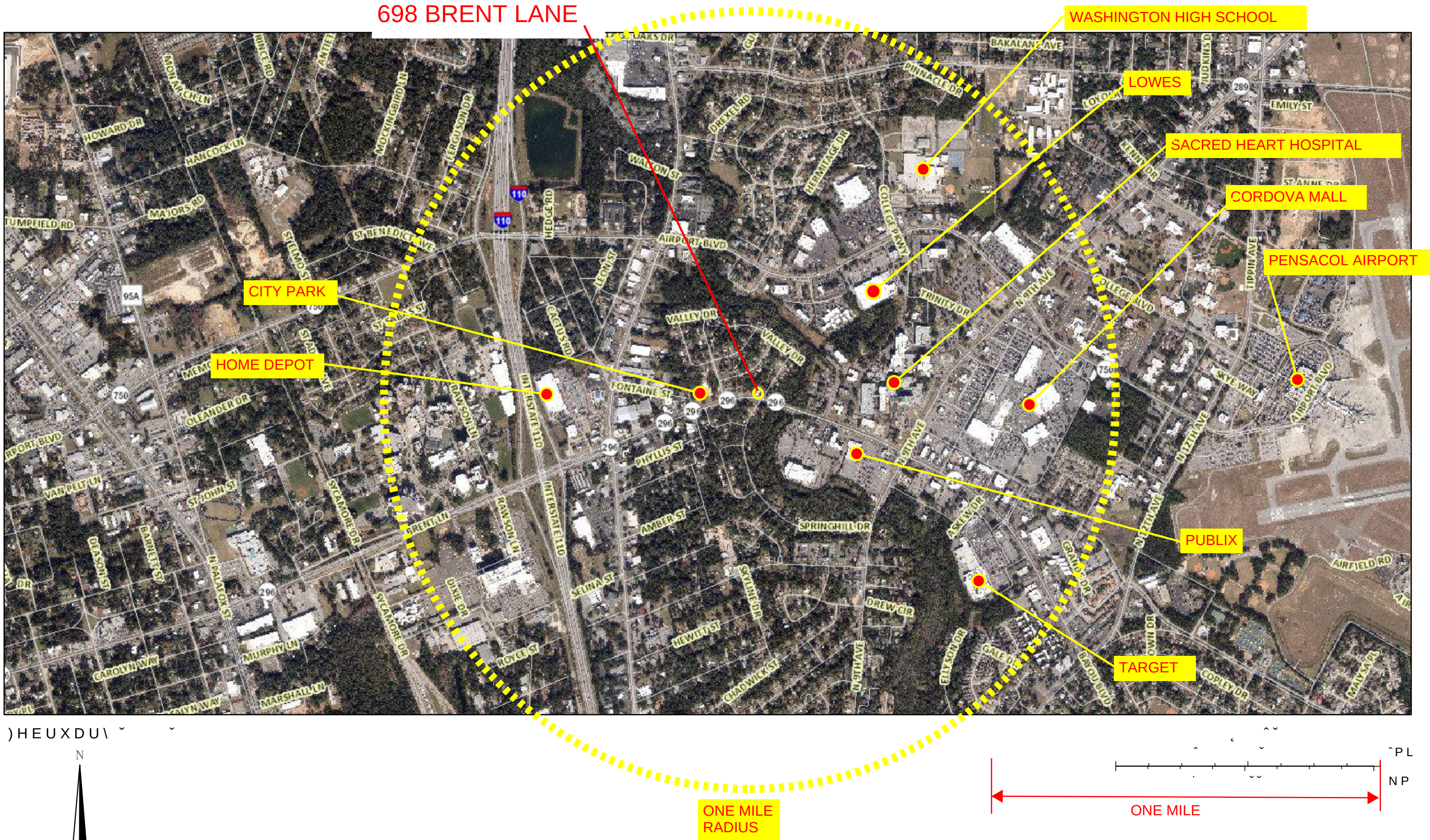
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- -FOUND 1/2" CAPPED IRON ROD LB #7919
 - -FOUND 1/2" CAPPED IRON ROD LS #6421
 - ⊙ -FOUND ILLEGIBLE 1/2" CAPPED IRON ROD
 - ⊙ -FOUND 3/4" IRON ROD
 - ⊙ -FOUND 1/2" IRON ROD
 - ⊙ -FOUND 3/8" IRON ROD
 - ⊙ -FOUND 1" CRIMPED IRON PIPE
 - ⊙ -FOUND "X" CUT IN CONCRETE
 - -SET 1/2" CAPPED IRON ROD LB #8298
 - POWER POLE
 - OVERHEAD UTILITY LINES
 - WATER METER
 - BOLLARD
 - NATURAL GAS METER
 - CABLE TELEVISION PEDESTAL
 - TELEPHONE PEDESTAL
 - TRAFFIC SIGN
 - STREET SIGN

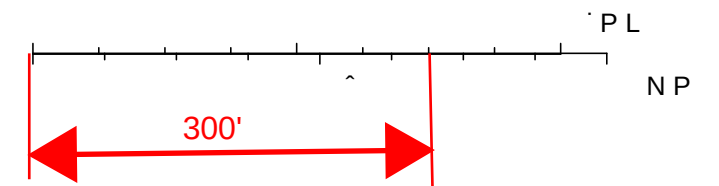
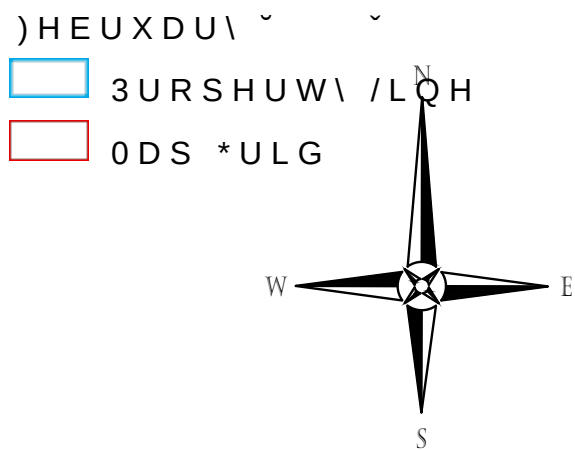
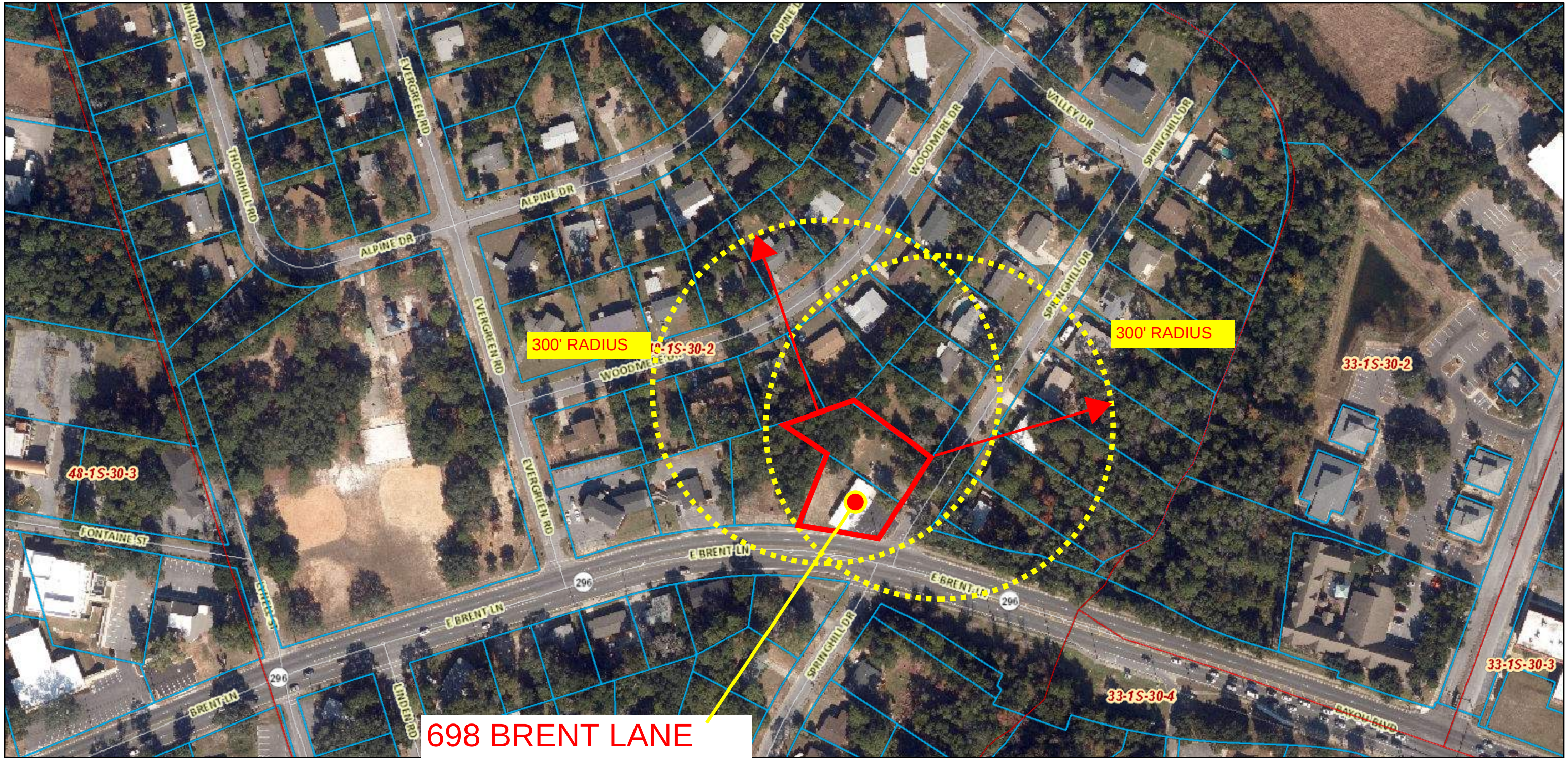
- ABBREVIATIONS:
- PSM -PROFESSIONAL SURVEYOR & MAPPER
 - LS -LICENSED SURVEYOR
 - LB -LICENSED BUSINESS
 - R/W -RIGHT-OF-WAY
 - A/C -AIR CONDITIONER
 - PC -POINT OF CURVATURE
 - P -PLAT
 - SPF -STATE PLANE FIELD
 - FFE -FINISHED FLOOR ELEVATION

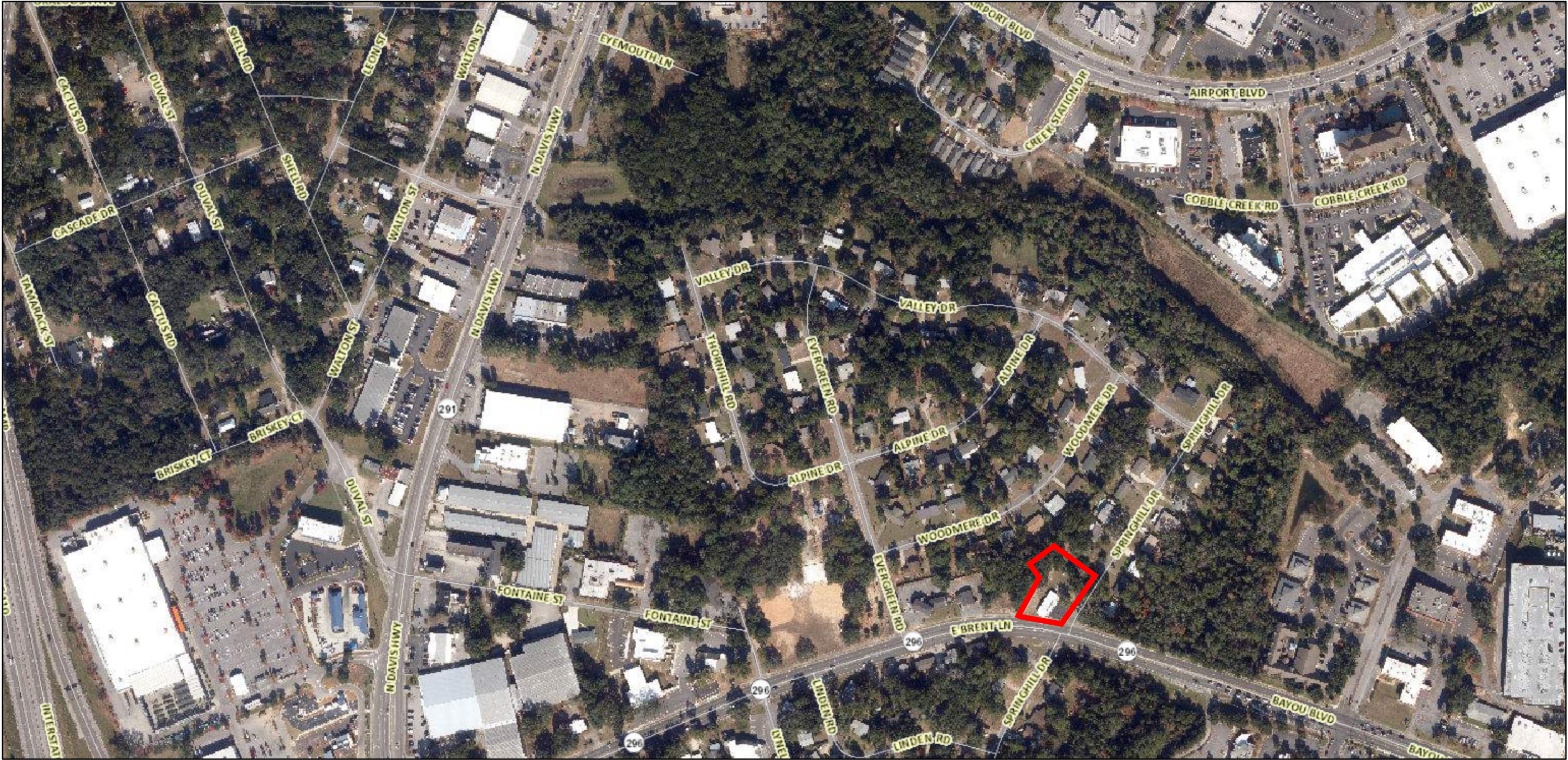
- ABBREVIATIONS:
- RTN -REAL TIME NETWORK
 - GNSS -GLOBAL NAVIGATION SATELLITE SYSTEM
 - GPS -GLOBAL POSITIONING SYSTEM
 - FPRN -FLORIDA PERMANENT REFERENCE NETWORK
 - CORS -CONTINUOUSLY OPERATING REFERENCE STATION
 - NAVD -NORTH AMERICAN VERTICAL DATUM
 - CM -CENTIMETER



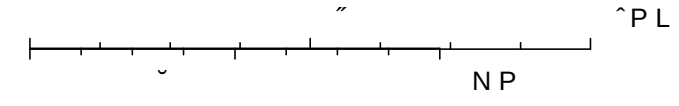
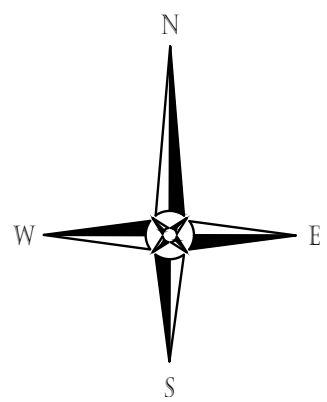
ADDRESS: 698 BRENT LANE & 5315 SPRINGHILL DRIVE					
REQUESTED BY: SCOTT DEAN					
TYPE: BOUNDARY AND TOPOGRAPHIC SURVEY WITH IMPROVEMENTS					
SECTION 48, TOWNSHIP- 1 - SOUTH, RANGE- 30 - WEST, ESCAMBIA COUNTY, FLORIDA					
SCALE: 1"=20'	FIELD BOOK	PAGE	CREW	FIELD DATE	DRAWN BY
DATE: 03/26/25	831	24-25	JB/TS	03/18/25	JSP
NO.:	DATE:	REVISIONS:	APPROVED BY:		
UNLESS IT BEARS THE ORIGINAL SIGNATURE AND THE SEAL OF THE FLORIDA LICENSED SURVEYOR ABOVE, THIS DRAWING IS FOR INFORMATIONAL PURPOSES ONLY AND IS NOT VALID					
RICKY B. SEARS, PSM #4511 CORPORATE NO. LB 0008298 STATE OF FLORIDA			03/26/2025		
DRAWING NUMBER			25-23152		



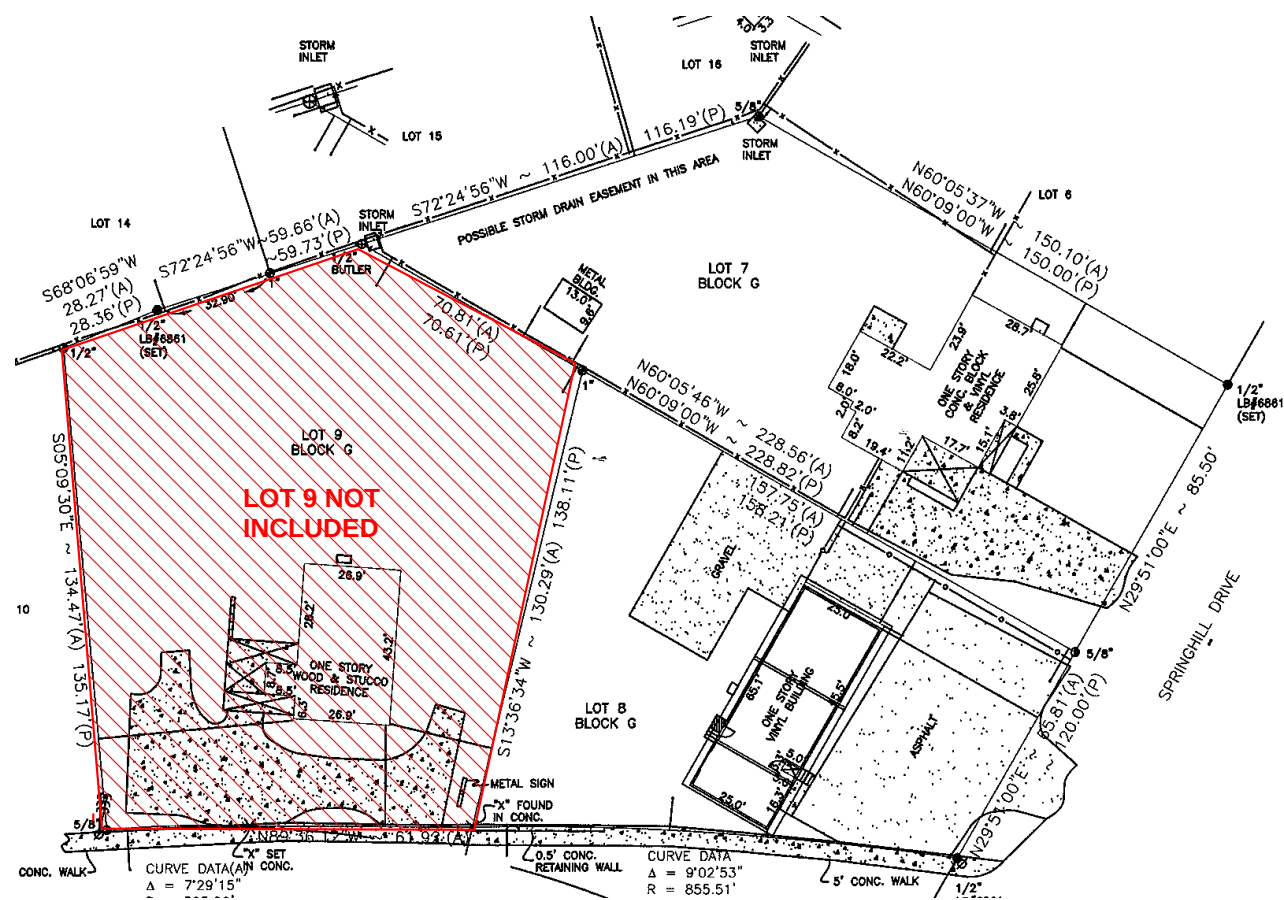




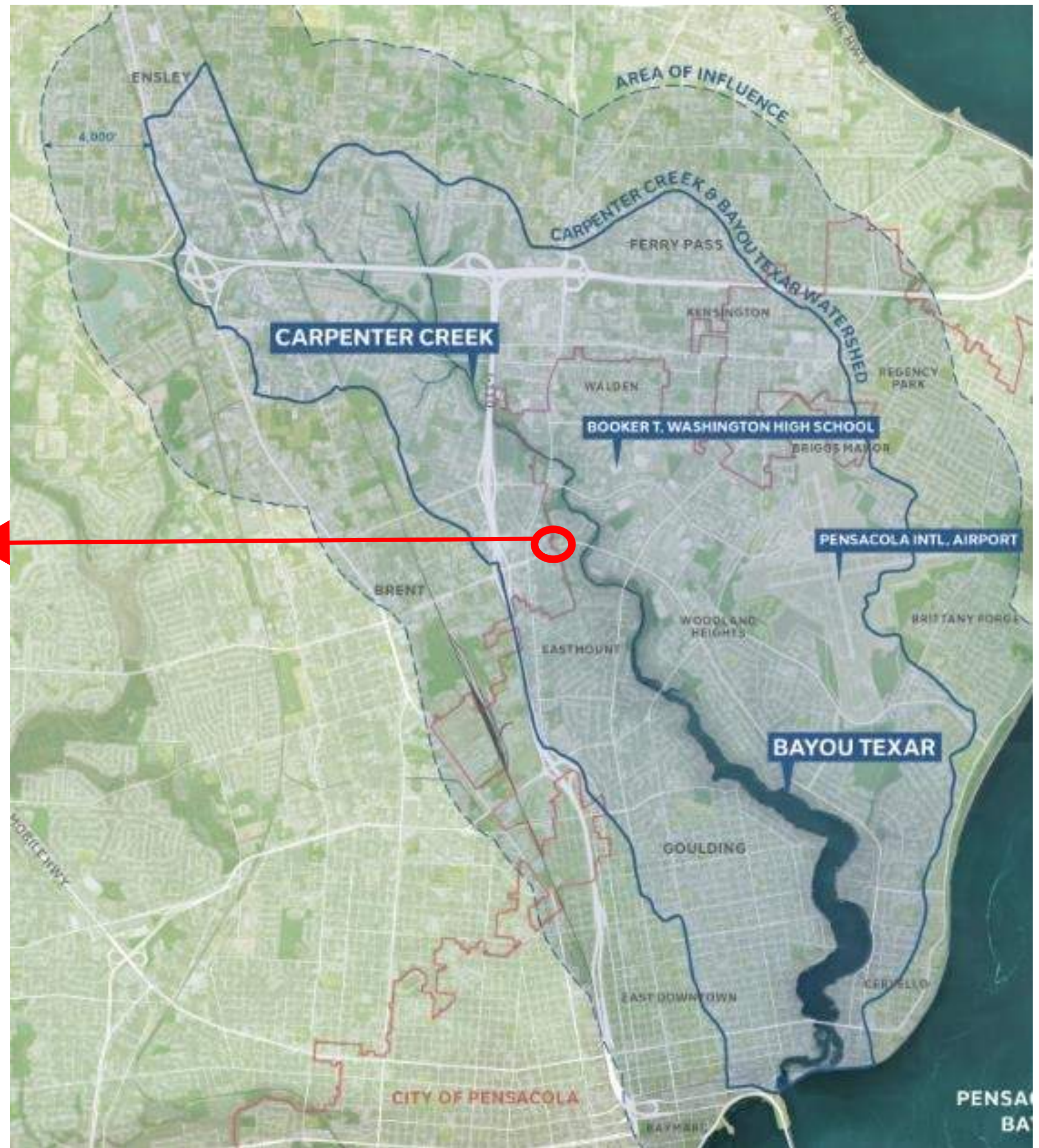
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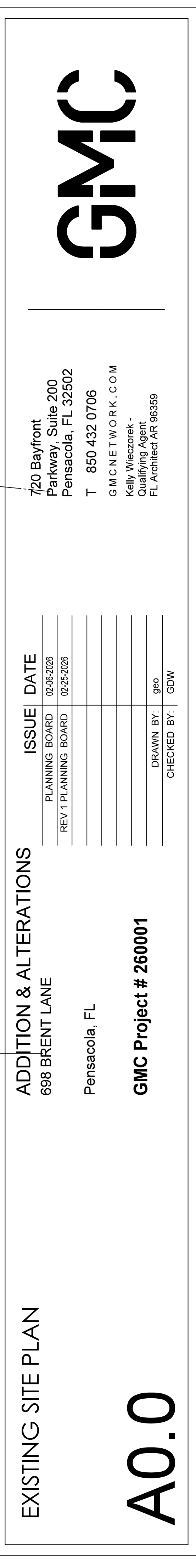


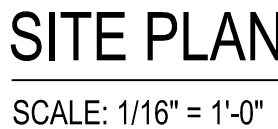
698 BRENT LANE
NEIGHBORHOOD STREETS



698 BRENT LANE







TREES	TO BE REMOVED
1. EXISTING 12 PALM	D1 20" HARDWOOD
2. EXISTING OAK 22"	D2 12 PALM
3. EXISTING DUAL OAKS 22" - 20"	D3 10" PALM
	D4 MULTI-CREPE MYRTLE
PARKING:	
REQUIRED (MEDICAL OFFICE 1:200 SF)	= 21 CARS
PROVIDED	21 CARS (INCLUDING 1 ACCESSIBLE)
BUILDING	
:	SITE LIGHTING
EXISTING OFFICE	1,586 SF
NEW MEDICAL OFFICE	2,570 SF
TOTAL	4,156 SF
	 LED LAMP, SHARP REAR CUT OFF ALUMINUM POLE, 15'

NEW WORK SITE PLAN

ADDITION & ALTERATIONS
698 BRENT LANE

ISSUE	DATE
PLANNING BOARD	02-06-2026
REV 1 PLANNING BOARD	02-25-2026
DRAWN BY:	geo
CHECKED BY:	GOW

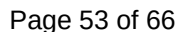
Pensacola, FL

GMC Project # 260001

CING

720 Bayfront
Parkway, Suite 200
Pensacola, FL 32502
T 850 432 0706
GGMCMNETWORK.COM
Kelly Wieczorek -
Qualifying Agent
FL Architect AR 99359

AO.1





NEW WORK PLAN

ADDITION & ALTERATIONS

698 BRENT LANE

Pensacola, FL

GMC Project #260001

ISSUE DATE

PLANNING BOARD

02-05-2026

DRAWN BY: geo

CHECKED BY: GDW

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GMC

A1.0

 DENOTES PROPOSED NEW 1.5" ASPHALT PAVING
 DENOTES EXISTING ASPHALT
 DENOTES PROPOSED CONCRETE SURFACE
 100 EXISTING GRADE CONTOUR
 100 PROPOSED GRADE CONTOUR
 PROPOSED STORMWATER FLOW DIRECTION
 107.0 DENOTES PROPOSED SPOT GRADE ELEVATION

1. THE CONTRACTOR SHALL CONTROL STORMWATER DURING ALL PHASES OF CONSTRUCTION.

2. CONTRACTOR SHALL MAINTAIN RECORD DRAWINGS DURING CONSTRUCTION WHICH SHOW "AS-BUILT" CONDITIONS OF ALL WORK INCLUDING PIPING, DRAINAGE STRUCTURES, OUTLET STRUCTURES, DIMENSIONS, ELEVATIONS, GRADING, ETC. RECORD DRAWINGS SHALL BE PROVIDED TO THE ENGINEER OF RECORD PRIOR TO REQUESTING FINAL INSPECTION.

3. ALL ASPECTS OF THE STORMWATER/DRAINAGE COMPONENTS AND/OR TRANSPORTATION COMPONENTS SHALL BE COMPLETED PRIOR TO ISSUANCE OF A FINAL CERTIFICATE OF OCCUPANCY.

4. DISTURBED AREAS NOT SHOWN TO BE SODDED OR PAVED SHALL BE SEEDED, MULCHED & FERTILIZED.

5. ALL NEW BUILDING ROOF DRAINS, DOWN SPOUTS, OR GUTTERS SHALL BE ROUTED TO CARRY ALL STORMWATER TO RETENTION/DETENTION AREAS.

6. ALL RIP-RAP FLUMES SHALL BE INSTALLED WITH A FILTER FABRIC INSTALLED UNDERNEATH FOR THE ENTIRE AREA OF THE RIP-RAP.

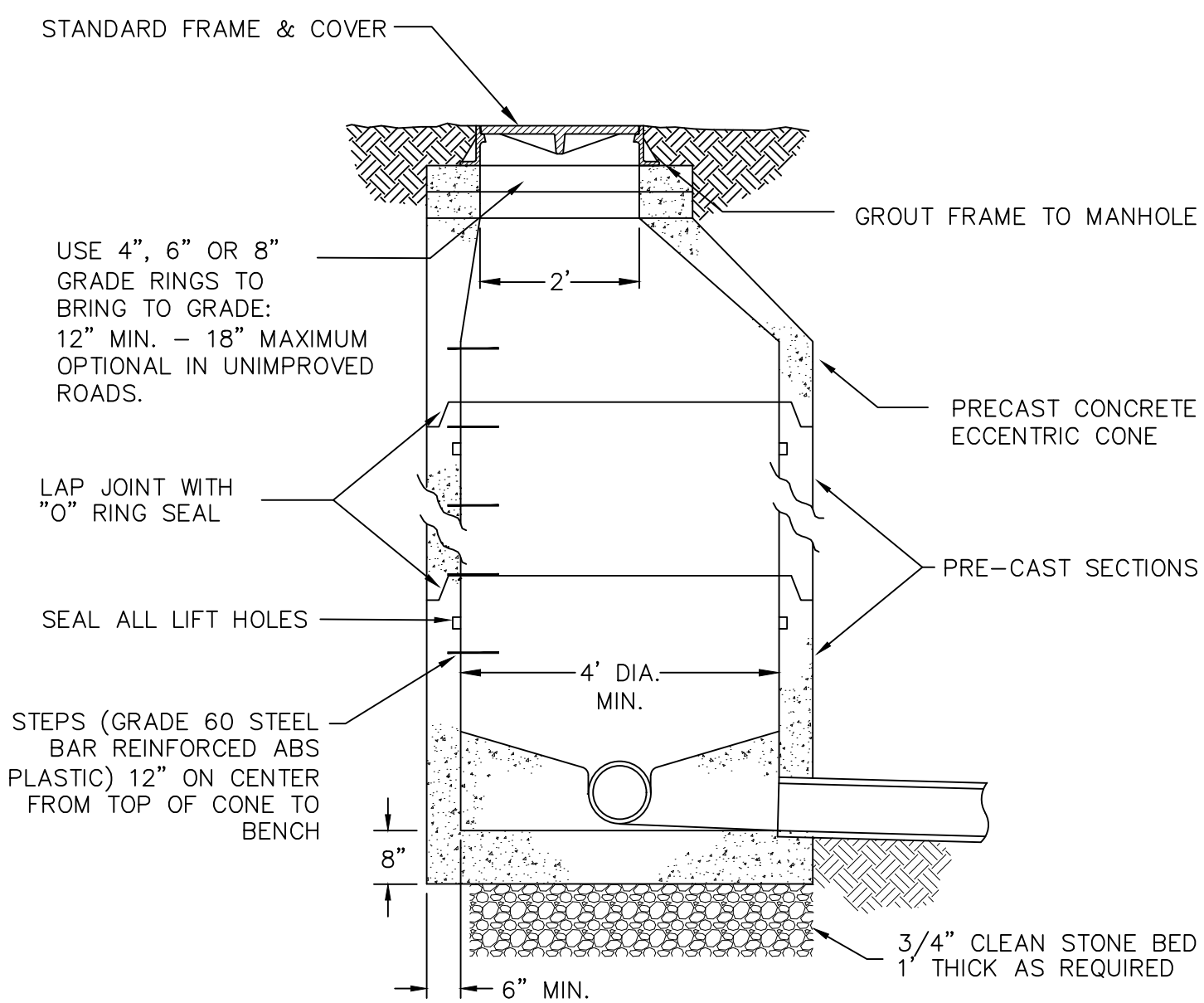
7. NO DEVIATIONS OR REVISIONS FROM THESE PLANS BY THE CONTRACTOR SHALL BE ALLOWED WITHOUT PRIOR APPROVAL FROM BOTH THE DESIGN ENGINEER AND THE CITY OF PENSACOLA. ANY DEVIATIONS MAY RESULT IN DELAYS IN OBTAINING A CERTIFICATE OF OCCUPANCY.

8. THE CONTRACTOR SHALL NOTIFY FDOT 48 HOURS IN ADVANCE PRIOR TO INITIATING ANY WORK IN THE STATE RIGHTS-OF-WAY.

9. THE CONTRACTOR SHALL INSTALL PRIOR TO THE START OF CONSTRUCTION AND MAINTAIN DURING CONSTRUCTION ALL SEDIMENT CONTROL MEASURES AS REQUIRED TO RETAIN ALL SEDIMENTS ON THE SITE. IMPROPER SEDIMENT MEASURES MAY RESULT IN CODE ENFORCEMENT VIOLATION(S).

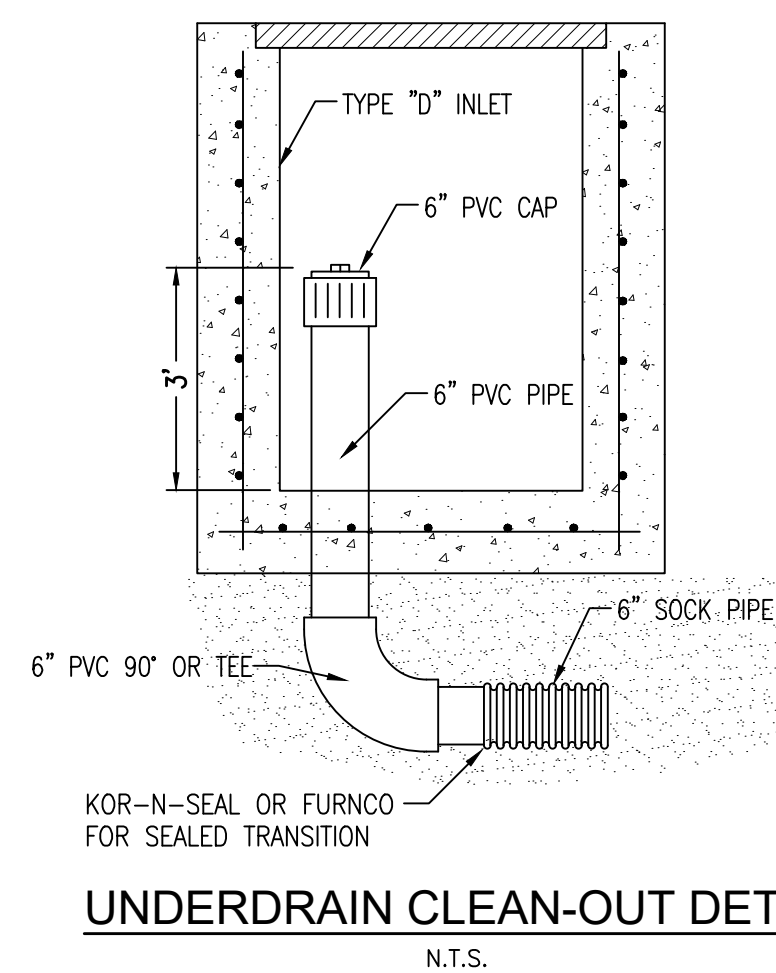
10. RETENTION/DETENTION AREAS SHALL BE SUBSTANTIALLY COMPLETE PRIOR TO ANY CONSTRUCTION ACTIVITIES THAT MAY INCREASE STORMWATER RUNOFF RATES. THE CONTRACTOR SHALL CONTROL STORMWATER DURING ALL PHASES OF CONSTRUCTION AND TAKE ADEQUATE MEASURES TO PREVENT THE EXCAVATED POND FROM BLINDING DUE TO SEDIMENTS.

11. NOTIFY SUNSHINE UTILITIES 48 HOURS IN ADVANCE PRIOR TO DIGGING WITHIN RIGHT-OF-WAY. (1-800-432-4770)

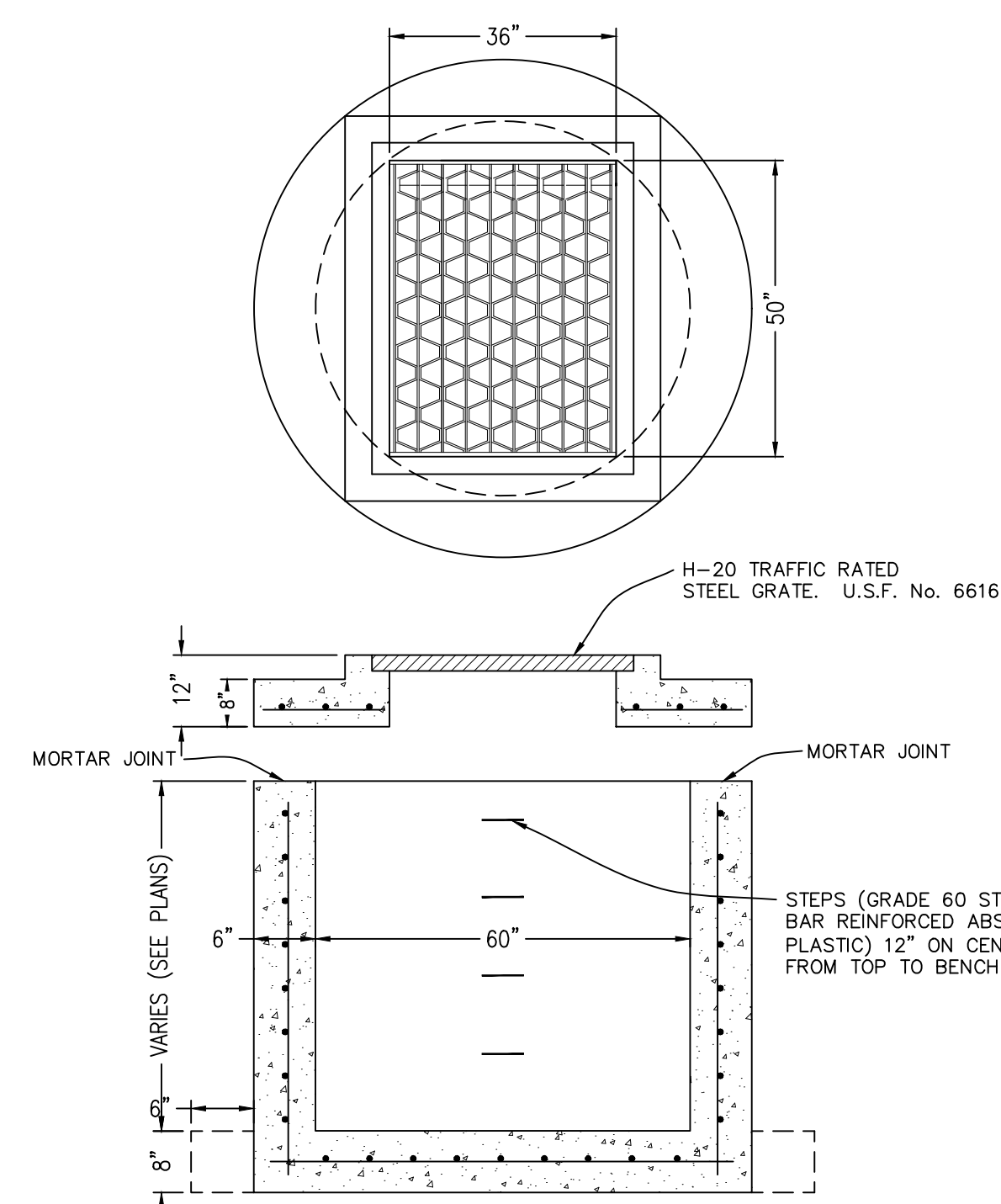


N.T.S.

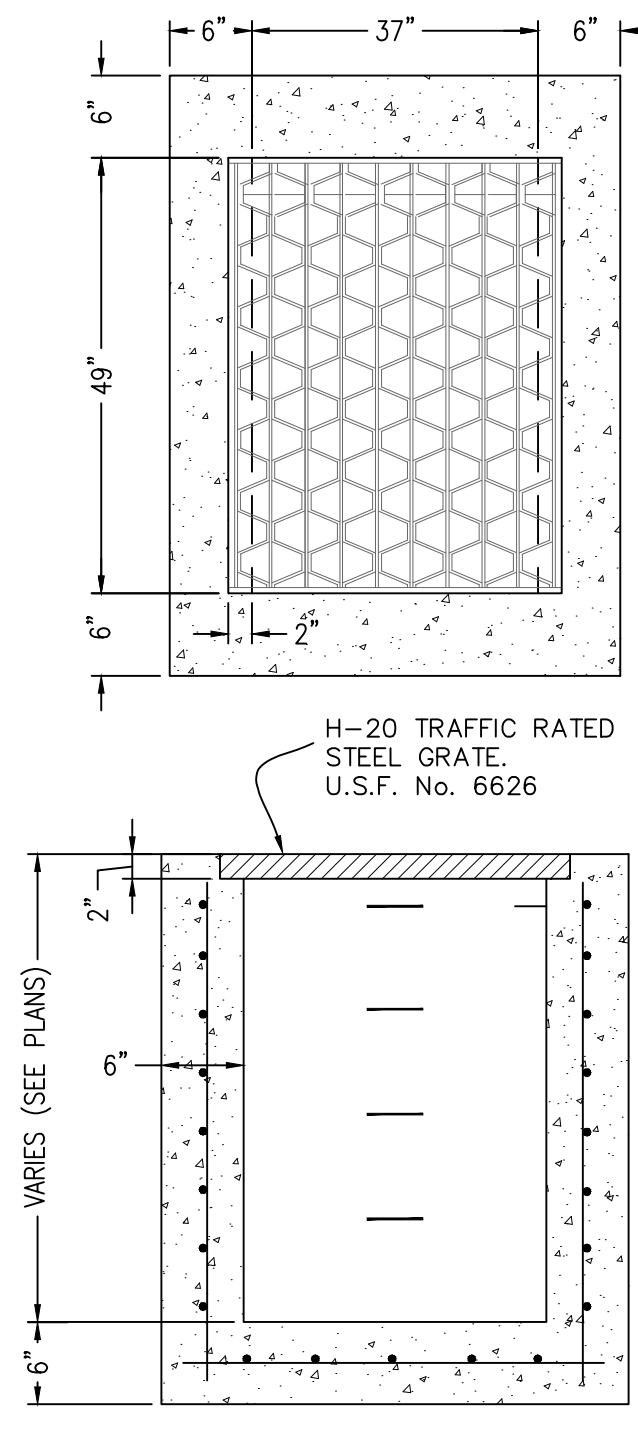
NOTE: SEE PLAN VIEW FOR CLEAN-OUT LOCATIONS



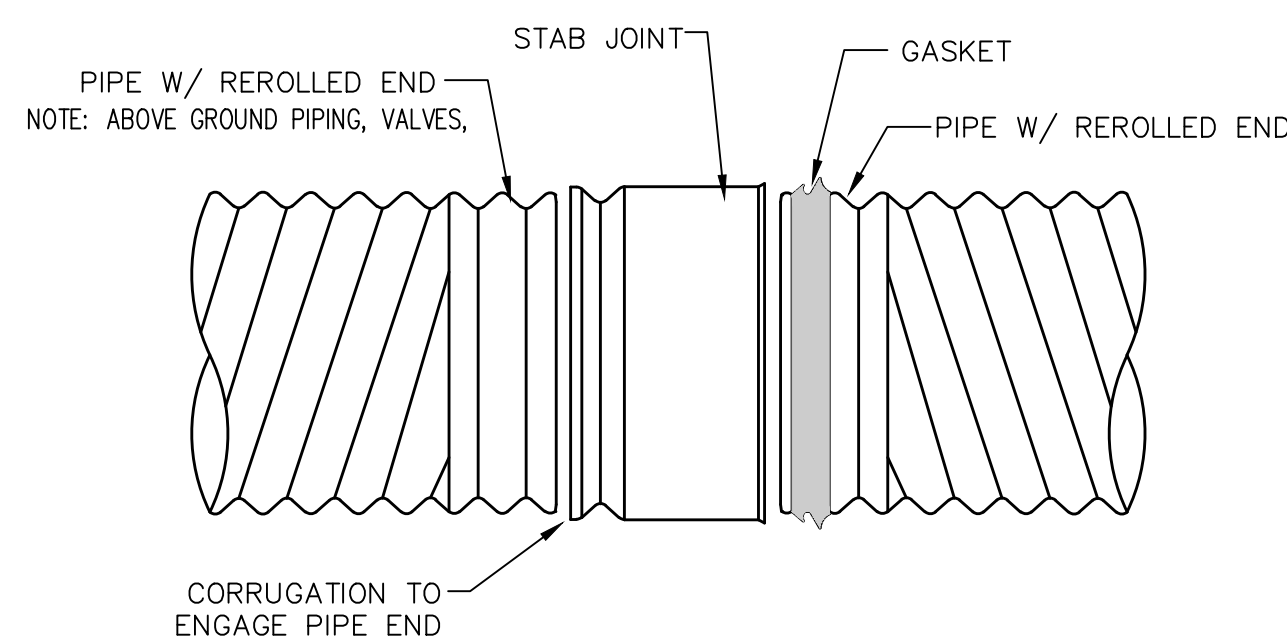
N.T.S.



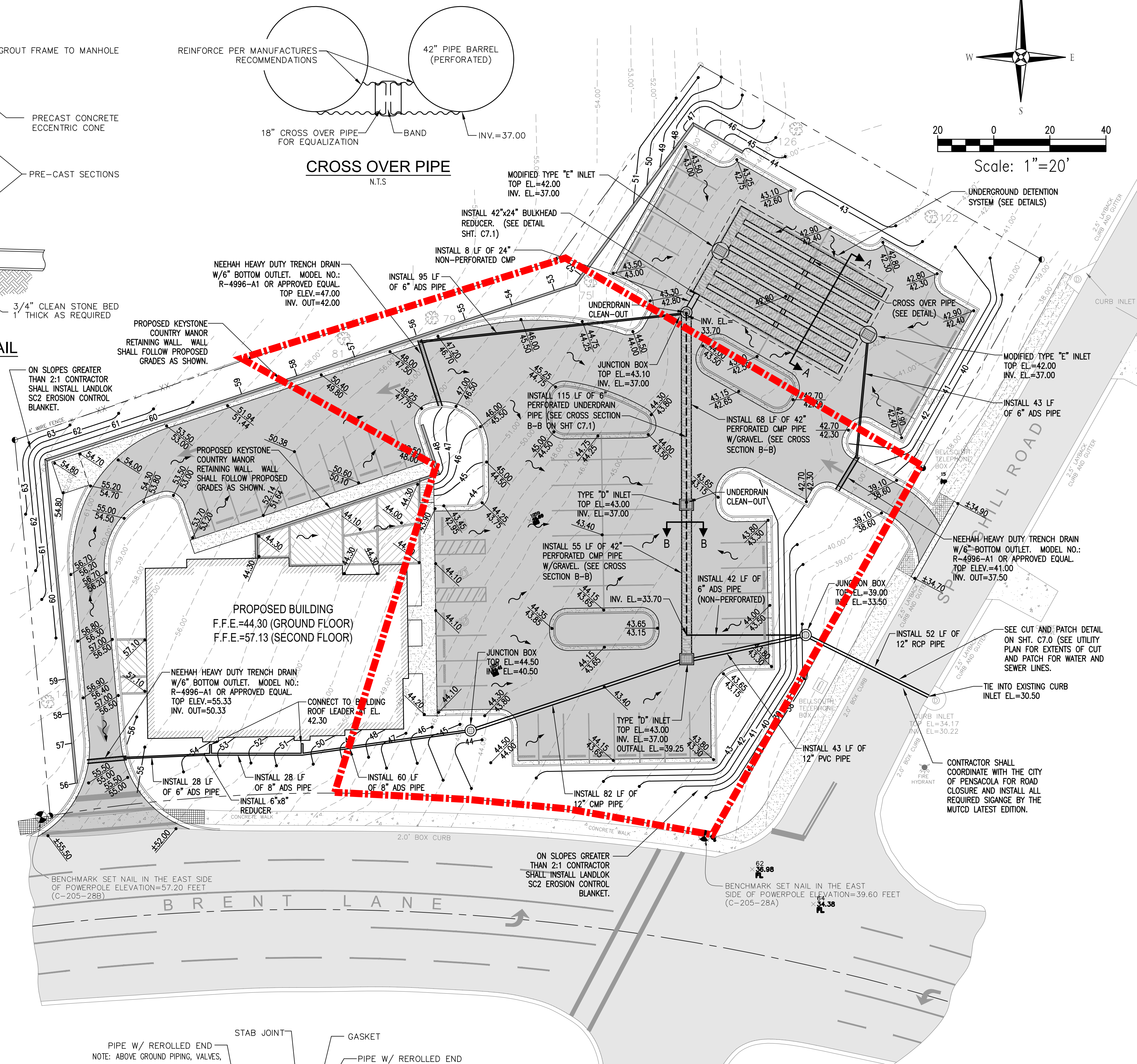
N.T.S.



N.T.S.



N.T.S



DRAWING FOR INFORMATION ONLY
2005 PROJECT WAS PERMITTED
YET CANCELLED.

[illegible]

SEAL
NOT FOR CONSTRUCTION

PAUL A. BATTLE
FL PE #53126

Dr. By: JRR
Ck By: PAB
Job No.: 2004033
Date: APR. 29, 2005

DRAWING No.

C4.0

Department:	Comments:
Planning	No additional comments.
FIRE	No comments.
PW/E	Conceptually, this is amenable. Obviously, we'll require the Engineer of Record to supply sign and sealed construction plans as well as stormwater calculations to verify compliance with the LDC. But, both the submitted conceptual plan as well as our discussions with the developer have indicated that full compliance with the LDC will ultimately be achieved.
Surveyor	No comments.
Inspection Svcs	No comments.
Pensacola Energy	No comments.
ECUA	No concerns with the proposed parking area.
FPL	No comments.
ATT	AT&T has equipment out front. As long as we don't need to move it AT&T does not have a problem with this project. If the equipment needs to be moved, please call 888-901-2779.
FDOT	As far as FDOT is concerned this is a non-issue. Very happy to see that they did remove the existing connection and relocate northerly/away from the intersection.
CRA	No comments.
Parking	No comments.
Airport	No comments.

Arborist	Please note the following comments to be addressed prior to and during construction: 1.Irrigation An irrigation system shall be provided for all proposed landscape areas. The type and general location of the irrigation system shall be identified, and the system shall provide 100% coverage to all required and proposed landscape areas to ensure proper establishment and long-term survivability of plant material. 2.Tree Protection Measures Tree Protection Zones (TPZs) and appropriate tree protection fencing shall be installed for Trees 1, 2, and 3 prior to the start of construction activities. Tree protection measures shall remain in place for the duration of construction to prevent impacts to root systems and critical tree areas. 3.Buffer Area Tree Plantings Any trees planted within designated buffer areas shall be a minimum of 3-inch DBH or greater at the time of planting. 4.Tree Spacing at Brent Lane & Springhill Intersection Sunshine Ligustrum will not be considered a tree for the purposes of meeting required tree spacing. As such, Sunshine Ligustrum shall not count toward the required 35-foot tree spacing at the corner of Brent Lane and Springhill. All trees planted in this area shall be spaced and installed in a manner that meets the required 35-foot spacing between qualifying trees. 5.Landscape Summary Metrics Prior to construction, please provide the following summary information for the project: - oTotal DBH of trees proposed for removal - oTotal DBH of trees pre-existing on site - oTotal percentage of landscaped area within the site
Floodplain	I have no comments on this one.
Traffic Operations	No comments.

Sec. 12-3-93. Nonresidential parking in R-1AAA, R-1AA, R-1A, R-ZL, R-2A, R-2, PR-1AAA and PR-2 zoning districts.

- (a) *General conditions.* Accessory off-street parking facilities serving nonresidential uses of property in R-2, PR-2, R-NC, R-NCB C-1, PC-1, C-2, C-3 or SSD zones may be permitted in R-1AAA, PR-1AAA, R-1AA, R-1A, R-ZL, R-2A, R-2 or PR-2 zoning districts where such property is contiguous to such commercial zoned area or is separated therefrom by an alley, and may be authorized by the planning board, subject to the following conditions:
- (1) The parking lot shall be accessory to, and for use in connection with one or more existing nonresidential establishments located in adjoining districts or in connection with one or more existing professional or institutional office buildings or institutions. In the event that the use of the professional or institutional office building or institution or other nonresidential establishment changes or is abandoned for a period of not less than 180 days after the special use is approved, said approval will terminate automatically. This provision is in no way intended to prohibit the property owner from applying for approval for the changed use pursuant to applicable provisions of this Code.
 - (2) Said parking lot shall be used solely for the parking of vehicles. These vehicles shall be those of the customers and employees of the adjacent business.
 - (3) No commercial repair work or service of any kind shall be conducted on said parking lot.
 - (4) Parking lot plans are to be reviewed and approved by the city engineer. The city engineer shall base his or her approval of the plans upon sound engineering principles as well as the safety and general welfare of the citizens of the city.
 - (5) No sign of any kind other than signs designating entrances, exits, and conditions of use shall be maintained on said parking lot, and said sign shall not exceed 20 square feet in area.
 - (6) Said parking lot shall not encroach more than 150 feet into the residential zone.
 - (7) In addition to the foregoing requirements such parking lots shall conform to section 12-4-1 and chapter 12-6.
- (b) *Review and approval process.* All applications for nonresidential parking in residential zones shall comply with regulations established in section 12-3-120.

(Code 1986, § 12-2-64; Ord. No. 29-93, § 22, 11-18-1993; Ord. No. 3-94, § 7, 1-13-1994)

Sec. 12-3-120. Development plan requirements.

- (a) *Development requiring development plans.* All development described herein shall submit development plans that comply with requirements established in subsections (c) and (d) of this section. These development plans must comply with design standards and are encouraged to follow design guidelines as established in section 12-3-121.
- (1) Nonresidential parking in R-1AAA, R-1AA, R-1A, R-ZL, R-2A, R-2, R-NCB, PR-1AAA, and PR-2 zoning districts. A development plan shall be submitted and the following process shall be used for the foregoing uses:
- A pre-application conference will be held at which time a decision will be made as to which elements of the final development plan are applicable to the review of a specific use.
 - Applicant files an application with the planning services department.
 - The planning services department must mail a letter describing the development and, if necessary, a map or other graphic information to all property owners within 300 feet of the development, at least 15 days prior to the planning board public hearing.
 - Submit final development plan 30 days prior to the planning board public hearing.
 - Planning board conducts a public hearing and makes the final decision about the plan.
 - Any person aggrieved by a decision of the planning board may, within 15 days thereafter, apply to the city council for review of the board's decision.
- (2) New development within the: conservation, airport (except single-family in an approved subdivision), waterfront redevelopment, business, interstate corridor and the governmental center (except for single-family or duplex residential) districts; multifamily developments over 35 feet in height within the R-2A district; buildings over 45 feet in height in the R-2, R-NC, R-NCB and C-1 districts. A development plan shall be submitted and the following process shall be used for the review of these developments:
- A pre-application conference is held, at which time a decision will be made as to whether a separate preliminary and final development plan shall be submitted, or if a combined preliminary and final plan shall be submitted.
 - Applicant submits the preliminary plan or combined preliminary/final development plan to the planning services department 30 working days prior to the planning board meeting.
 - Planning board meeting is held.
 - The planning board will send a recommendation for the plan to city council.
 - City council holds a public hearing. If a combined preliminary/final development plan was submitted, the final decision will be made at this meeting.
 - Applicant submits final plan to the planning board.
 - A planning board meeting is held with a recommendation being forwarded to the city council.
 - City council holds a public hearing and makes the final decision about the plan.
- (3) Conditional uses, special planned developments, major revisions to SSDs and exceptions to the 4,000 square foot maximum area for a commercial use in an R-NC district shall require a development plan and the following process shall be used for the review of these developments:

-
- a. A pre-application conference is held, at which time a decision will be made as to whether a separate preliminary and final development plan shall be submitted, or if a combined preliminary and final development plan shall be submitted.
 - b. Applicant submits the preliminary plan or combined preliminary/final development plan to the planning services department 30 days prior to the planning board meeting.
 - c. The planning services department shall notify property owners within a 500-foot radius, as identified by the current county tax roll, of the property proposed for development with a public notice at least five days prior to the board meeting. The public notice shall state the date, time and place of the board meeting. Notice shall be at the expense of the applicant.
 - d. Planning board meeting is held and the final plan is forwarded to city council for review and action.
 - e. The city council shall set a date for a public hearing.
 - f. The city shall mail a letter describing the development and, if necessary, a map or other graphic information to all property owners within 500 feet of the development, at least 30 days prior to the city council public hearing.
 - g. A public notice shall be published in a local newspaper of general distribution stating the time, place and purpose of the hearing at least ten days prior to the public hearing.
 - h. City council conducts a public hearing and makes the final decision.
- (b) *General conditions, procedures and standards.*
- (1) *Preapplication conference.* Prior to submitting a formal application for approval of a proposed new development plan or plan for an addition to an existing development, the owners shall request a preapplication conference with city staff to review:
- a. The relationship between the proposed development plan and the surrounding land usage and the comprehensive plan of the city.
 - b. The adequacy of the existing and proposed vehicular and pedestrian right-of-way, utilities and other public facilities and services, which will serve the proposed development.
 - c. The character, design and applicability of the following factors:
 - 1. Traffic control;
 - 2. Noise reduction;
 - 3. Sign and light control;
 - 4. Preservation of open space and visual corridors;
 - 5. Police and fire protection;
 - 6. Storm drainage;
 - 7. Landscaping;
 - 8. Fencing and screening; and
 - 9. Other matters specifically relevant to the proposed development site necessary to foster desirable living and working conditions and compatibility with the existing environment.
- At the time of the preapplication conference, the developer shall provide a sketch plan indicating the location of the proposed development and its relationship to surrounding properties. The advisory meeting should provide insight to both the developer and the city staff regarding potential

development problems that might otherwise result in costly plan revisions or unnecessary delay in development. At this time a decision will be made as to whether the review process will require a separate preliminary and final plan or if they can be combined.

(2) *Preliminary development plan.*

- a. Subsequent to the preapplication conference, the owner shall submit a formal application for development plan approval along with a preliminary plan of development to the planning services department at least 30 days prior to the meeting at which it is to be considered by the planning board. This preliminary development plan must cover the entire property under consideration. Prior to the planning board meeting scheduled to consider the preliminary development plan, appropriate city departments, divisions, and utility companies shall submit written recommendations of approval or disapproval, or suggested revisions as may be deemed appropriate, and reasons therefore.
- b. The city staff shall review the preliminary plan of development with respect to its design and compatibility with surrounding uses, major thoroughfare plan, comprehensive land use plan and existing and future community services. Efforts to resolve differences between the developer's proposal and staff positions shall be made prior to submittal of the plan to the planning board.
- c. If the planning board does not approve the preliminary plan of development, it shall give the owner a reasonable period of time to make appropriate amendments to the plan. The owner shall have the right to appeal an adverse decision of the planning board to the city council within 30 days of the decision of the planning board.

(3) *Development of regional impact.*

- a. If, at the time of submission of a preliminary plan, the planning board or planning staff determines that a proposed project could constitute a development of regional impact (DRI) pursuant to F.S. § 380.06, the developer will be notified that compliance with the DRI procedure will be necessary prior to final local approval of the development. At that time, the developer will contact the Emerald Coast Regional Planning Council to apply for a binding letter of interpretation to determine the DRI status of the proposal or to initiate the DRI review process. This process shall not prohibit the concurrent review of the development plan while the determination for DRI is being made. Provided, however, no final plan approval shall be granted until a determination has been made whether or not the development has to undergo DRI review.
- b. After the planning board has reviewed the proposal that has been determined to be a DRI and makes a recommendation for approval of the preliminary plan, the developer or his or her authorized representative will be required to complete an application for DRI approval. Copies of the completed application will be filed with the city, the Emerald Coast Regional Planning Council, and the Bureau of Resource Planning and Management, Florida Department of Community Affairs.
- c. Within 30 days of receipt of the application, the Emerald Coast Regional Planning Council will determine the sufficiency of the information presented in the application. If the application is considered insufficient to complete a review, the developer will be requested to furnish the additional information requested by the planning council. When the application is considered sufficient, the regional planning council will give notice to the city to schedule a public hearing. Public notice of the hearing will then be published at least 60 days in advance of the public hearing. Development may begin 45 days after the issuance of the development order by the city council.

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- (4) *Public notification.* If public notification is required the city clerk will set a date for a public hearing to be conducted during a regularly scheduled city council meeting.
- (5) *Final development plan.*
- a. The owner shall submit to the planning services department final development plan at least 30 days prior to the meeting at which it is to be considered by the planning board. The plan will be distributed to appropriate city departments. The city shall attempt to resolve any differences between city departments and divisions and the developer prior to submittal of the final development plan to the planning board. If such differences are not resolved within 30 days of submission by the owner of a final development plan, the plan shall be submitted to the planning board at its next meeting whether or not such differences are resolved. If the planning board approves the final development plan a favorable recommendation shall be forwarded to the architectural review board (ARB), if required, as outlined in subsection (b)(4) of this section. Upon the review and approval of the ARB, the city council shall then hold a meeting for the purpose of determining whether the final plan should be approved. If the planning board does not approve the final plan of development, it shall give the owner written reasons for such action giving the owner a reasonable period of time to make appropriate amendments to the plan. The owner shall have the right to appeal an adverse decision of the planning board to the city council within 30 days of the decision of the planning board.
 - b. If the city council approves the plan of development, the original shall be filed with the city clerk, planning services department and additional copies shall be filed with the city building official and such other places as required by law.
 - c. Any plan approved and filed hereunder shall be binding upon the owner, his or her successors and assigns, and the subject property, and shall limit and control the issuance and validity of all building permits and shall restrict and limit the construction, location, use and operation of all land and structures included within the plan to all conditions and limitations set forth in the plan. Application for a building permit shall be initiated within six months from the date of approval of the final development plan. If such application has not been filed within such period, the applicant shall be required to resubmit the development plan in accordance with this subsection, prior to obtaining a building permit.
 - d. Minor changes to the final development plan may be approved by the city engineer, planning services director, and building official when, in their opinion, the changes do not violate the provisions of this title, do not make major changes in the arrangement of the buildings or other major features of the final development plan, and do not substantially conflict with action taken by the city council. 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. The city council shall approve such modification only if the revised plan meets the requirements of this title.
 - e. A building permit may be revoked in any case where the conditions of the final development plan have not been or are not being complied with, in which case the building official shall follow permit revocation procedure.
- (6) *Review of preliminary plan by planning board.* All final development plans within the gateway redevelopment district shall be subject to review and approval by the planning board as established in chapter 12-12.
- (7) *Concurrent submission of preliminary and final development plans.* For review of specific uses and upon approval of the planning services department and the mayor for applicable new development and conditional uses, development plans may be reviewed and approved through an abbreviated procedure that provides for the submittal of both preliminary and final plan concurrently. All plan

requirements set forth in this section shall be complied with when exercising this abbreviated procedure. When this concurrent submission option is exercised, the planning board review of development plans will take place prior to city council review/approval.

(c) *Contents of the preliminary development plan.*

- (1) General information. The following information shall be provided in graphic or written form as necessary to satisfy the requirements:
 - a. Legend, including:
 1. Name of the development;
 2. Total area of the property in square feet and acres;
 3. Scale (at a minimum of 1" = 100');
 4. North arrow;
 5. Existing zoning on the property, including any overlay districts; and
 6. Date of preparation.
 - b. Vicinity map, at a scale not less than 1" = 2,000', showing the relationship of the proposed development to surrounding streets and public facilities within a one-mile radius.
- (2) Existing conditions, including:
 - a. Existing streets, both on and within 300 feet of the proposed development;
 - b. Zoning districts, major shopping areas, residential areas, public buildings, rights-of-way, public utilities and other major facilities surrounding the proposed development for a radius of 300 feet;
 - c. Existing lot lines and major easements on the property indicating the purpose of each easement;
 - d. Existing land uses and location of buildings and structures on the property;
 - e. 100-year flood elevation and limits of the 100-year floodplain;
 - f. The approximate normal high water elevations or boundaries of existing surface water bodies, wetlands, streams and canals; and
 - g. Generalized tree cover and existing vegetation cover limits.
- (3) Proposed development. Preliminary layout showing as applicable:
 - a. Location of proposed lots, land uses and building sites, including, among other things, total area in square feet and acres, number of dwelling units, dwelling unit density by land use, floor area minimum standards, lot size, height of structures, yard and spacing requirements and amount and location of recreation and common open space areas;
 - b. General location of all existing and proposed off-street parking and loading areas and roadways, by type, including width of right-of-way and paved streets;
 - c. If applicable, a statement proposing how the developer plans to limit adverse effects on threatened or endangered native flora or fauna;
 - d. Location of all rights-of-way, easements, utilities and drainage facilities that are proposed for the development; and
 - e. A general statement of the proposed development schedule.

-
- (d) *Contents of final development plan.* The final development plan may be on several sheets. However, in that event, an index shall be provided. For a large project, the final development plan may be submitted for approval progressively in contiguous sections satisfactory to the planning board.
- (1) *General information.* The same information as required in subsection (b)(1) of this section shall be provided in graphic or written form as necessary to satisfy the requirements.
- (2) *Existing conditions.* The same information as required in subsection (b)(2) of this section shall be provided with the addition of the following detailed information:
- a. Existing streets, both on and within 300 feet of the proposed development, shall be described including:
 - 1. Street names;
 - 2. Right-of-way width of each street;
 - 3. Driveway approaches and curb cut locations; and
 - 4. Medians and median cuts locations.
 - b. Conceptual drainage report showing direction of flow and proposed methods of stormwater retention.
 - c. The location of any geodetic information system monuments.
- (3) *Proposed development.* The same information as required in subsection (b)(3) of this section shall be provided with the addition of the following detailed information:
- a. A detailed statement of agreement, provisions, and covenants that govern the ownership, development, use maintenance, and protection of the development, in any common or open areas;
 - b. Location of existing and proposed land uses and exact locations of all existing and proposed improvements including:
 - 1. Buildings and structures;
 - 2. Curb cuts;
 - 3. Driveways and interior drives;
 - 4. Off-street parking and loading;
 - 5. Storage facilities;
 - 6. Proposed roadways, by type, including width of right-of-way and paved streets; and
 - 7. Traffic control features and signage.
 - c. Exact location of lots and building sites, including, among other things, total acreage of the proposed project; total acreage in residential use, commercial use, common open space, recreational area, parking lots; number of dwelling units broken down by type (garden apartments, single-family, etc.) and overall dwelling unit density, floor area minimum standards, lot size, height of structures, yard and spacing requirements and amount and location of recreation and common open space areas;
 - d. The exact location and use of existing and proposed public, semipublic or community facilities including areas proposed to be dedicated or reserved for community or public use;

-
- e. If applicable, drawings depicting general architectural features and appearance of representative building types, locations of entrances, and types of surfacing such as paving, gravel and grass, and signing and lighting devices;
 - f. Location of outdoor waste disposal facilities, if applicable;
 - g. Provisions for access by emergency vehicles, if applicable; and
 - h. A specific statement of the development schedule including, if applicable, a phasing plan.

(Code 1986, § 12-2-81; Ord. No. 6-93, § 20, 3-25-1993; Ord. No. 29-93, § 25, 11-18-1993; Ord. No. 3-94, § 8, 1-13-1994; Ord. No. 44-94, § 5, 10-13-1994; Ord. No. 15-00, §§ 2, 3, 3-23-2000; Ord. No. 12-09, § 1, 4-9-2009; Ord. No. 16-10, §§ 209, 210, 9-9-2010; Ord. No. 20-19, § 5, 9-26-2019)



City of Pensacola

222 West Main Street
Pensacola, FL 32502

Memorandum

File #: 26-359

Planning Board

3/10/2026

DISCUSSION

SUBJECT:

Update on the Land Development Code, Phase 2

ATTACHMENTS:

None