



City of Pensacola

Architectural Review Board

Agenda

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

April 16, 2026, 2:00 PM

Hagler-Mason Conference Room, 2nd Floor

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

CALL TO ORDER / QUORUM

APPROVAL OF MINUTES

1. 26-481 ARB MEETING MINUTES

Attachments: 03-19-26_ARB minutes

OPEN FORUM

NEW BUSINESS

2. 26-482 **200 W. GARDEN STREET
PALAFOX HISTORIC BUSINESS DISTRICT / ZONE C-2A / CITY COUNCIL
DISTRICT 6
CONCEPTUAL REVIEW OF A NEW SHOPPING CENTER**

*Attachments: 200 W. Garden St_Images
200 W. Garden St_Application & Materials
November 2021 Materials*

3. 26-483 **2305 W. CERVANTES STREET
CITY COUNCIL DISTRICT 7
HISTORIC STRUCTURE DEMOLITION APPLICATION**

*Attachments: FL Master Site File
2305 W. Cervantes St_Historic Demo Review_Copy*

ADJOURNMENT

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 850-435-1606 (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.

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 to be based.



MINUTES OF THE ARCHITECTURAL REVIEW BOARD
March 19, 2026

MEMBERS PRESENT: Chairperson Brantley, Board Member Mead, Board Member Fisher, Board Member Sisson, Board Member Del Gallo,

MEMBERS ABSENT: Board Member Garrett & Board Member Ramos

STAFF PRESENT: Assistant Planning & Zoning Manager Harding, Historic Preservation Planner Foster, Advisor Ross Pristera, Digital Media Specialist Booth

STAFF VIRTUAL: Development Services Director Morris, Planning & Zoning Division Manager Cannon, Assistant City Attorney Goldsmith

OTHERS PRESENT: Michael Mangrum, Lauren Chapman, Amir Fooladi, Keith Branch, Scott Sallis, Paul Jansen, Mike Lee, Austin Lee, Stephen Simpson, Frances Wanek, Kennedy Whatley

AGENDA:

- Quorum / Call to Order
- Approval of Meeting Minutes from February 19, 2026
- Open Forum
- New Business:**
 - 511 E. La Rua Street
 - 412 W. Lloyd Street
 - 314 S. Florida Blanca Street
 - 307 S. Reus Street
 - 232 E. Main Street
 - Adjournment

Call to Order / Quorum Present

Chairperson Brantley called the meeting to order at 2:01 PM with a quorum present. All board members stated their name for the record.

Open Forum – none

Approval of Meeting Minutes – Board Member Mead made a motion to approve the February 19, 2026, minutes, seconded by Board Member Del Gallo, and it carried 5-

0.

Chairperson Brantley explained the procedures of the Board meeting, including requirements for audience participation.

New Business

Item 2 – 511 E. La Rua Street

Old East Hill preservation district / Zone OEHR-2 / City Council District 6

Approval to Replace Aluminum Windows with Vinyl Windows

at a Contributing Structure

Action Taken – Approved as submitted

Lee's Glass is requesting approval to replace fourteen aluminum windows with single hung, Custom Window Series (CWS) 6100 Impact Rated Vinyl Windows.

Mike Lee and Austin Lee presented their project to the board, explaining that they did not realize the home was in a historic district and had already ordered custom windows. Mr. Lee stated that the owner never told them the home was in a historic district and that because nearby properties have vinyl windows, they assumed the home wasn't in a historic district. Mr. Lee also explained that the property owner chose vinyl because aluminum and other options were much more expensive, that there aren't grids because they would have cost more, and that the Custom Window Systems brand is high-quality. Board Chair Brantley stated that he believes the proposed windows are better than what's currently in place. Staff read Old East Hill Property Association Architectural Committee's comments, stating that there isn't an official ARB policy on vinyl windows, but that the board has previously allowed non-historic windows to be replaced with vinyl products. Board Member Mead asked staff about review criteria for windows. Staff summarized 12-3-10(3)g.1. Old East Hill preservation zoning districts; Restoration, rehabilitation, alterations or additions to existing contributing structures in the Old East Hill preservation district. Board Advisor Pristera stated that an easy way to know you're in a historic district is to look at the surrounding signage because they're brown, recommended carrying a map, and said the applicant is lucky that this happened in the Old East Hill district because it isn't as restrictive as Pensacola historic district.

Board Member Del Gallo made a motion to approve the application as submitted.

Board Member Fisher seconded the motion, and it carried 5-0.

Item 3 – 412 W. Lloyd Street

North Hill preservation district / Zone PR-1AAA / City Council District 6

Approval to Infill a Window at Contributing Structure

Action Taken – Approved as submitted

Paul Jansen is requesting approval to infill a window on the rear of the home as part of a bathroom remodel to improve accessibility for the homeowner. The opening will be filled with brick to match the existing brick.

Paul Jansen and Frances Wanek presented their project to the board, explaining that there isn't a shower on the first floor, and they need to improve accessibility.

Board Member Fisher made a motion to approve the application as submitted. Board Member Del Gallo seconded the motion, and it carried 5-0.

Item 4 – 314 S. Florida Blanca Street

Pensacola historic district / Zone HC-1 / City Council District 6

Final Approval of modifications to and new rear / side addition at a Contributing Structure

Action Taken – Approved as submitted

Michael and Patricia Mangrum are requesting approval to make modifications to a two-story, single-family residence, construct a new ~890 sq ft addition and covered porch, remove the existing fence, install a gravel driveway, and landscape. The proposed plans show reclaimed brick steps in the front entryway to match the foundation; new wood shutters on the first floor windows to match the upper elevation shutters on the front elevation; cypress siding replaced in-kind; porch decking replaced in-kind; new wood, flat-sawn decorative railing on the front porch in white; five square, wood columns on the front porch; new lighting, including a hanging lantern and a sconce lantern on the front elevation; new vertical wood slat skirting between foundation piers; and windows replaced. The proposed plans show a new addition with: a 5V metal roof to match the existing structure; cypress siding; six wood windows with divided lights; the existing back door repurposed as the new side entrance with a standing seam metal awning to match the roof and wood brackets; French doors with a metal awning; wood steps leading to one entry door; brick steps leading to the French doors; and two sconce lanterns at the side entry. The proposed gravel driveway is in the side yard facing S. Florida Blanca street and features #57 crushed stone and concrete pavers in a running bond pattern. The proposed 12' x 8' garden shed will reuse roofing material from the main structure, has LP SmartSide siding and painted trim, and will be painted to match the main building. The landscape plan shows Japanese Yew along the new driveway, roses and other flowers along the front porch, and a camellia privacy wall along the rear yard.

Michael Mangrum and Lauren Chapman presented the project to the board, stating that the only changes from last month's submission is that they expanded the footprint of the second floor (for a bathroom remodel), updated the elevations, simplified the roof design, and added a landscape plan. Board Members complimented the applicant on their project and the changes to the fenestration.

Board Member Mead a motion to approve the application as submitted. Board Member Fisher seconded the motion, and it carried 5-0.

Item 5 – 307 S. Reus Street

Governmental center district / Zone C-2 / City Council District 7

Final Review of partial demolition and modifications to a commercial structure

Action Taken – Approved as submitted

ParsCo LLC is requesting approval to demolish the front of a commercial building, construct a new façade, and develop a parking lot with a new wall and crepe myrtles as plant screening along the north boundary. The proposed plans show modifications to the façade of the existing warehouse, including a CMU wall painted Snowbound (SW 7004), a bi-fold glass and metal door, and five white gooseneck lighting fixtures. The plans also show the warehouse will have two HVAC units mounted ~10' above grade with a 4' high wood screen wall on the HVAC platform that's painted white, crepe myrtles screening the HVAC units, the existing side door painted Tricorn black (SW 6258), and a new door. A new, CMU wall (painted to match the warehouse) will be constructed along S. Reus Street and the north boundary of the parking lot to serve as screening for the new parking lot and will feature the original "PFEIFFER" signage painted black, a "living wall" area for future wall art, two painted metal gates and Maui breeze blocks painted to match.

Amir Fooladi and Keith Branch presented their project to the Board, explaining they made the recommended changes by incorporating a modern wall to screen the parking lot, with breeze blocks allowing the light from the gooseneck lighting to project patterns onto the sidewalk. Mr. Branch stated that the sides of the wall could be a mural, a sculpture, or other things over the years as street art. Board Member Mead commended the applicant on the changes they made and being responsive to the Board's comments. Board Chair Brantley suggested doing breeze block openings on the side panels of the wall. Board Member Sisson confirmed that the historic lettering will be added to the wall, since it doesn't appear in the renderings.

Board Member Del Gallo made a motion to approve the application as submitted. Board member Fisher seconded the motion, and it carried 5-0.

Item 6 – 232 E. Main Street

Pensacola historic district / Zone HC-1 / City Council District 6 Conceptual Review of a New Entryway and Modifications to a Noncontributing Structure

Action Taken – Conceptually Approved

Scott Salis is requesting conceptual review to construct a new entry addition, a new smoker tower area, a new dumpster enclosure, replace a window, and install new lighting. The proposed plans show removal of a tree, fence and brick paving for construction of a new addition; a new entry addition on a concrete slab with four wood 4 x 4 columns wrapped in cypress, cypress wood vertical board and batten siding, two cypress wooden doors, one wooden window, and a 5V crimp metal roof; a double wythe partial height general shale "Old Chicago" brick wall with four brick pillars with cast stone caps for the smoker area; repairs and painting of the existing fence and gate to match existing; and LED lighting along the building facing E. Main Street.

Mr. Salis presented his project to the Board, explaining that the renter is wanting to redirect the entry into the restaurant to encourage pedestrians to come into the building. Board Chair Brantley considered the new entryway an awesome idea, maybe someday we can work with FDOT to get a sidewalk to the entrance, and that the proposed lighting will draw attention. Board Advisor Ross stated that this is UWF Historic Trust's building, that they've been working with the renter and the fire marshal, and that he recommends cleaning up the back of house areas and screening the existing smoker. Mr. Salis clarified that the proposed smoker area is for a different one that is currently outside the building and is a smaller piece of equipment. Mr. Salis said they hope to come back in the future to rework the outdoor dining area, raise the area, and raise the roof covering, but that scope is not part of this application.

Board Member Del Gallo made a motion to approve the application as submitted. Board Member Sisson seconded the motion and it carried 5-0.

Staff confirmed that 200 W. Government street is no longer on the agenda and has been deferred to the April ARB meeting. Staff also invited Board Members to attend the next Land Development Code Workshop on April 7, 2026.

Adjournment – With no further business, the Board adjourned at 2:37 p.m.

Respectfully Submitted,

A handwritten signature in cursive script that reads "Dana Foster".

Dana Foster
Historic Preservation Planner
Secretary of the Board



City of Pensacola

222 West Main Street
Pensacola, FL 32502

Memorandum

File #: 26-482

Architectural Review Board

4/16/2026

LEGISLATIVE ACTION ITEM

SUBJECT:

**200 W. Garden Street
Palafox historic business district / Zone C-2A / City Council District 6
Conceptual Review of a New Shopping Center**

SUMMARY:

Branch Acquisition Company is requesting a conceptual review of a new shopping center with parking, landscaping, and illuminated lighting. The applicant is seeking broad feedback on building materials, siting, and massing. The proposed plans show a brick mixed-use shopping center with spaces for businesses and a 30,990 sq ft grocery; two historic walls along Garden Street and Spring Street; LED lighting; a large parking lot with over 240 spaces; a "pocket park" on the corner of Romana Street and Spring Street; and extensive landscaping including a variety of trees and shrubs.

Please find attached all relevant documentation for your review.

RECOMMENDED CODE SECTIONS

[12-3-8\(3\)](#) Commercial land use district; Regulations

[12-3-27\(f\)\(2\)](#) Palafox Historic Business District; Architectural review of proposed exterior development; Decision guidelines

12-3-27(f)(4) Palafox Historic Business District; Architectural review of proposed exterior development; Board Review Standards

[12-4-1\(2\)](#) Off street parking spaces requirements; Parking requirements for specific land uses

ATTACHMENTS:

1. 200 W. Garden St_Images
2. 200 W. Garden St_Application & Materials
3. November 2021 Materials

200 W. Garden Street







**Architectural Review Board Application
Full Board Review**

Application Date: 3/31/26

Project Address: 200 West Garden St, Pensacola, Fl

Applicant: Branch Aquisition Company, LLC

Applicant's Address: 3340 Peachtree Rd NE Suite 2775 Atlanta, Ga 30326

Email: jhaylett@branchprop.com **Phone:** 404-832-8931

Property Owner: 200 West Garden, LLC and 97 Spring Condos, LLC

District: ☐ PHD ☐ NHPD ☐ OEHPD ☒ PHBD ☐ GCD

(If different from Applicant)

Application is hereby made for the project as described herein:

- ☐ Residential Homestead – \$50.00 hearing fee
- ☒ Commercial/Other Residential – \$250.00 hearing fee

** An application shall be scheduled to be heard once all required materials have been submitted and it is deemed complete by the Secretary to the Board. You will need to include seven (7) copies of the required information. Please see pages 3 – 4 of this application for further instruction and information.*

Project specifics/description:

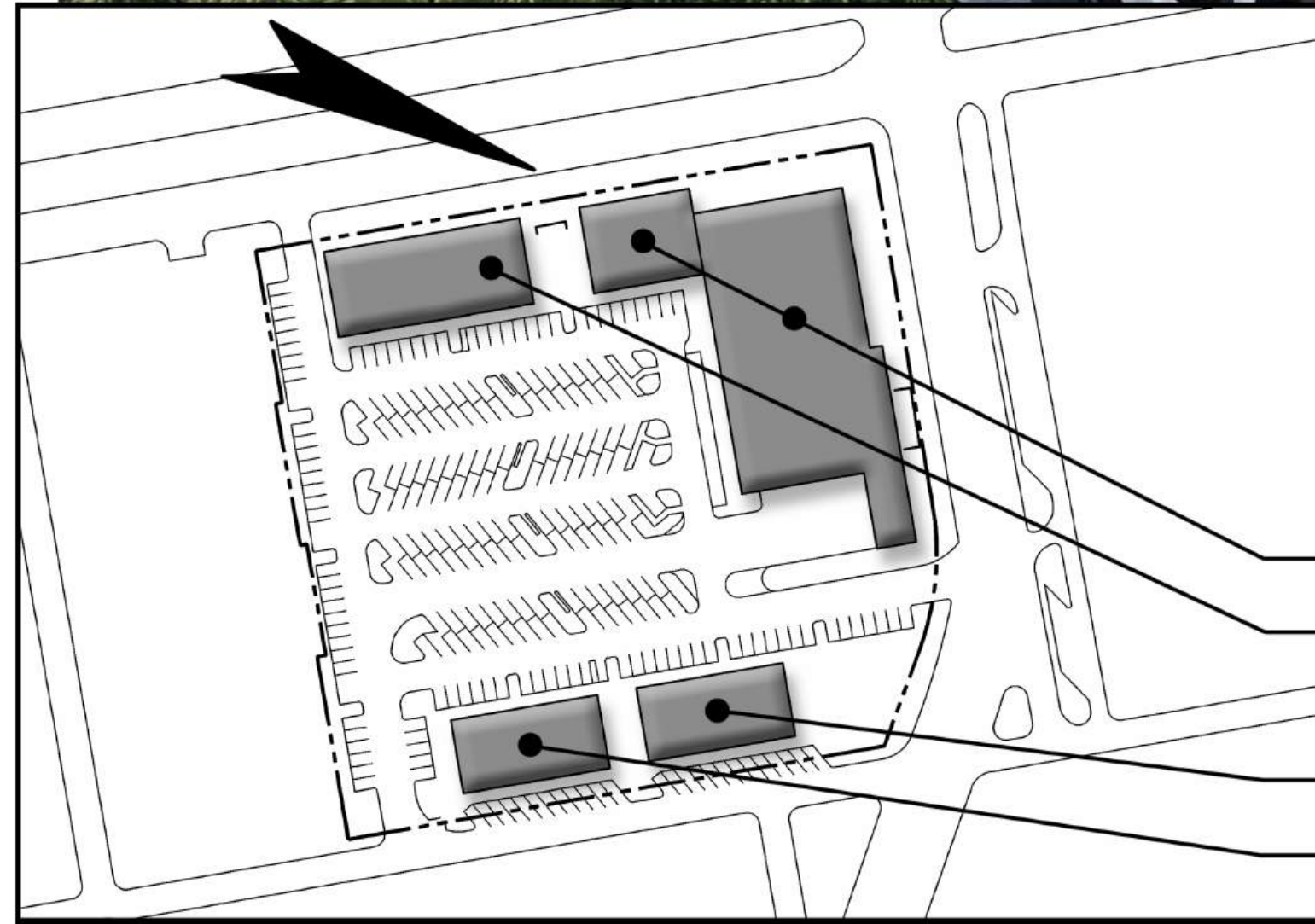
PLEASE SPECIFY IF CONCEPTUAL DISCUSSION ITEM, CONCEPTUAL REVIEW, OR FINAL REVIEW.

Conceptual review of a new shopping center complex with a grocery store and shops.

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. I have reviewed the applicable zoning requirements and understand that I must be present on the date of the Architectural Review Board meeting.

_____ 03/31/26

Applicant Signature Date



- BLDG 100 (GROCER & SHOPS)
- BLDG 200
- BLDG 400
- BLDG 300



BRANCH

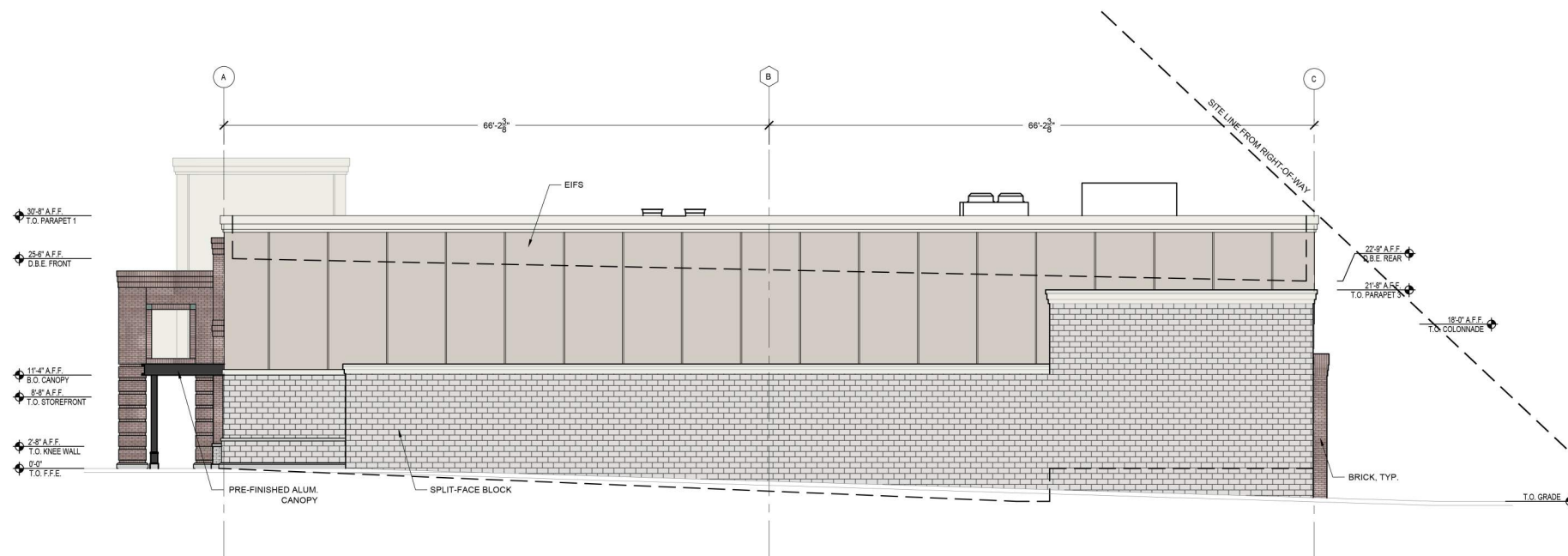
3340 PEACHTREE RD NE • SUITE 2775 • ATLANTA, GA 30326
404 • 832 • 8900

CONCEPTUAL DESIGN RENDERING
ANCHOR + SHOPS 100
2026.03.30

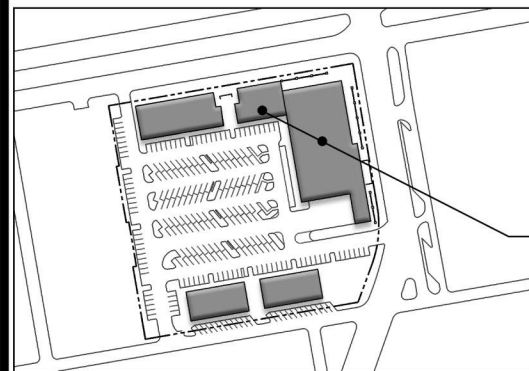
DOWNTOWN PENSACOLA
GARDEN STREET & SPRING STREET
PENSACOLA, FLORIDA



1 FRONT ELEVATION
LOD-1.2 SCALE: 1:20

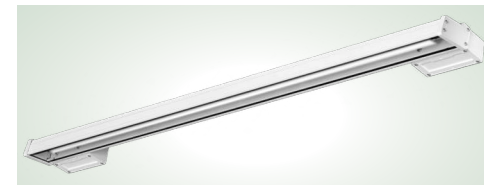


2 LEFT (SIDE) ELEVATION
LOD-1.2 SCALE: 1:20



BLDG 100 (GROCER & SHOPS)

SIGNAGE UPLIGHT SIMILAR TO
TECHLIGHT LWW - 213
"LINEAR LED WALL WASH"



STO-1 SIMILAR TO
SHERWIN WILLIAMS
SW-7005 "PURE
WHITE"



STO-2 SIMILAR TO
SHERWIN WILLIAMS
SW-7029
"AGREEABLE GRAY"



METAL AWNING AND
STOREFRONT
SIMILAR TO
KAWNEER "BLACK"



BRICK SIMILAR TO
GENERAL SHALE
LWM "MILLSTONE
#40"



LARGE MASONRY
UNIT SIMILAR TO
GMS OLDCASTLE
"LIGHT CREAM-W"



SIGNAGE SHOWN FOR SAMPLE PURPOSES ONLY - FINAL SIZE, COLOR, FONT
TO BE FILED UNDER SEPARATE SUBMITTAL. CONCPETUAL BUILDING DESIGN
SUBJECT TO ALTERATION.



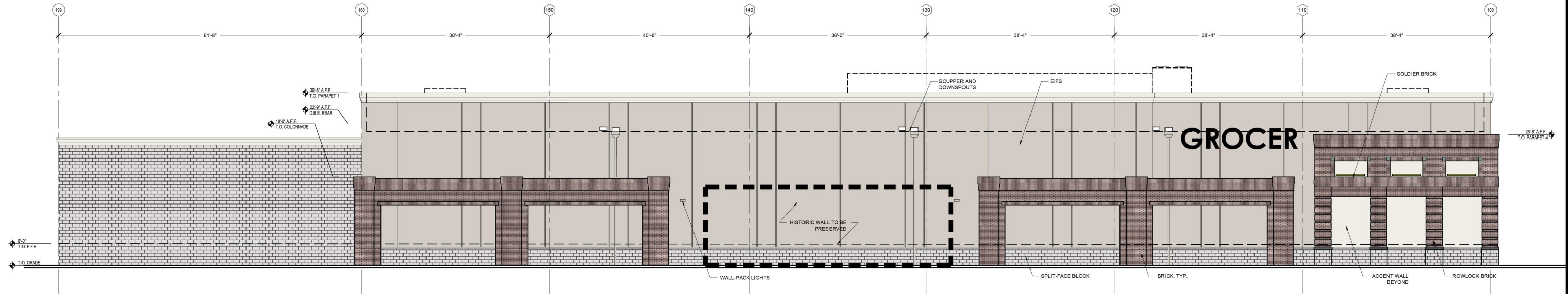
DOWNTOWN PENSACOLA
PENSACOLA, FL

JOB NUMBER: 2617702 | DATE: 03.26.2026 | BY: ART / MRE
DRAWING: LOD-1.2 - GROCER CONCEPTUAL
ELEVATIONS

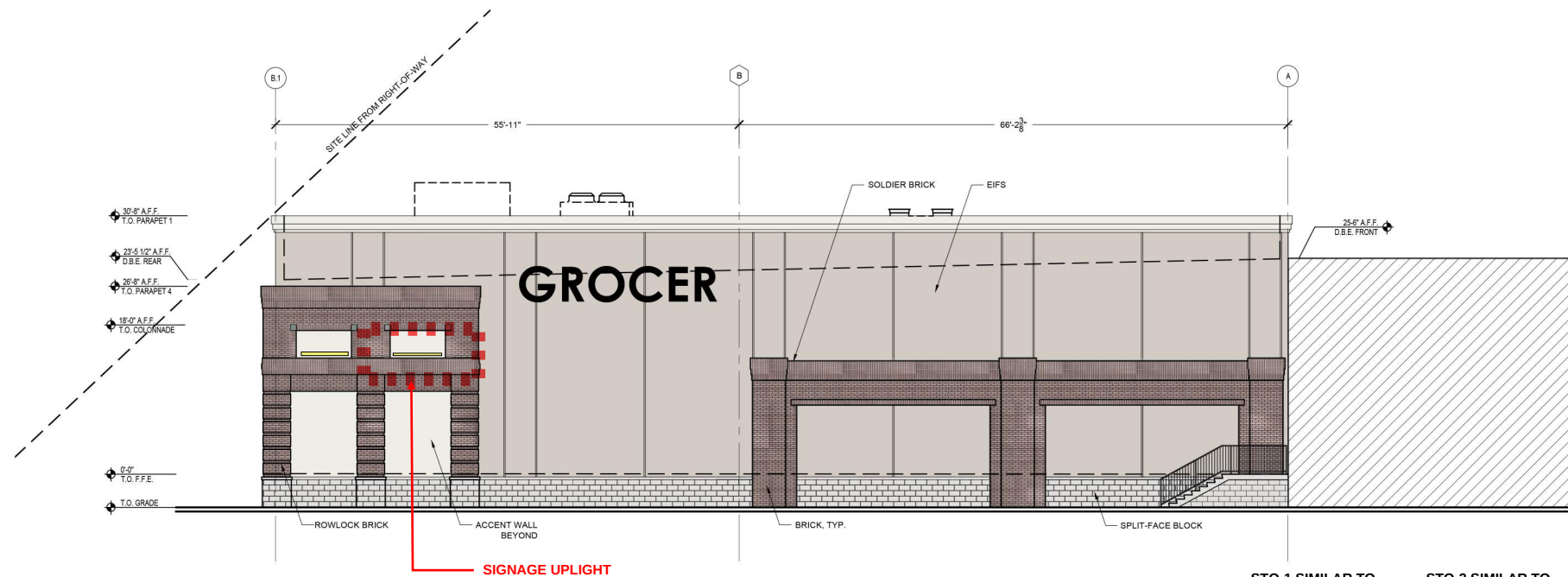


PHILLIPS
ARCHITECTURE • CONSULTANTS

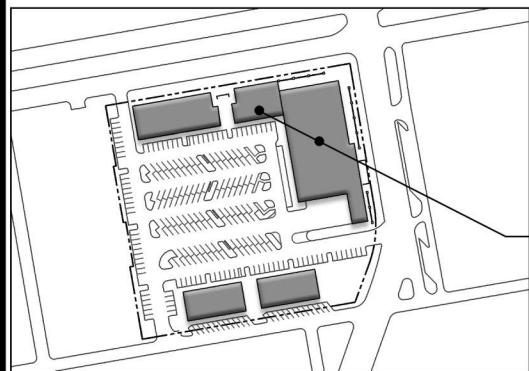
5901 PEACHTREE DUNWOODY RD. • SUITE A450 • ATLANTA, GA 30328 • 770.394.1616



1 REAR ELEVATION
LOD-1.3 SCALE: 1:20



2 RIGHT (SIDE) ELEVATION
LOD-1.3 SCALE: 1:20

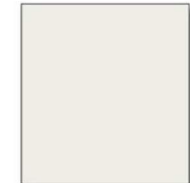


BLDG 100 (GROCER & SHOPS)

SIGNAGE UPLIGHT SIMILAR TO
TECHLIGHT LWW - 213
"LINEAR LED WALL WASH"



STO-1 SIMILAR TO
SHERWIN WILLIAMS
SW-7005 "PURE
WHITE"



STO-2 SIMILAR TO
SHERWIN WILLIAMS
SW-7029
"AGREEABLE GRAY"



METAL AWNING AND
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SIMILAR TO
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LWM "MILLSTONE
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UNIT SIMILAR TO
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SIGNAGE SHOWN FOR SAMPLE PURPOSES ONLY - FINAL SIZE, COLOR, FONT
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SUBJECT TO ALTERATION.



DOWNTOWN PENSACOLA
PENSACOLA, FL

JOB NUMBER: 2617702 | DATE: 03.26.2026 | BY: ART / MRE
DRAWING: LOD-1.3 - GROCER CONCEPTUAL
ELEVATIONS



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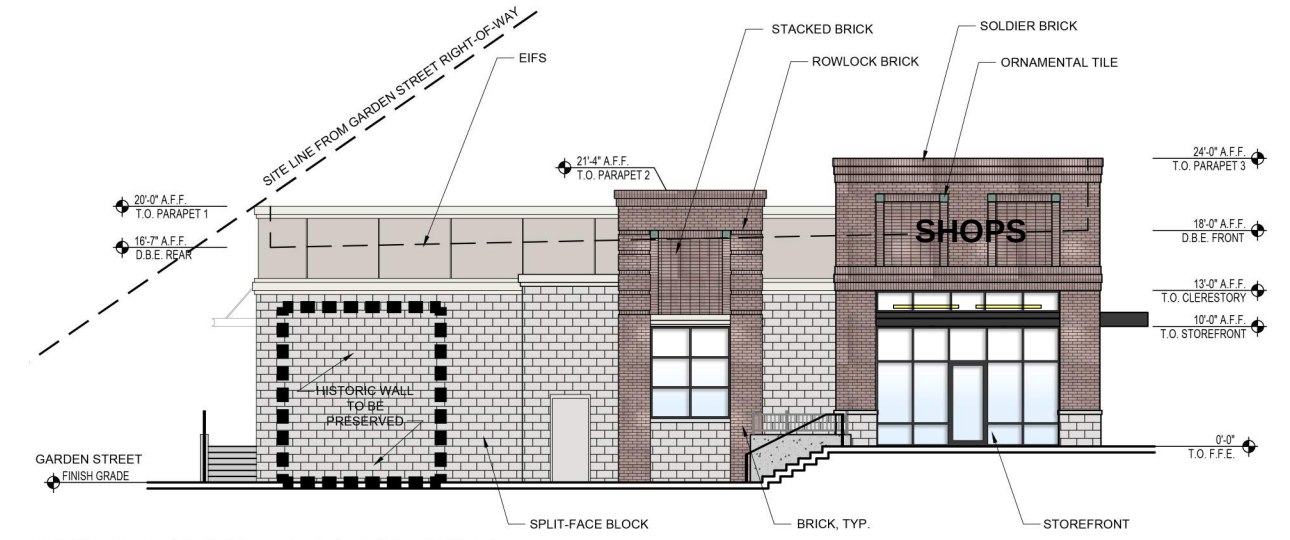
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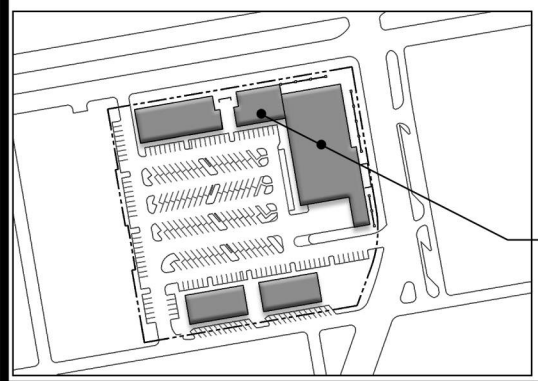
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LOD-1.4 FRONT ELEVATION
SCALE: 1/16" = 1'-0"



3
LOD-1.4 REAR ELEVATION
SCALE: 1/16" = 1'-0"



2
LOD-1.4 RIGHT (SIDE) ELEVATION
SCALE: 1/16" = 1'-0"



BLDG 100 (GROCER & SHOPS)

SIGNAGE UPLIGHT SIMILAR TO
TECHLIGHT LWW - 213
"LINEAR LED WALL WASH"



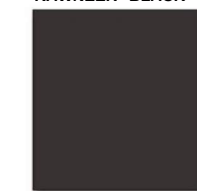
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SHERWIN WILLIAMS
SW-7005 "PURE
WHITE"



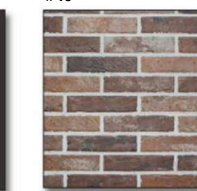
STO-2 SIMILAR TO
SHERWIN WILLIAMS
SW-7029
"AGREEABLE GRAY"



METAL AWNING AND
STOREFRONT
SIMILAR TO
KAWNEER "BLACK"



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GENERAL SHALE
LWM "MILLSTONE
#40"



LARGE MASONRY
UNIT SIMILAR TO
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"LIGHT CREAM-W"



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TO BE FILED UNDER SEPARATE SUBMITTAL. CONCPETUAL BUILDING DESIGN
SUBJECT TO ALTERATION.



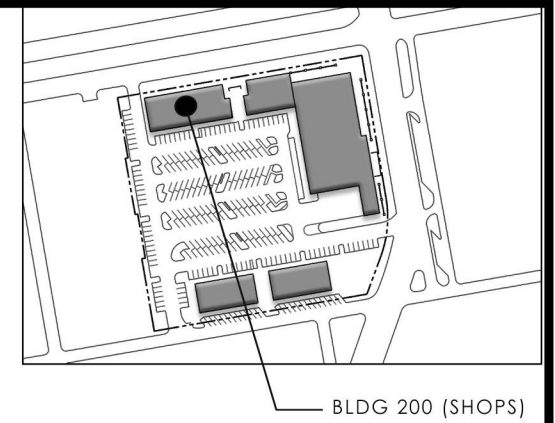
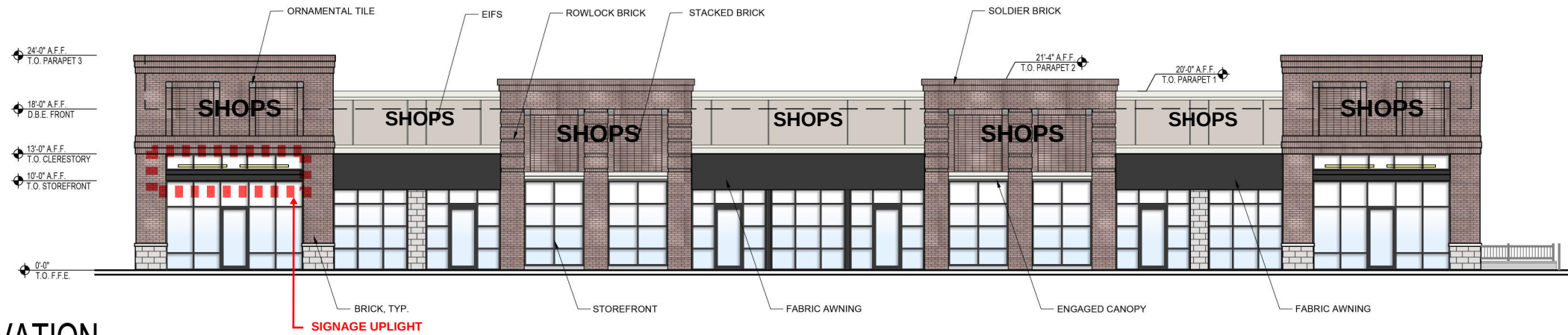
DOWNTOWN PENSACOLA
PENSACOLA, FL

JOB NUMBER: 2617702 | DATE: 03.24.2026 | BY: ART / MRE
DRAWING: LOD-1.4 - SHOPS 100 CONCEPTUAL
ELEVATIONS



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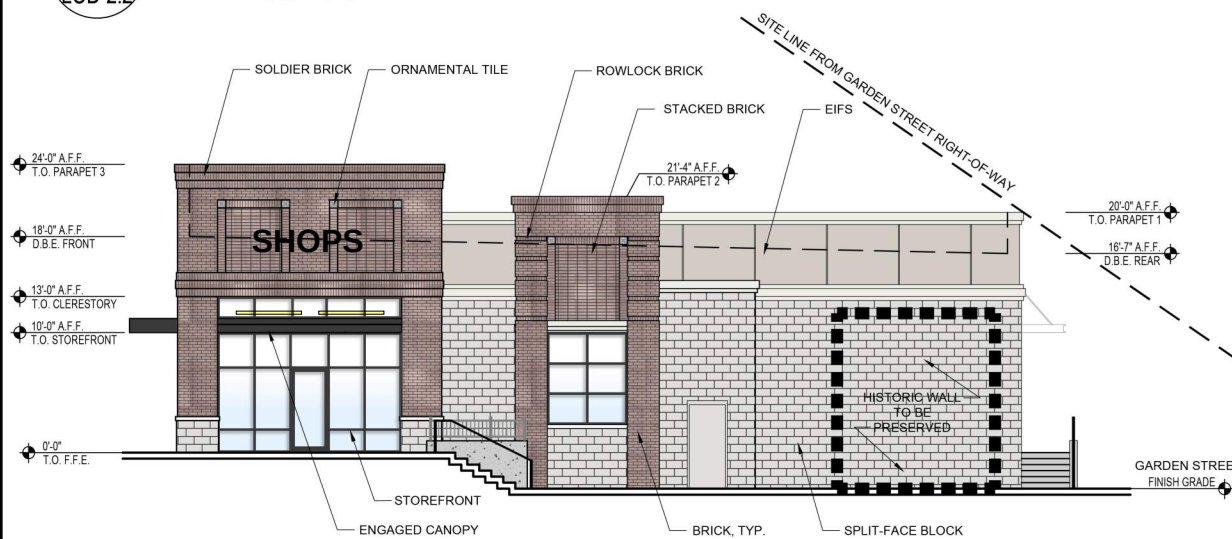
2 REAR ELEVATION

LOD-2.2 SCALE: 1/16" = 1'-0"



3 RIGHT (SIDE) ELEVATION

LOD-2.2 SCALE: 1/16" = 1'-0"



4 LEFT (SIDE) ELEVATION

LOD-2.2 SCALE: 1/16" = 1'-0"



STO-1 SIMILAR TO SHERWIN WILLIAMS SW-7005 "PURE WHITE"



STO-2 SIMILAR TO SHERWIN WILLIAMS SW-7029 "AGREEABLE GRAY"



METAL AWNING AND STOREFRONT SIMILAR TO KAWNEER "BLACK"



BRICK SIMILAR TO GENERAL SHALE LWM "MILLSTONE #40"



LARGE MASONRY UNIT SIMILAR TO GMS OLDCASTLE "LIGHT CREAM-W"



SIGNAGE SHOWN FOR SAMPLE PURPOSES ONLY - FINAL SIZE, COLOR, FONT TO BE FILED UNDER SEPARATE SUBMITTAL. CONCEPTUAL BUILDING DESIGN SUBJECT TO ALTERATION.



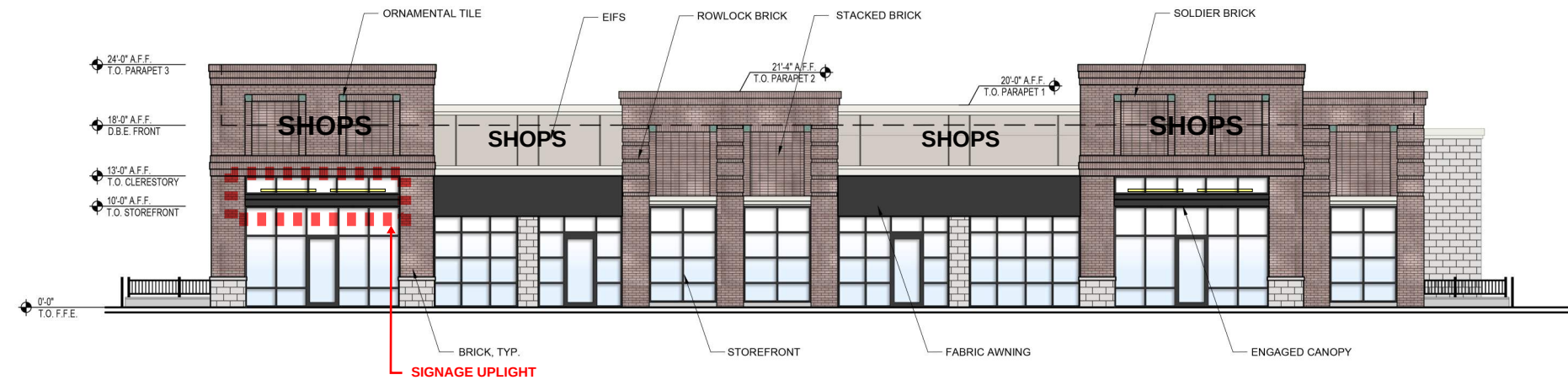
DOWNTOWN PENSACOLA
PENSACOLA, FL

JOB NUMBER: 2617702 | DATE: 03.23.2026 | BY: ART / MRE
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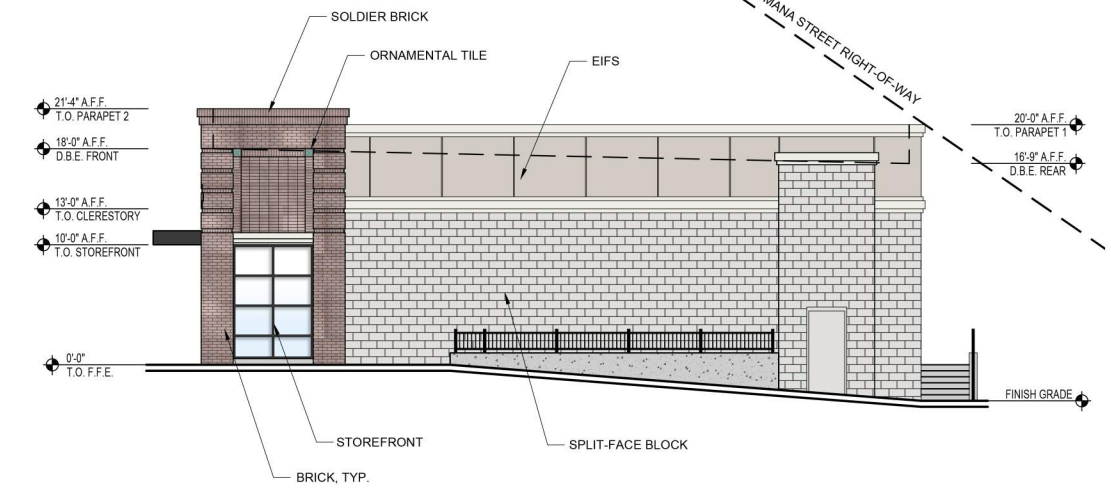


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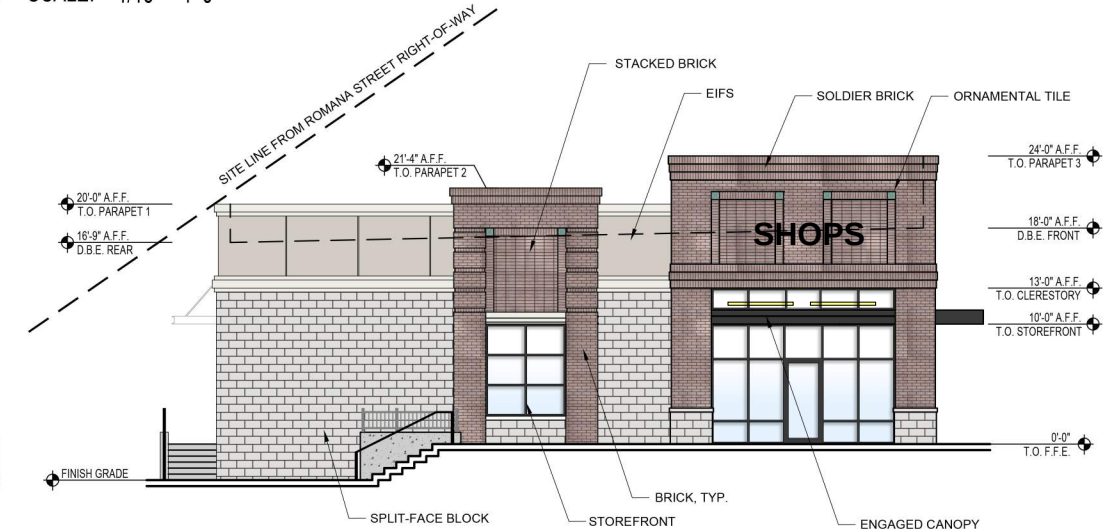
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LOD-3.2 SCALE: 1/16" = 1'-0"



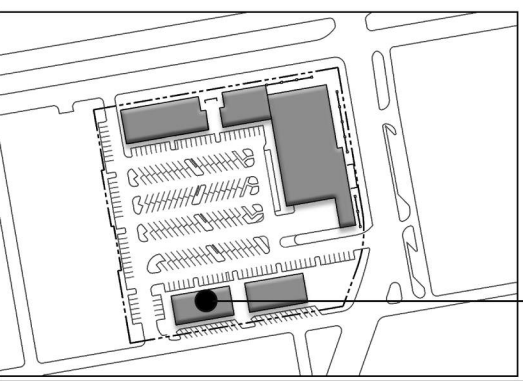
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LOD-3.2 SCALE: 1/16" = 1'-0"



2 REAR ELEVATION
LOD-3.2 SCALE: 1/16" = 1'-0"



4 LEFT (SIDE) ELEVATION
LOD-3.2 SCALE: 1/16" = 1'-0"



BLDG 300 (SHOPS)

SIGNAGE UPLIGHT SIMILAR TO
TECHLIGHT LWW - 213
"LINEAR LED WALL WASH"



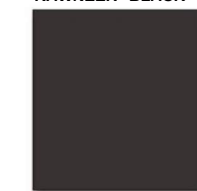
STO-1 SIMILAR TO
SHERWIN WILLIAMS
SW-7005 "PURE
WHITE"



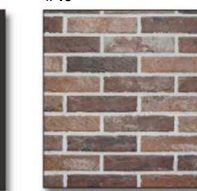
STO-2 SIMILAR TO
SHERWIN WILLIAMS
SW-7029 "AGREEABLE GRAY"



METAL AWNING AND
STOREFRONT
SIMILAR TO
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BRICK SIMILAR TO
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LWM "MILLSTONE
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LARGE MASONRY
UNIT SIMILAR TO
GMS OLDCASTLE
"LIGHT CREAM-W"



SIGNAGE SHOWN FOR SAMPLE PURPOSES ONLY - FINAL SIZE, COLOR, FONT
TO BE FILED UNDER SEPARATE SUBMITTAL. CONCPETUAL BUILDING DESIGN
SUBJECT TO ALTERATION.



DOWNTOWN PENSACOLA
PENSACOLA, FL

JOB NUMBER: 2617702 | DATE: 03.26.2026 | BY: ART / MRE
DRAWING: LOD-3.2 - SHOPS 300 CONCEPTUAL
ELEVATIONS

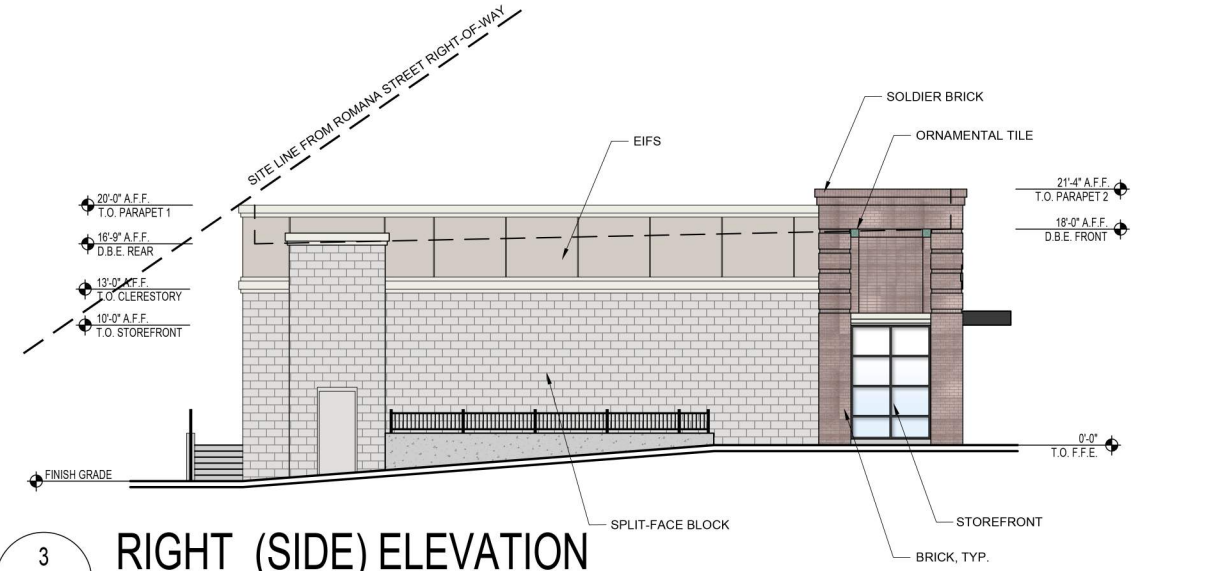




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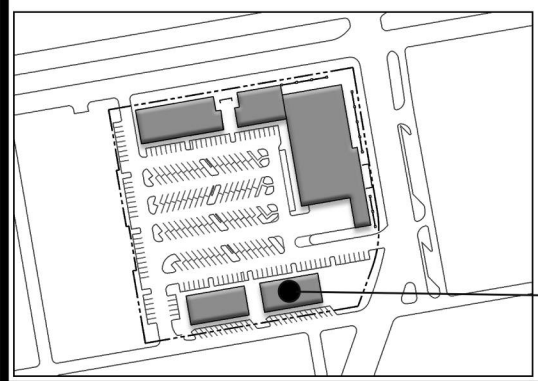
2
LOD-4.2
REAR ELEVATION
SCALE: 1/16" = 1'-0"



3
LOD-4.2
RIGHT (SIDE) ELEVATION
SCALE: 1/16" = 1'-0"



4
LOD-4.2
LEFT (SIDE) ELEVATION
SCALE: 1/16" = 1'-0"



BLDG 400 (SHOPS)

SIGNAGE UPLIGHT SIMILAR TO
TECHLIGHT LWW - 213
"LINEAR LED WALL WASH"



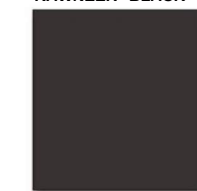
STO-1 SIMILAR TO
SHERWIN WILLIAMS
SW-7005 "PURE
WHITE"



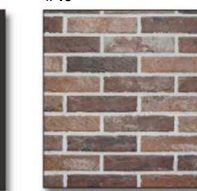
STO-2 SIMILAR TO
SHERWIN WILLIAMS
SW-7029
"AGREEABLE GRAY"



METAL AWNING AND
STOREFRONT
SIMILAR TO
KAWNEER "BLACK"



BRICK SIMILAR TO
GENERAL SHALE
LWM "MILLSTONE
#40"



LARGE MASONRY
UNIT SIMILAR TO
GMS OLDCASTLE
"LIGHT CREAM-W"



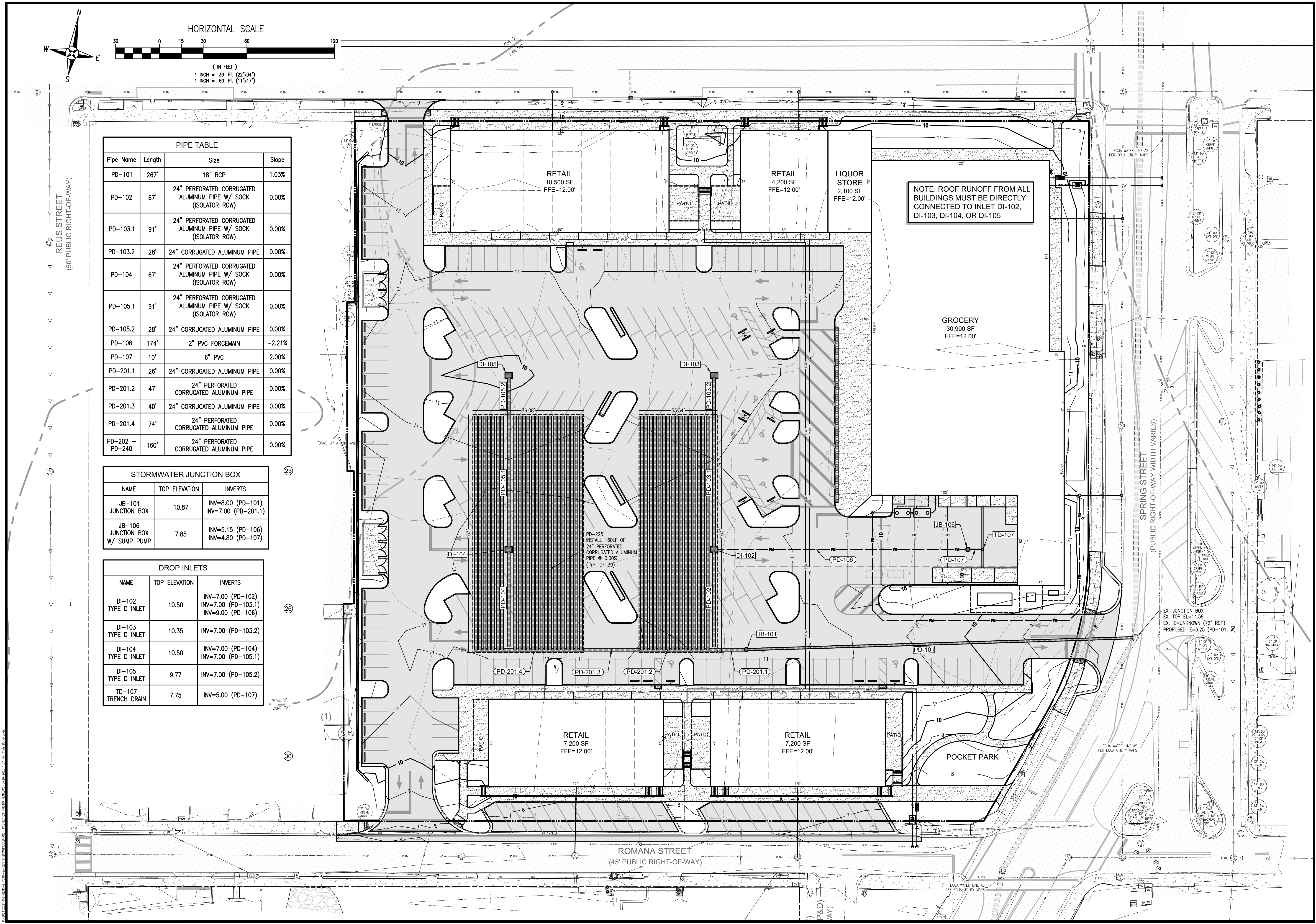
SIGNAGE SHOWN FOR SAMPLE PURPOSES ONLY - FINAL SIZE, COLOR, FONT
TO BE FILED UNDER SEPARATE SUBMITTAL. CONCPETUAL BUILDING DESIGN
SUBJECT TO ALTERATION.



DOWNTOWN PENSACOLA
PENSACOLA, FL

JOB NUMBER: 2617702 | DATE: 03.26.2026 | BY: ART / MRE
DRAWING: LOD-4.2 - SHOPS 400 CONCEPTUAL
ELEVATIONS





PIPE TABLE			
Pipe Name	Length	Size	Slope
PD-101	267'	18" RCP	1.03%
PD-102	67'	24" PERFORATED CORRUGATED ALUMINUM PIPE W/ SOCK (ISOLATOR ROW)	0.00%
PD-103.1	91'	24" PERFORATED CORRUGATED ALUMINUM PIPE W/ SOCK (ISOLATOR ROW)	0.00%
PD-103.2	28'	24" CORRUGATED ALUMINUM PIPE	0.00%
PD-104	67'	24" PERFORATED CORRUGATED ALUMINUM PIPE W/ SOCK (ISOLATOR ROW)	0.00%
PD-105.1	91'	24" PERFORATED CORRUGATED ALUMINUM PIPE W/ SOCK (ISOLATOR ROW)	0.00%
PD-105.2	28'	24" CORRUGATED ALUMINUM PIPE	0.00%
PD-106	174'	2" PVC FORCEMAIN	-2.21%
PD-107	10'	6" PVC	2.00%
PD-201.1	26'	24" CORRUGATED ALUMINUM PIPE	0.00%
PD-201.2	47'	24" PERFORATED CORRUGATED ALUMINUM PIPE	0.00%
PD-201.3	40'	24" CORRUGATED ALUMINUM PIPE	0.00%
PD-201.4	74'	24" PERFORATED CORRUGATED ALUMINUM PIPE	0.00%
PD-202 - PD-240	160'	24" PERFORATED CORRUGATED ALUMINUM PIPE	0.00%

STORMWATER JUNCTION BOX		
NAME	TOP ELEVATION	INVERTS
JB-101 JUNCTION BOX	10.87	INV=8.00 (PD-101) INV=7.00 (PD-201.1)
JB-106 JUNCTION BOX W/ SUMP PUMP	7.85	INV=5.15 (PD-106) INV=4.80 (PD-107)

DROP INLETS		
NAME	TOP ELEVATION	INVERTS
DI-102 TYPE D INLET	10.50	INV=7.00 (PD-102) INV=7.00 (PD-103.1) INV=9.00 (PD-106)
DI-103 TYPE D INLET	10.35	INV=7.00 (PD-103.2)
DI-104 TYPE D INLET	10.50	INV=7.00 (PD-104) INV=7.00 (PD-105.1)
DI-105 TYPE D INLET	9.77	INV=7.00 (PD-105.2)
TD-107 TRENCH DRAIN	7.75	INV=5.00 (PD-107)

NOTE: ROOF RUNOFF FROM ALL BUILDINGS MUST BE DIRECTLY CONNECTED TO INLET DI-102, DI-103, DI-104, OR DI-105

EX. JUNCTION BOX
EX. TOP EL=14.58
EX. IE=UNKNOWN (72" RCP)
PROPOSED IE=5.25 (PD-101; W)

RBA

REBOL-BATTLE & ASSOCIATES

Civil Engineers and Surveyors

2301 N. W. 11th Avenue, Suite 300
Fort Lauderdale, Florida 33305
Telephone: 850.438.0400 Fax: 850.438.0448
EB 00009857 LB7916

CONCEPTUAL PRICING PLAN

GRADING & DRAINAGE

GARDEN STREET RETAIL CENTER

200 W. Garden St
Pensacola, FL

Branch Properties

No.	DATE	REVISION
1	3/26/2026	REVISED SITE LAYOUT

SEAL

NOT FOR CONSTRUCTION

CHRIS DOMBROSKIE, P.E.

No.73867

Dr. By: CMD

Ck By: JRR

Job No.: 2021.158

Date: 2/11/2026

DRAWING No.

2

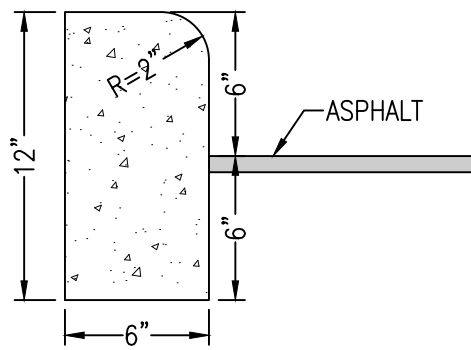
SHEET 2 OF 4

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Page 20 of 47

Table 2 - Recommended Rigid Pavement Sections		
STANDARD DUTY PAVEMENT SECTION (PARKING STALLS, ETC.)		
Minimum Pavement Thickness	Maximum Control Joint Spacing	Recommended Saw-Cut Depth
6 Inches	12 feet x 12 feet	1½ Inches
HEAVY DUTY PAVEMENT SECTION (MAIN ENTRANCE DRIVES, DUMPSTER PADS)		
Minimum Pavement Thickness	Maximum Control Joint Spacing	Recommended Saw-Cut Depth
7 Inches	14 feet x 14 feet	1¾ Inches

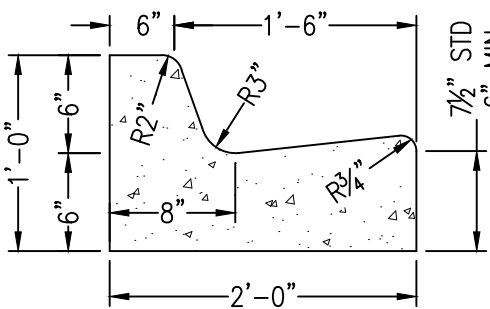
Table 3 - Recommended Flexible Pavement Sections	
STANDARD DUTY PAVEMENT SECTION (PARKING STALLS, ETC.)	
Asphaltic surface course (SuperPave SP-Fine)	1½ inches
FDOT Approved Graded Aggregate Base (GAB) or Crushed Limerock Base	6 inches
Stabilized Subgrade Course (min. LBR 40)	12 inches
HEAVY DUTY PAVEMENT SECTION (DRIVE LANES)	
Asphaltic surface course (SuperPave 9.5 mm)	1 inch
Asphaltic binder course (SuperPave 19 mm)	1½ inches
FDOT Approved Graded Aggregate Base (GAB) or Crushed Limerock Base	8 inches
Stabilized Subgrade Course (min. LBR 40)	12 inches



- NOTES:
1. ALL CURB TO HAVE DUMMY JOINT AT 10' ON CENTER. MIN. DEPTH OF JOINT TO BE 2".
 2. EXPANSION JOINTS ARE TO BE 30' ON CENTER. TYPICAL FOR ALL CURB.

6" RAISED CURB

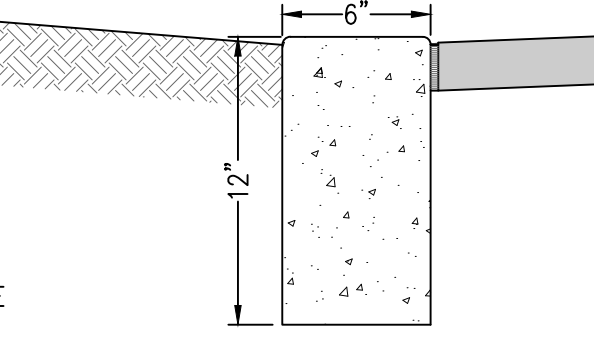
N.T.S.



- NOTES:
1. WHEN USED ON HIGH SIDE OF ROADWAYS, THE CROSS SLOPE OF THE GUTTER SHALL MATCH THE CROSS SLOPE OF THE ADJACENT PAVEMENT AND THE THICKNESS OF THE LIP SHALL BE 6", UNLESS OTHERWISE SHOWN ON PLANS.
 2. ALL CURB TO HAVE DUMMY JOINT AT 10' ON CENTER. MIN. DEPTH OF JOINT TO BE 2".
 3. EXPANSION JOINTS ARE TO BE 30' ON CENTER. TYPICAL FOR ALL CURB.

TYPE 'F' CURB & GUTTER

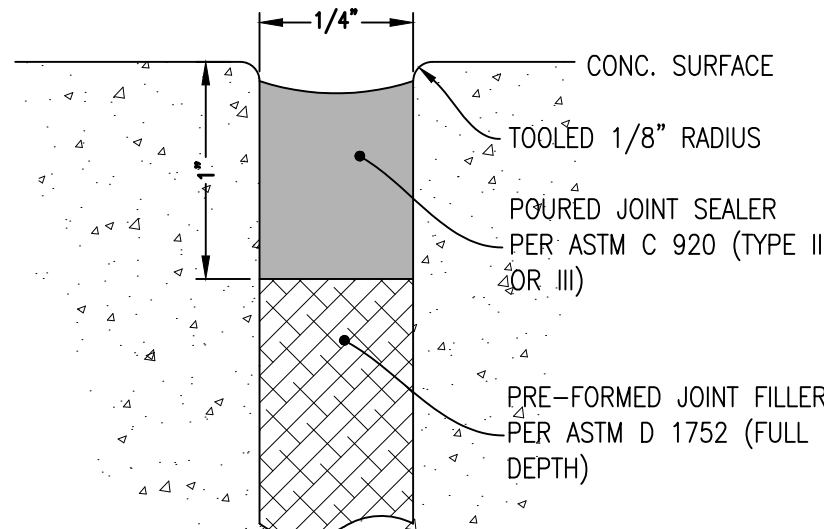
N.T.S.



- NOTES:
1. ALL CURB TO HAVE DUMMY JOINT AT 10' ON CENTER. MIN. DEPTH OF JOINT TO BE 2".
 2. EXPANSION JOINTS ARE TO BE 30' ON CENTER. TYPICAL FOR ALL CURB.

6" RIBBON CURB

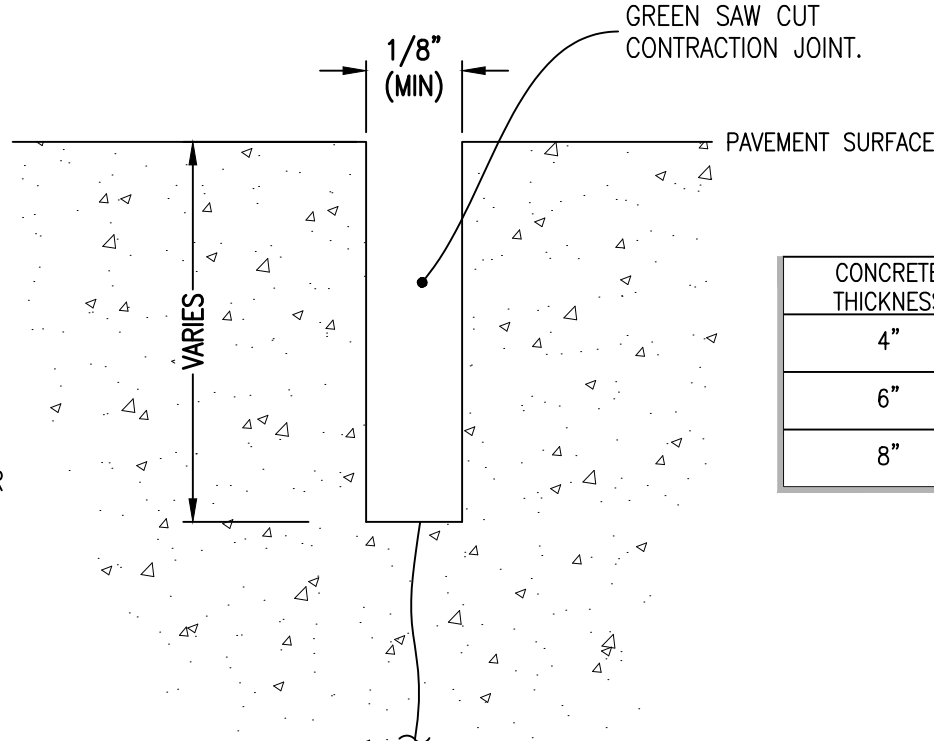
N.T.S.



- NOTES:
1. TOP OF SEALANT SHALL BE 1/4" BELOW TOP OF CONC.
 2. PRIOR TO SEALANT APPLICATION THOROUGHLY CLEAN JOINT.

EXPANSION JOINT DETAIL

N.T.S.

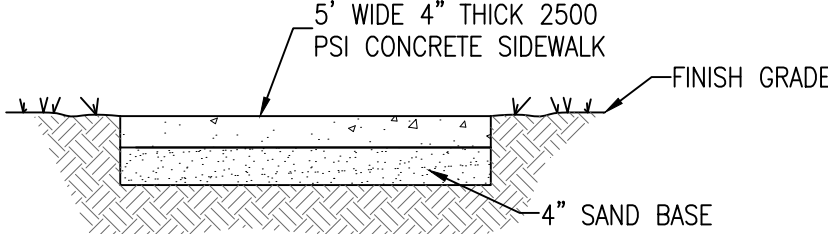


CONCRETE THICKNESS	REQUIRED DEPTH OF JOINT
4"	1"
6"	1.5"
8"	2"

CONTRACTION JOINT DETAIL

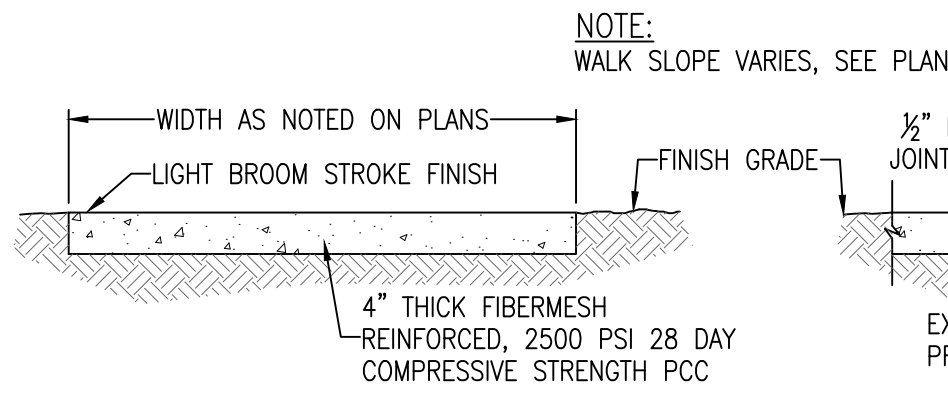
N.T.S.

DRIVEWAY NOTE:
AT DRIVEWAYS, A MINIMUM THICKNESS OF SIX INCHES (6"), OR FOUR INCHES (4") WITH WOVEN WIRE FABRIC REINFORCEMENT, SHALL BE REQUIRED.



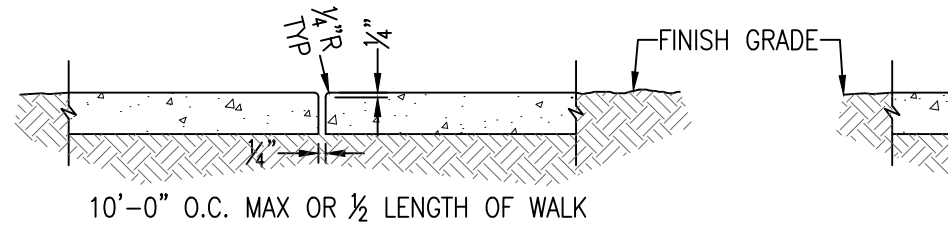
SIDEWALK DETAIL

N.T.S.



WALK SECTION

EXPANSION JOINT



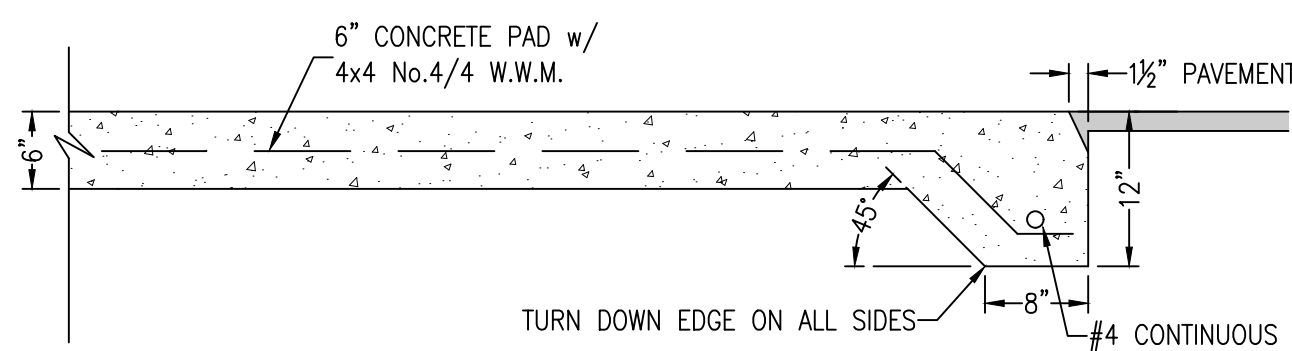
CONSTRUCTION JOINT

DUMMY GROOVE



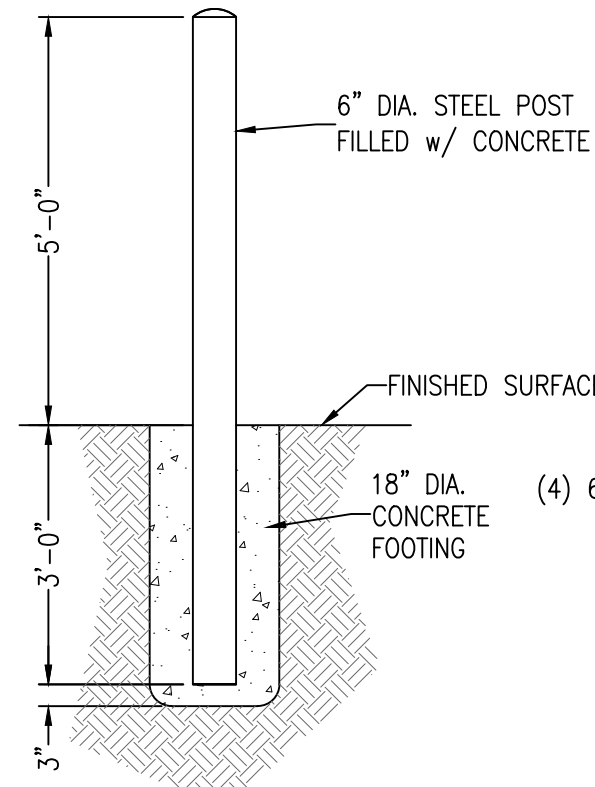
SIDEWALK JOINT DETAILS

N.T.S.



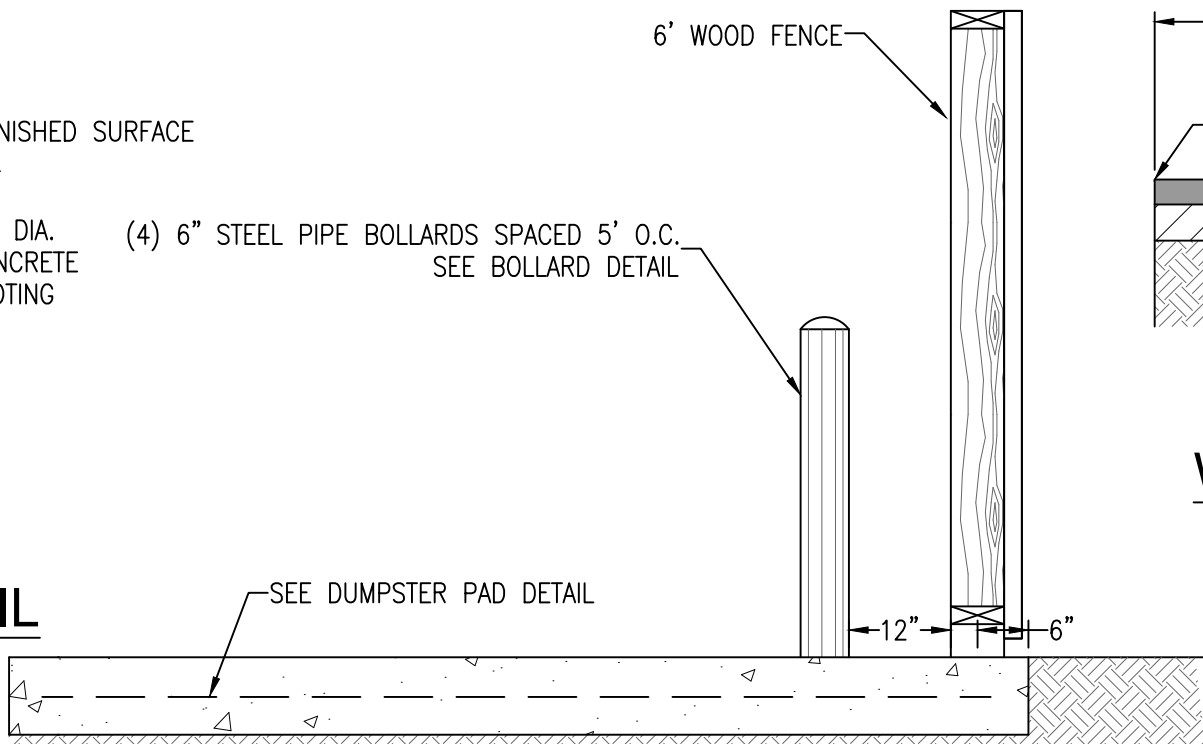
DUMPSTER PAD DETAIL

N.T.S.

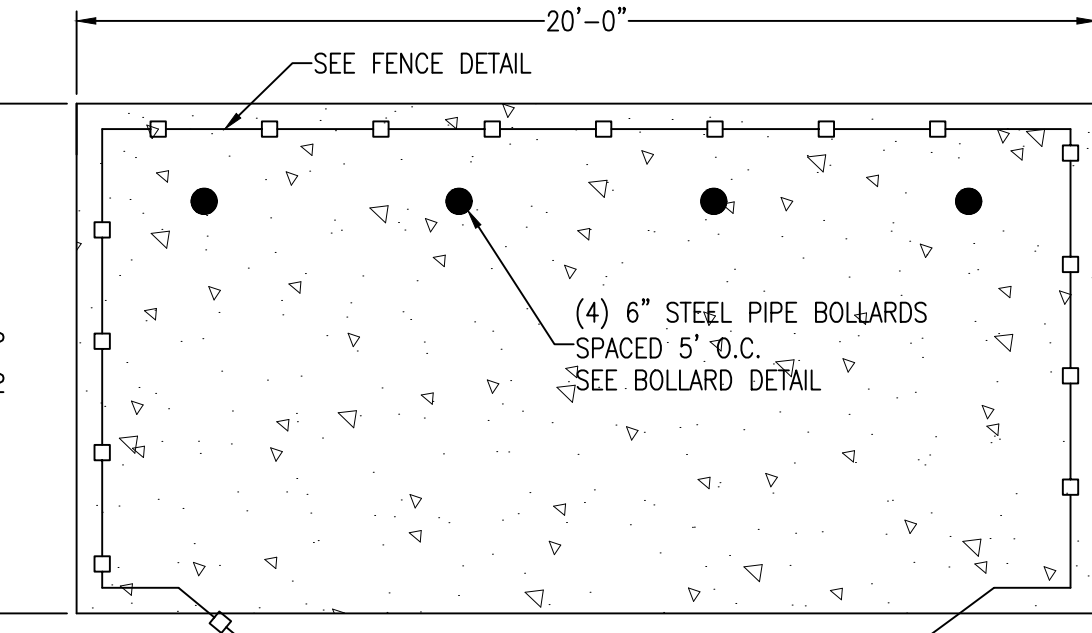


BOLLARD DETAIL

N.T.S.



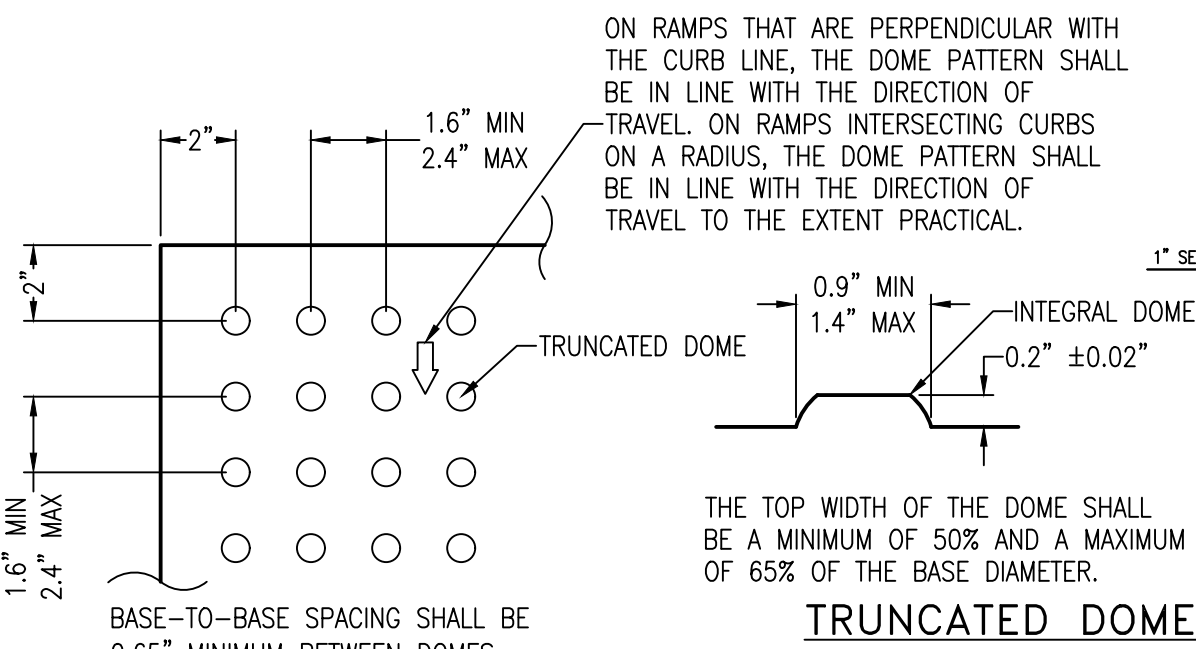
DUMPSTER PAD SECTION



DUMPSTER PAD PLAN VIEW

DUMPSTER ENCLOSURE DETAIL

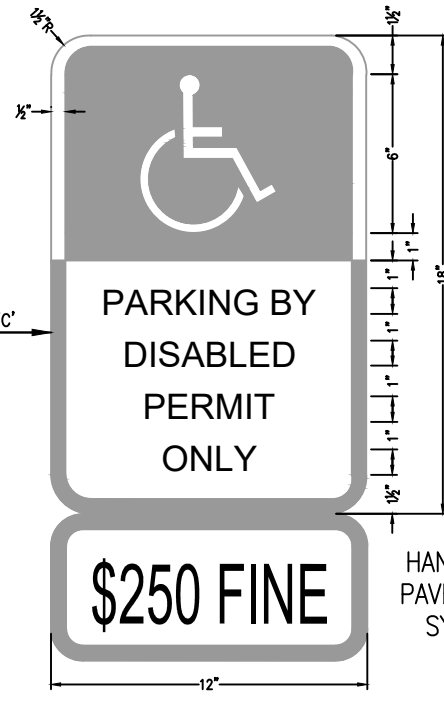
N.T.S.



- NOTES:
1. ALL SIDEWALKS THAT DIRECT PEDESTRIAN TRAFFIC INTO VEHICULAR-USE AREAS SHALL HAVE DETECTABLE WARNING SURFACES THAT EXTEND THE FULL WIDTH OF THE RAMP OR LANDING, TO A MINIMUM DEPTH OF 2 FEET MEASURED PERPENDICULAR TO THE CURB LINE AND NO GREATER THAN 5 FEET FROM THE BACK OF CURB OR EDGE OF PAVEMENT.
 2. USE DETECTABLE WARNINGS PROVIDING A LIGHT-ON-DARK OR DARK-ON-LIGHT COLOR CONTRAST WITH ADJOINING SURFACES THAT MEET A 70% CONTRAST RATIO AS DESCRIBED IN ADAAG APPENDIX SECTION A4.29.2. ACCEPTABLE COLORS INCLUDE: BLACK, BROWN, BRICK-RED, GREEN AND SAFETY YELLOW (US-ANSI Z535.1-1991, 6.3; INTERNATIONAL-ISO 3864-1984(3)) AS DESCRIBED IN THE DRAWINGS OR AS APPROVED BY THE ENGINEER. THE COLOR MUST BE INTEGRAL WITH AND CONSISTENT THROUGHOUT THE MATERIAL. DO NOT USE THE COLOR BLUE.

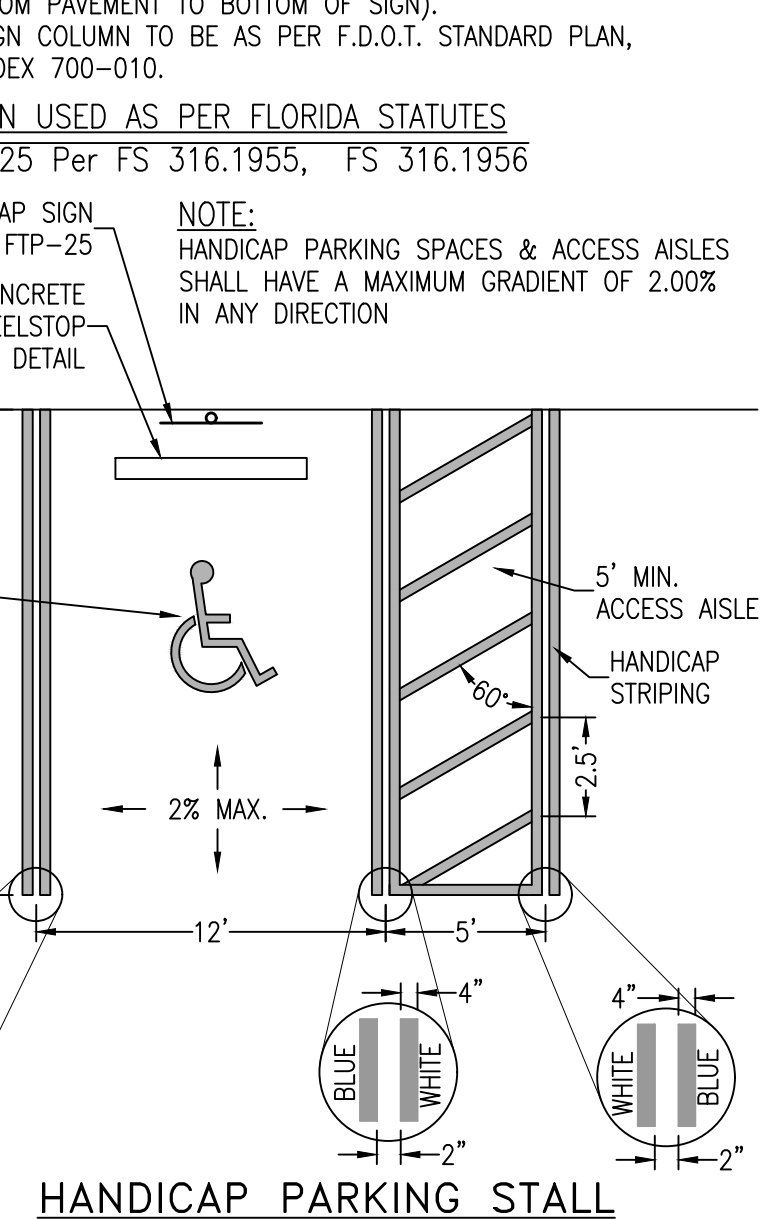
DETECTABLE WARNING MAT DETAIL

N.T.S.



HANDICAP PAVEMENT SYMBOL

HANDICAP PARKING STALL DETAILS



N.T.S.

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CONCEPTUAL PRICING PLAN
SITE CONSTRUCTION DETAILS

GARDEN STREET RETAIL CENTER
200 W. Garden St
Pensacola, FL
Branch Properties

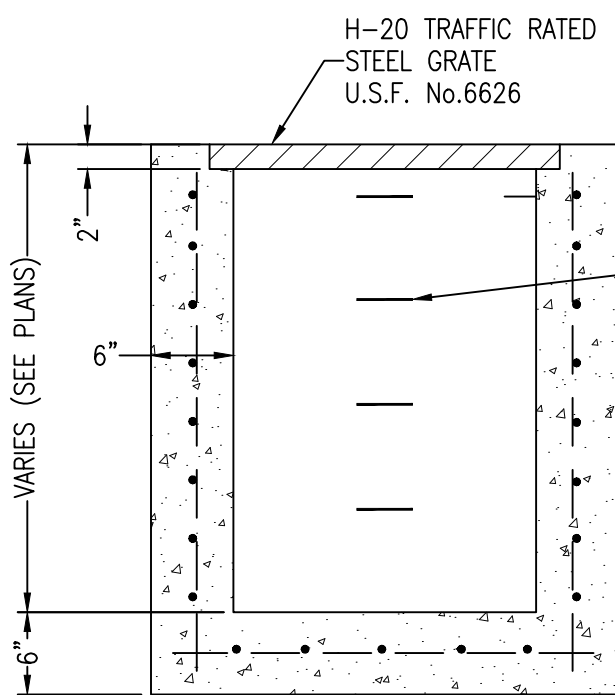
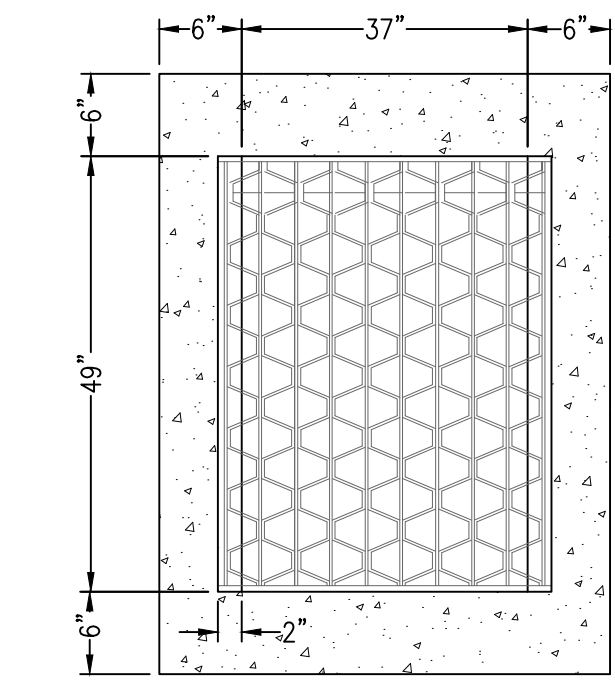
REVISION	
No.	DATE

SEAL
NOT FOR CONSTRUCTION

CHRIS DOMBROSKIE, P.E.
No.73867

Dr. By: CMD
Ck By: JRR
Job No.: 2021.158
Date: 2/11/2026

DRAWING No.
3
SHEET 3 OF 4

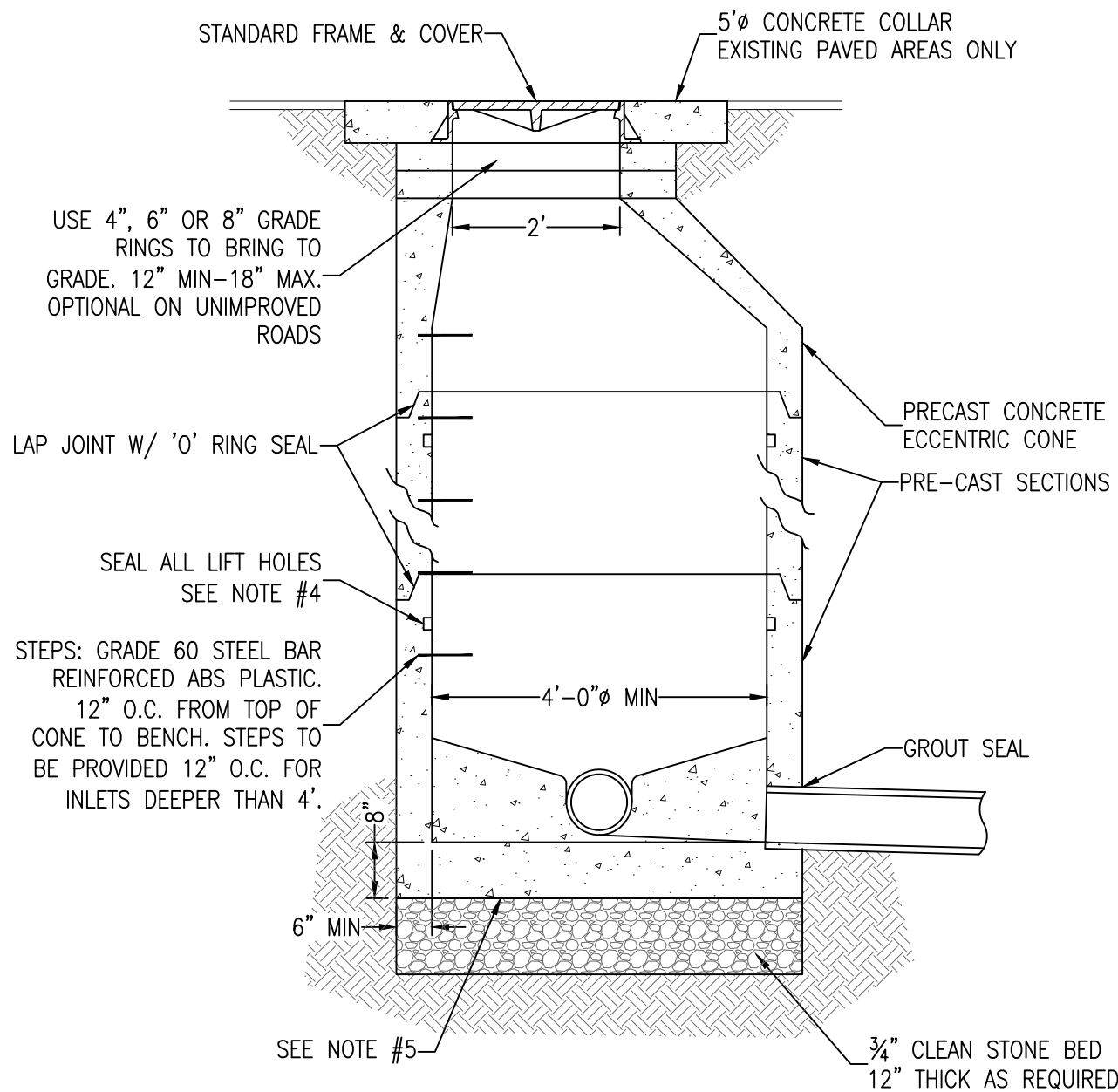


STEPS: GRADE 60 STEEL BAR REINFORCED ABS PLASTIC. STEPS TO BE PROVIDED 12" O.C. FOR INLETS DEEPER THAN 4'.

FDOT TYPE 'D' INLET

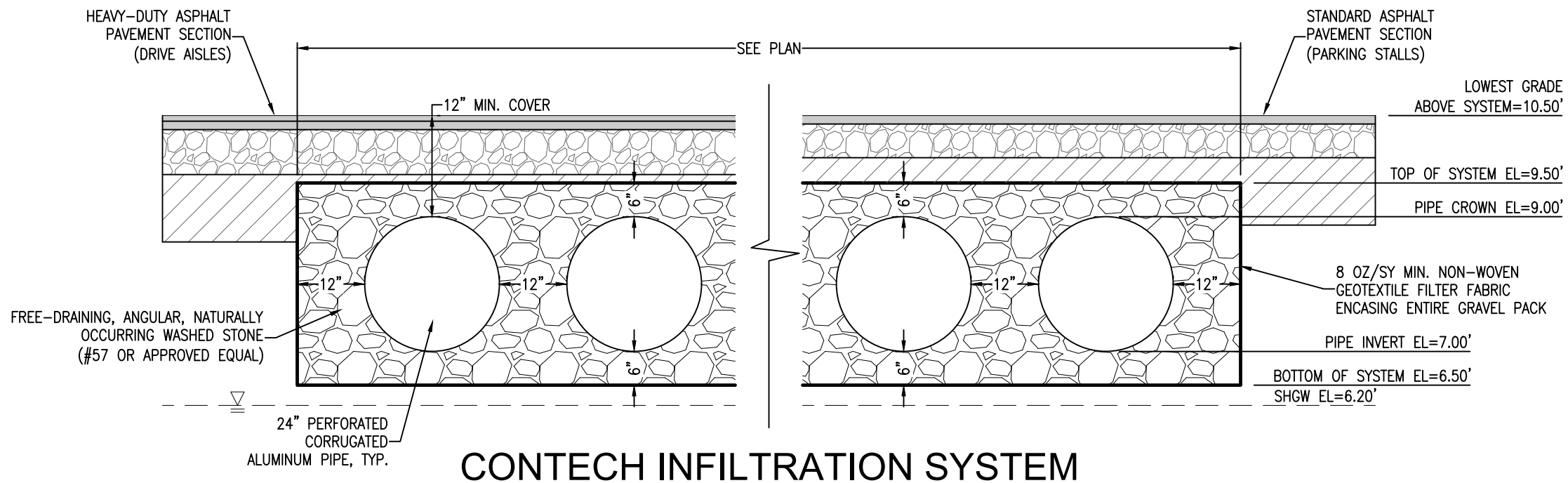
N.T.S.

- NOTES:
1. MANHOLE SHALL CONFORM TO A.S.T.M. C 478 SPECIFICATIONS WITH 4000 PSI CONCRETE.
 2. DIAMETER OF OPENING FOR PIPE SHALL BE 1" LARGER DIAMETER THAN BELL OF THE PIPE BEING USED.
 3. JOINTING COMPOUND SHALL BE RAM NECK, TYPE 1, ROPE FORM PLASTIC GASKET OR EQUAL.
 4. ALL PATCHING TO BE DONE WITH HYDRAULIC CEMENT. NO MORTAR REPAIRS PERMITTED.
 5. CONCRETE TO BE 2500 P.S.I., REINFORCING STEEL TO BE A.S.T.M. A 615 GRADE 60 OR PROVIDE PRE-CAST MANHOLE BASE SECTION IN CONFORMANCE WITH ASTMA C-478.
 6. CAST IN PLACE MANHOLE MAY BE ALLOWED IN PRE-APPROVED LOCATIONS.



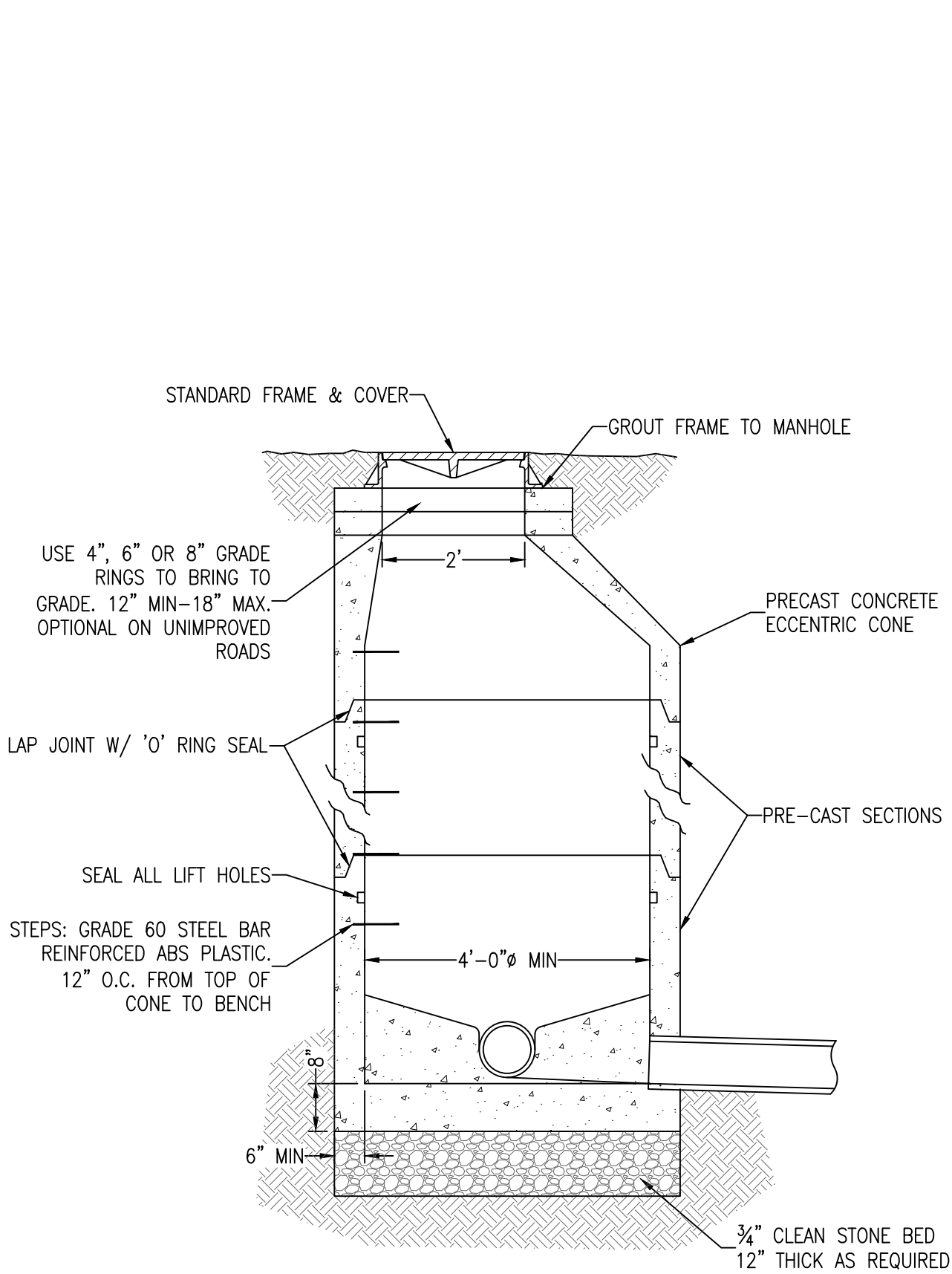
STORMWATER MANHOLE DETAIL

N.T.S.



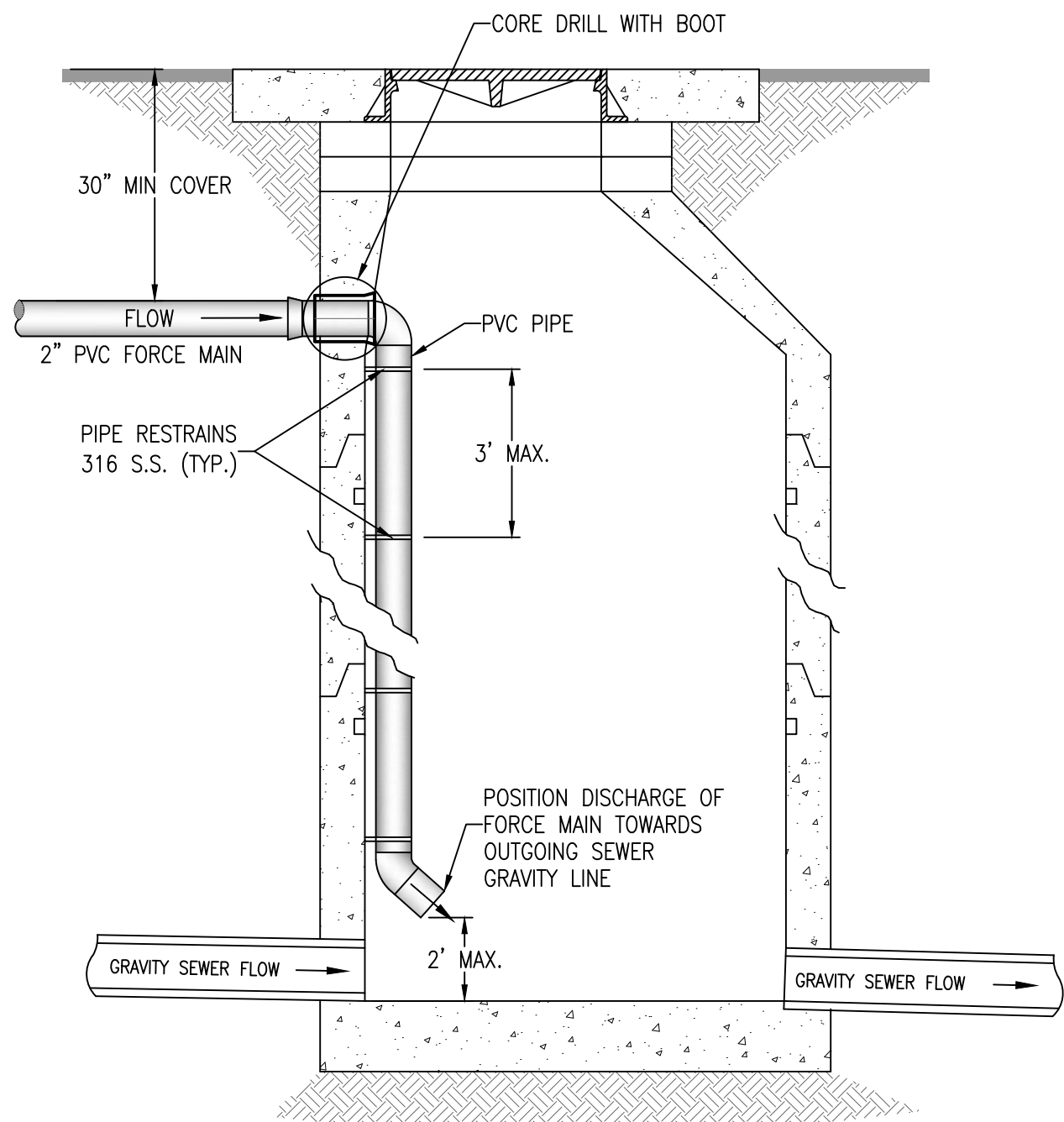
CONTECH INFILTRATION SYSTEM
TYPICAL CROSS SECTION

N.T.S.



SANITARY SEWER MANHOLE DETAIL

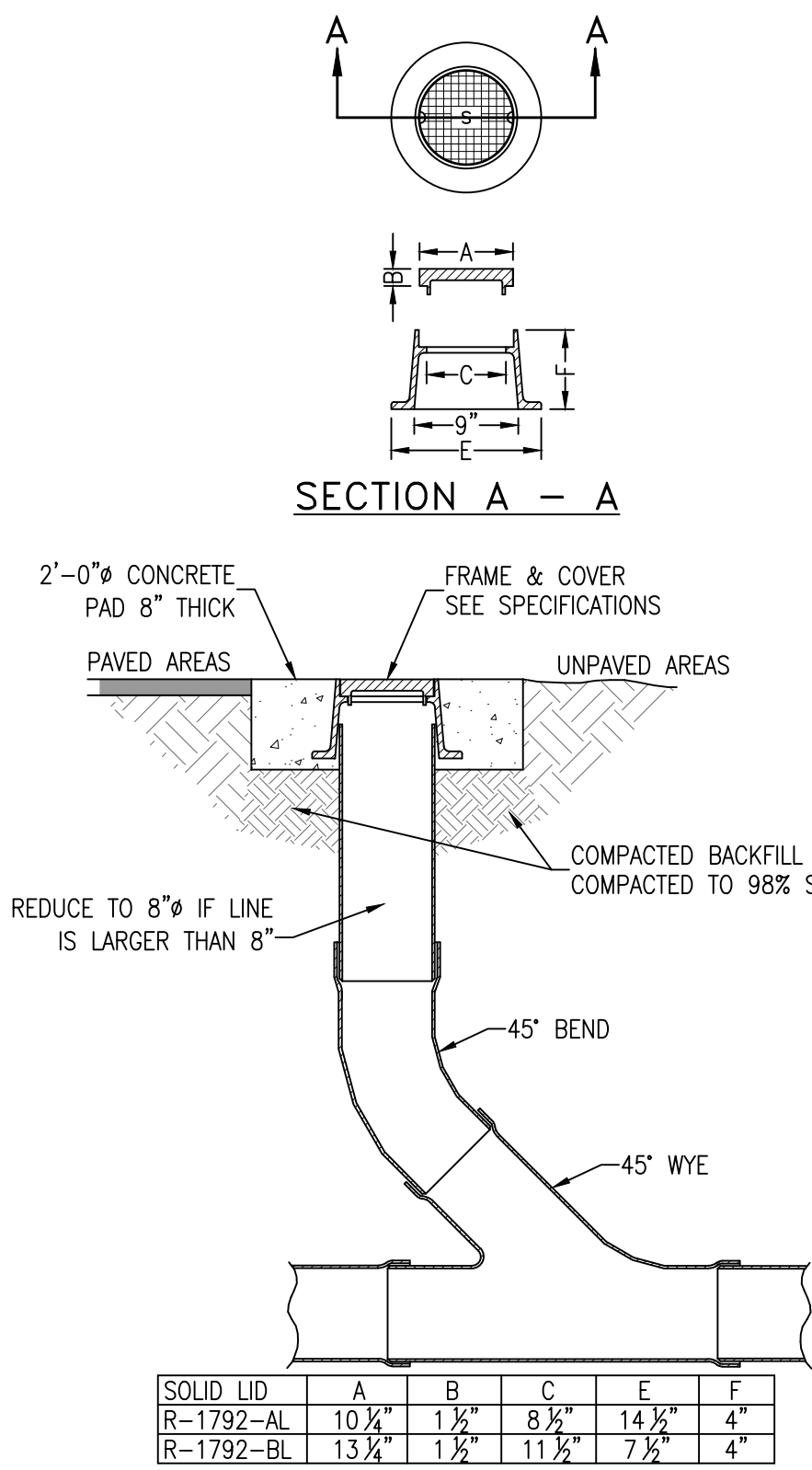
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FORCE MAIN CONNECTION DETAIL

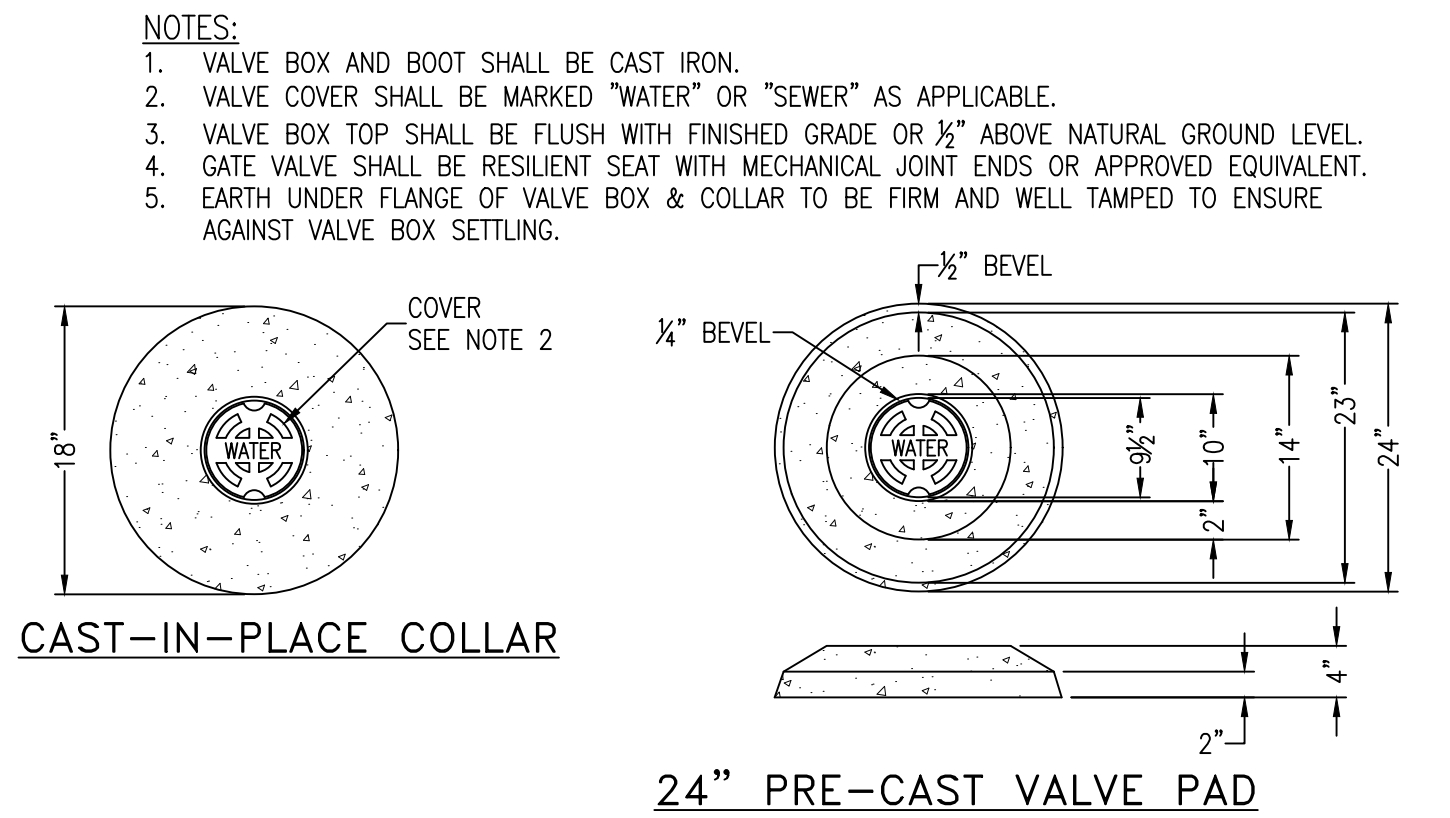
N.T.S.

- NOTES:
1. THIS DETAIL APPLIES TO FORCE MAINS UP TO 4" IN DIAMETER. FORCE MAINS GREATER THAN 4" SHALL USE AN OUTSIDE DROP CONNECTION.
 2. PIPE GLUE FITTINGS/JOINTS REQUIRED IN MANHOLE ALONG WITH A MINIMUM OF THREE (3) S.S. SCREWS IN EVERY FITTING.
 3. SPRAY-APPLY CEMENT-BASED OR CEMENT/EPOXY COMPOSITE MATERIAL TO WALLS, INVERTS, AND BENCHES OF THE EXISTING SANITARY SEWER MANHOLE, IN ACCORDANCE WITH MANUFACTURER'S RECOMMENDATIONS (CEMTEC SILATEC CAM, PERMAFORM CR-9000, QUADEX ALUMINALINER, SEWPERCOAT 2000 HS REGULAR, STRONG-SEAL HIGH PERFORMANCE MIX, OR APPROVED EQUAL).



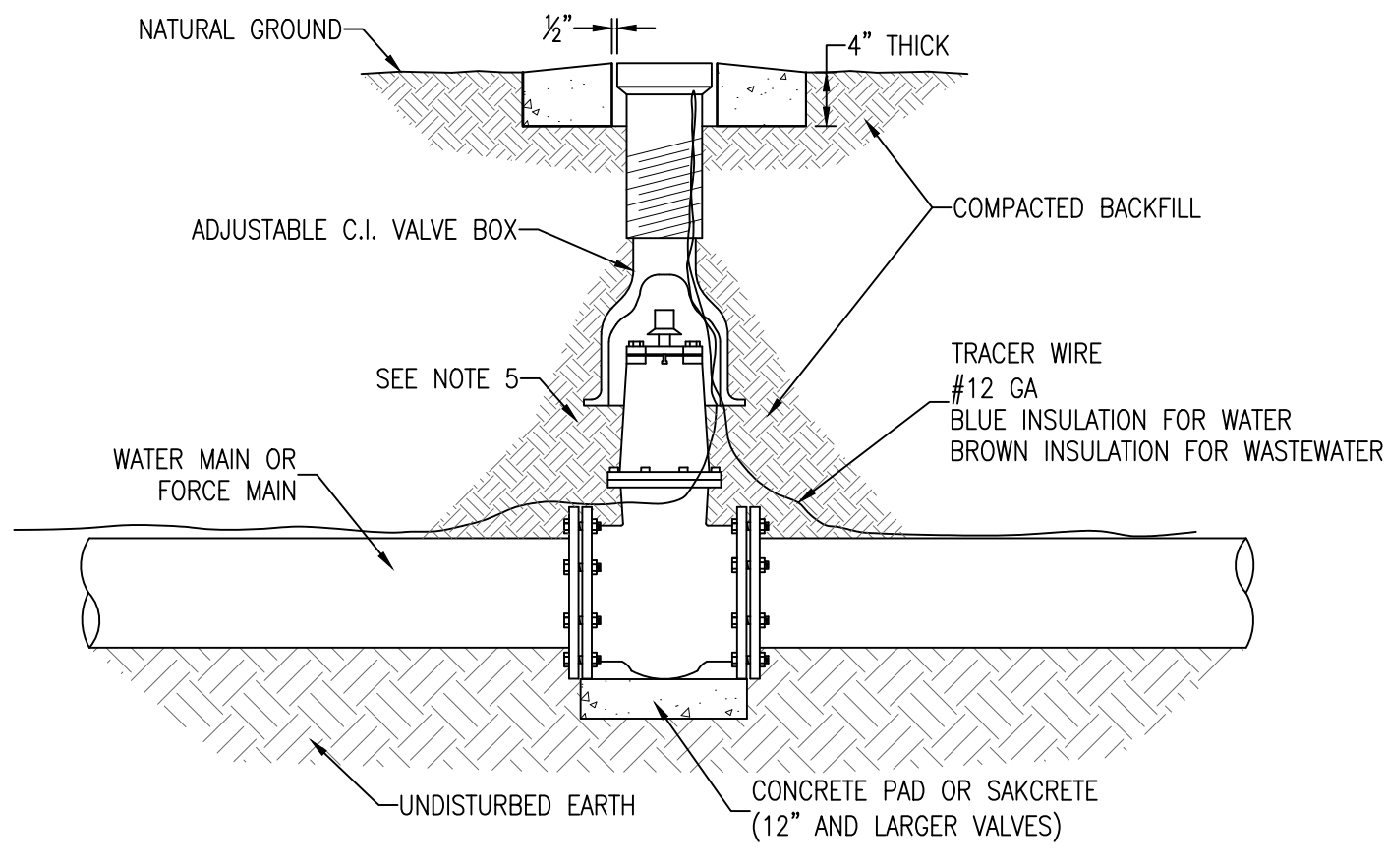
CLEANOUT DETAIL

N.T.S.



TYPICAL VALVE & BOX INSTALLATION

N.T.S.

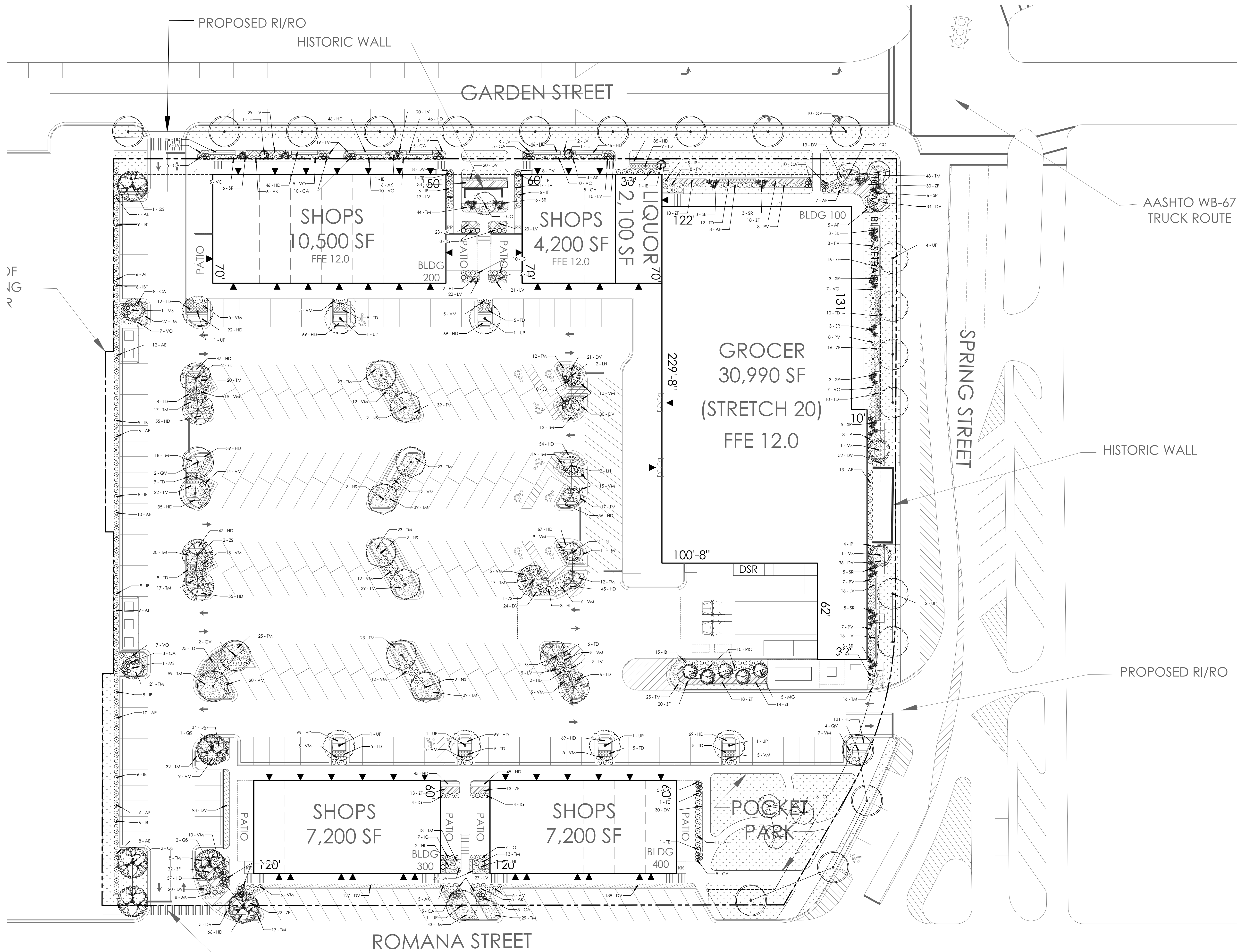


REVISION		DATE	
No.			

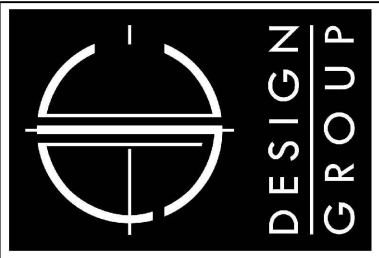
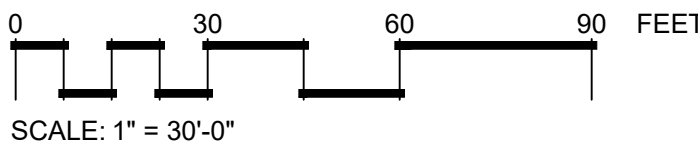
SEAL	
NOT FOR CONSTRUCTION	
CHRIS DOMBROSKIE, P.E. No.73867	

Dr. By: CMD
Ck By: JRR
Job No.: 2021.158
Date: 2/11/2026

DRAWING No.
4
SHEET 4 OF 4



PLANT KEY		
SYMBOL	CODE	COMMON NAME
EVERGREEN TREES		
	IE	Eagleston Holly
	TE	Emerald Arborvitae
	MS	Sweetbay Magnolia
UNDERSTORY TREES		
	CC	Eastern Redbud
	LN	Natchez Crape Myrtle
LARGE TREES		
	UP	Drake Elm
	ZS	Japanese Zelkova
	QS	Shumard Oak
	QV	Southern Live Oak
	MG	Southern Magnolia
	NS	Tupelo
SHRUBS		
	IB	Dwarf Burford Holly
	AE	Edward Goucher Abelia
	IP	Florida Anise
	AF	Formosa Indica Azalea
	RIC	Indian Hawthorn
	AK	Kaleidoscope Glossy Abelia
	CA	Karl Foerster Feather Reed Grass
	HL	Little Lime Hydrangea
	VM	Mrs. Schillers Delight Viburnum
	SB	Sand Cordgrass
	SR	Saw Palmetto
	IG	Shamrock Inkberry Holly
	VO	Sweet Viburnum
	PV	Variegated Japanese Pittosporum
SHRUB AREAS		
	ZF	Coontie Palm
	TD	Dwarf Fakahatchee Grass
GROUND COVERS		
	HD	Dune Sunflower
	TM	Minima Asiatic Jasmine
	SS	St. Augustine Grass
	DV	Variegated Flax Lily
	LV	Variegated Lilyturf



A/C
DESIGN
GROUP
770.330.0814
1991 WOODLAND WAY
DUNWOODY, GA
30033

STAMP



BRANCH
PROPERTIES, LLC
3540 PEACHTREE ROAD, SUITE 2775
ATLANTA, GA 30326
(404) 832-8900

OWNER

GARDEN STREET RETAIL
PENSACOLA, FLORIDA

200 W. GARDEN STREET
PENSACOLA, FLORIDA

PROJECT

NO. DATE:		ISSUE DESCRIPTION
	03/26/26	ARB SUBMISSION

LANDSCAPE
PLAN

SHEET NO:

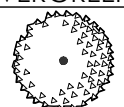
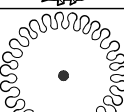
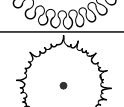
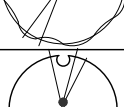
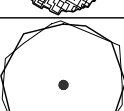
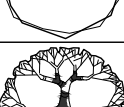
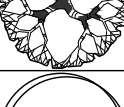
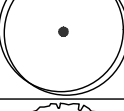
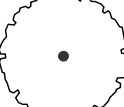
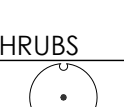
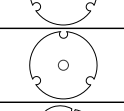
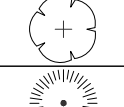
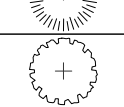
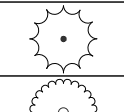
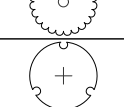
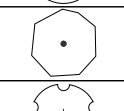
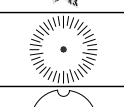
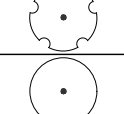
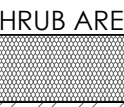
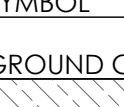
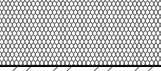
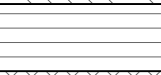
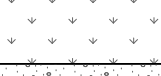
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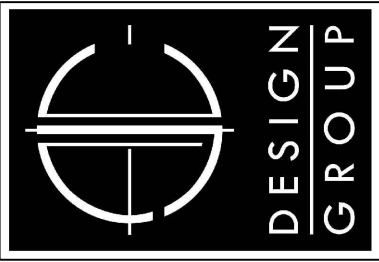
26-0201

PROJECT
NUMBER:

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2. CONTRACTOR SHALL NOTIFY ALL NECESSARY UTILITY COMPANIES 48 HOURS MINIMUM PRIOR TO DIGGING FOR VERIFICATION OF ALL UNDERGROUND UTILITIES, IRRIGATION AND ALL OTHER OBSTRUCTIONS AND COORDINATE WITH OWNER'S REPRESENTATIVE PRIOR TO INITIATING OPERATIONS. DRAWINGS ARE PREPARED ACCORDING TO THE BEST INFORMATION AVAILABLE AT THE TIME OF PREPARING THESE DOCUMENTS.
3. CONTRACTOR SHALL FAMILIARIZE HIMSELF/HERSELF WITH EXISTING SITE CONDITIONS PRIOR TO INITIATING PLANTING. ALL EXISTING SITE FURNISHINGS, PAVING, LANDSCAPE AND OTHER ELEMENTS TO REMAIN SHALL BE PROTECTED FROM ANY DAMAGE UNLESS OTHERWISE NOTED.
4. UNLESS OTHERWISE NOTED, THE LIMITS OF CONSTRUCTION ARE THE CLEARING LIMITS NOTED ON THE DRAWINGS. (REFER TO CIVIL ENGINEERING DRAWINGS).
5. REPORT ANY DISCREPANCIES BETWEEN THE CONSTRUCTION DRAWINGS AND FIELD CONDITIONS TO THE OWNER'S REPRESENTATIVE IMMEDIATELY.
6. LANDSCAPE CONTRACTOR SHALL COORDINATE ALL WORK WITH RELATED CONTRACTORS AND WITH THE GENERAL CONSTRUCTION OF THE PROJECT IN ORDER NOT TO IMPEDE THE PROGRESS OF THE WORK OF OTHERS OR THE CONTRACTOR'S OWN WORK.
7. CONTRACTOR SHALL BE RESPONSIBLE TO REMOVE EXISTING GROUND COVER FOR ALL PLANTING BEDS AS SPECIFIED PRIOR TO PLANTING INSTALLATION. CONTRACTOR SHALL BE RESPONSIBLE TO REPLACE ALL PORTIONS OF EXISTING LAWN AREAS DAMAGED WHILE COMPLETING PLANTING INSTALLATION WITH THE SAME GRASS SPECIES TO THE SATISFACTION OF THE OWNER'S REPRESENTATIVE.
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9. ALL PLANT MATERIAL SHALL BE IN FULL AND STRICT ACCORDANCE WITH THE "AMERICAN STANDARD FOR NURSERY STOCK" AS PUBLISHED BY THE AMERICAN ASSOCIATION OF NURSERYMEN (AAN) AND THE PROJECT MANUAL AND SPECIFICATIONS. PLANT MATERIALS SHALL EXCEED IN SOME INSTANCES SOME SPECIFICATIONS IF NECESSARY TO MEET THE MINIMUM REQUIREMENTS OF OTHERS.
10. ALL PLANT MATERIAL SHALL BE IN FULL AND STRICT ACCORDANCE WITH THE FLORIDA GRADES AND STANDARDS FOR NURSERY PLANTS AS PUBLISHED BY THE STATE OF FLORIDA DEPARTMENT OF AGRICULTURE. ALL PLANT MATERIAL SHALL MEET FLORIDA #1 OR BETTER.
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14. ANY TREES WITH A TRUNK FORMED "V" SHAPE CROTCH WILL BE REJECTED.
15. EROSION CONTROL FABRIC SHALL BE INSTALLED IN ALL SHRUB AND GROUND COVER PLANTING AREAS AS PER SPECIFICATIONS FOR ALL SLOPES THAT EXCEED 3:1 . SEE GRADING PLANS FOR LOCATION OF SLOPES GREATER THAN 3:1 AND ADJACENT TO ANY WETLAND AREAS.
16. TYPICALLY, SHRUB AND GROUND COVER PLANTINGS ARE SHOWN AS MASS PLANTING BEDS. PLANTS SHALL BE PLACED ON A TRIANGULAR SPACING CONFIGURATION (STAGGERED SPACING). PLANT CENTER TO CENTER DIMENSIONS (O.C.) ARE LISTED UNDER "SPACING" ON THE PLANT LIST.
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18. LANDSCAPE CONTRACTOR SHALL FIELD ADJUST LOCATION OF PLANT MATERIAL AS NECESSARY TO AVOID DAMAGE TO ALL EXISTING UNDERGROUND UTILITIES AND/OR EXISTING ABOVE GROUND ELEMENTS. ALL CHANGES REQUIRED SHALL BE COMPLETED AT THE CONTRACTOR'S EXPENSE AND SHALL BE COORDINATED WITH THE OWNER'S REPRESENTATIVE AND THE LANDSCAPE ARCHITECT.
19. CONTRACTOR SHALL MULCH ALL NEW PLANT MATERIAL THROUGHOUT AND COMPLETELY TO DEPTH OF 3" UTILIZING HARDWOOD MULCH UNLESS OTHERWISE SPECIFIED.
20. ANY SUBSTITUTIONS IN SIZE AND/OR PLANT MATERIAL MUST BE APPROVED BY LANDSCAPE ARCHITECT AND/OR OWNER'S REPRESENTATIVE BEFORE PLANTING CAN BEGIN.
21. CONTRACTOR SHALL REFER TO THE LANDSCAPE PLANTING DETAILS, PLANT LIST, GENERAL NOTES AND THE PROJECT MANUAL (IF AVAILABLE) AND SPECIFICATIONS FOR FURTHER AND COMPLETE LANDSCAPE PLANTING INSTRUCTIONS.
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23. LANDSCAPE CONTRACTOR SHALL CLEAN THE WORK AREAS AT THE END OF EACH WORKING DAY. RUBBISH AND DEBRIS SHALL BE COLLECTED AND DEPOSITED OFF-SITE DAILY. ALL MATERIALS, PRODUCTS AND EQUIPMENT SHALL BE STORED IN AN ORGANIZED FASHION AS DIRECTED BY THE OWNER'S REPRESENTATIVE.
24. LANDSCAPE CONTRACTOR SHALL BE RESPONSIBLE FOR FINE GRADING OF ALL AREAS INCLUDING CREATING POSITIVE DRAINAGE AWAY FROM BUILDINGS.
25. LANDSCAPE CONTRACTOR SHALL RE-GRADE ALL AREAS DISTURBED BY PLANT REMOVAL, RELOCATION AND/OR INSTALLATION WORK. LANDSCAPE CONTRACTOR SHALL REPLACE (BY EQUAL SIZE AND QUALITY) ANY AND ALL EXISTING PLANT MATERIAL DISTURBED OR DAMAGED BY PLANT REMOVAL, RELOCATION AND/OR INSTALLATION.
26. CONTRACTORS SHALL COMPLY WITH ALL NPDES REQUIREMENTS.

PLANT SCHEDULE								
SYMBOL	CODE	BOTANICAL / COMMON NAME	CAL	SIZE	CONT		QTY	REMARKS
EVERGREEN TREES								
	IE	Ilex x attenuata 'Eagleston' / Eagleston Holly	2" Cal.	6' Min. Height	B&B		4	4' C.T.; NURSERY GROWN: FULL AND HEALTHY; WELL BRANCHED; MATCHED
	MS	Magnolia virginiana / Sweetbay Magnolia	2" Cal.				4	
	TE	Thuja occidentalis 'Emerald' / Emerald Arborvitae	-	6' Min. Height	B&B		4	NURSERY GROWN: FULL AND HEALTHY; SYMMETRICAL AND WELL BRANCHED; MATCHED
UNDERSTORY TREES								
	CC	Cercis canadensis / Eastern Redbud	2" Cal.	8' Min Height			7	NURSERY GROWN: FULL AND HEALTHY; WELL BRANCHED; MATCHED
	LN	Lagerstroemia indica x fauriei 'Natchez' / Natchez Crape Myrtle	2" Cal.	10' Min Height	B&B		6	5' C.T.; MULTI-TRUNK: 3 CANES MIN.; 2" EA CANE MIN.; FULL AND HEALTHY; WELL BRANCHED; MATCHED
LARGE TREES								
	MG	Magnolia grandiflora / Southern Magnolia	2" Cal.	8' Min Height			5	NURSERY GROWN: FULL AND HEALTHY; WELL BRANCHED AND SYMMETRICAL; MATCHED
	NS	Nyssa sylvatica / Tupelo	3" Cal.	10' Min Height			8	NURSERY GROWN: FULL AND HEALTHY; WELL BRANCHED; MATCHED
	QS	Quercus shumardii / Shumard Oak	2" Cal.	10' Min Height			6	NURSERY GROWN: FULL AND HEALTHY; WELL BRANCHED; MATCHED
	QV	Quercus virginiana / Southern Live Oak	2" Cal.	10' Min Height			18	NURSERY GROWN: FULL AND HEALTHY; WELL BRANCHED; MATCHED
	UP	Ulmus parvifolia 'Drake' / Drake Elm	2" Cal.	10' Min Height			14	NURSERY GROWN: FULL AND HEALTHY; WELL BRANCHED; MATCHED
	ZS	Zelkova serrata / Japanese Zelkova	2" Cal.	10' Min Height	B&B		7	5' C.T.; FULL AND HEALTHY; WELL BRANCHED; MATCHED
SYMBOL	CODE	BOTANICAL / COMMON NAME	CONT	SIZE	NATIVE		QTY	REMARKS
SHRUBS								
	AE	Abelia x 'Edward Goucher' / Edward Goucher Abelia	3 Gal.		Native		64	NURSERY GROWN: FULL AND HEALTHY; MATCHED
	AK	Abelia x grandiflora 'Kaleidoscope' / Kaleidoscope Glossy Abelia	3 Gal.		Native		33	NURSERY GROWN: FULL AND HEALTHY; MATCHED
	AF	Azalea indica 'Formosa' / Formosa Indica Azalea	3 Gal.	18" Min. Ht.			65	NURSERY GROWN: FULL AND HEALTHY; MATCHED
	CA	Calamagrostis x acutiflora 'Karl Foerster' / Karl Foerster Feather Reed Grass	1 Gal.				95	NURSERY GROWN: FULL AND HEALTHY; MATCHED
	HL	Hydrangea paniculata 'Little Lime' / Little Lime Hydrangea	3 Gal.				13	NURSERY GROWN: FULL AND HEALTHY; MATCHED
	IB	Ilex cornuta 'Burfordii Nano' / Dwarf Burford Holly	3 Gal.	18" Min. Ht.			78	NURSERY GROWN: FULL AND HEALTHY; MATCHED
	IG	Ilex glabra 'Shamrock' / Shamrock Inkberry Holly	3 Gal.				40	NURSERY GROWN: FULL AND HEALTHY; MATCHED
	IP	Illicium parviflorum / Florida Anise	3 Gal.				29	NURSERY GROWN: FULL AND HEALTHY; MATCHED
	PV	Pittosporum tobira 'Variegata' / Variegated Japanese Pittosporum	3 Gal.				46	NURSERY GROWN: FULL AND HEALTHY; MATCHED
	RIC	Rhampholepis indica / Indian Hawthorn	3 Gal.	18" Min. Ht.			10	NURSERY GROWN: FULL AND HEALTHY; MATCHED
	SR	Serenoa repens / Saw Palmetto	10 Gal.				54	NURSERY GROWN: FULL AND HEALTHY; MATCHED
	SB	Spartina bakeri / Sand Cordgrass	1 Gal.				10	NURSERY GROWN: FULL AND HEALTHY
	VM	Viburnum obovatum 'Mrs. Schillers Delight' / Mrs. Schillers Delight Viburnum	3 Gal.		Native		240	NURSERY GROWN: FULL AND HEALTHY; MATCHED
	VO	Viburnum odoratissimum / Sweet Viburnum	24" x 24"				58	NURSERY GROWN: FULL AND HEALTHY; MATCHED
SYMBOL	CODE	BOTANICAL / COMMON NAME	CONT	NATIVE		SPACING	QTY	REMARKS
SHRUB AREAS								
	TD	Tripsacum dactyloides nana / Dwarf Fakahatchee Grass	1 Gal.			30" o.c.	145	NURSERY GROWN: FULL AND HEALTHY; MATCHED
	ZF	Zamia floridana / Coontie Palm	3 gal.			24" o.c.	263	NURSERY GROWN: FULL AND HEALTHY; MATCHED
SYMBOL	CODE	BOTANICAL / COMMON NAME	CONT	PLUG	NATIVE	SPACING	QTY	REMARKS
GROUND COVERS								
	DV	Dianella caerulea 'Variegata' / Variegated Flax Lily	1 GAL. FULL POT			18" o.c.	735	NURSERY GROWN: FULL AND HEALTHY
	HD	Helianthus debilis / Dune Sunflower	4" POT			12" o.c.	1,711	NURSERY GROWN: FULL AND HEALTHY; MATCHED
	LV	Liriope muscari 'Variegata' / Variegated Lilyturf	1 GAL. FULL POT			18" o.c.	318	NURSERY GROWN: FULL AND HEALTHY
	SS	Stenotaphrum secundatum / St. Augustine Grass	-				19,480 sf	
	TM	Trachelospermum asiaticum 'Minima' / Minima Asiatic Jasmine	1 GAL. FULL POT			24" o.c.	926	NURSERY GROWN: FULL AND HEALTHY



AJC
DESIGN
GROUP
770.330.0814
1991 WOODLAND WAY
DUNWOODY, GA
30030

STAMP

OWNER



GARDEN STREET RETAIL
PENSACOLA, FLORIDA

200 W. GARDEN STREET
PENSACOLA, FLORIDA

PROJECT

ISSUE SCHEDULE

NO.	DATE	ISSUE DESCRIPTION
1	03/26/26	ARB SUBMISSION

SHEET NAME:
PLANTING
SCHEDULE

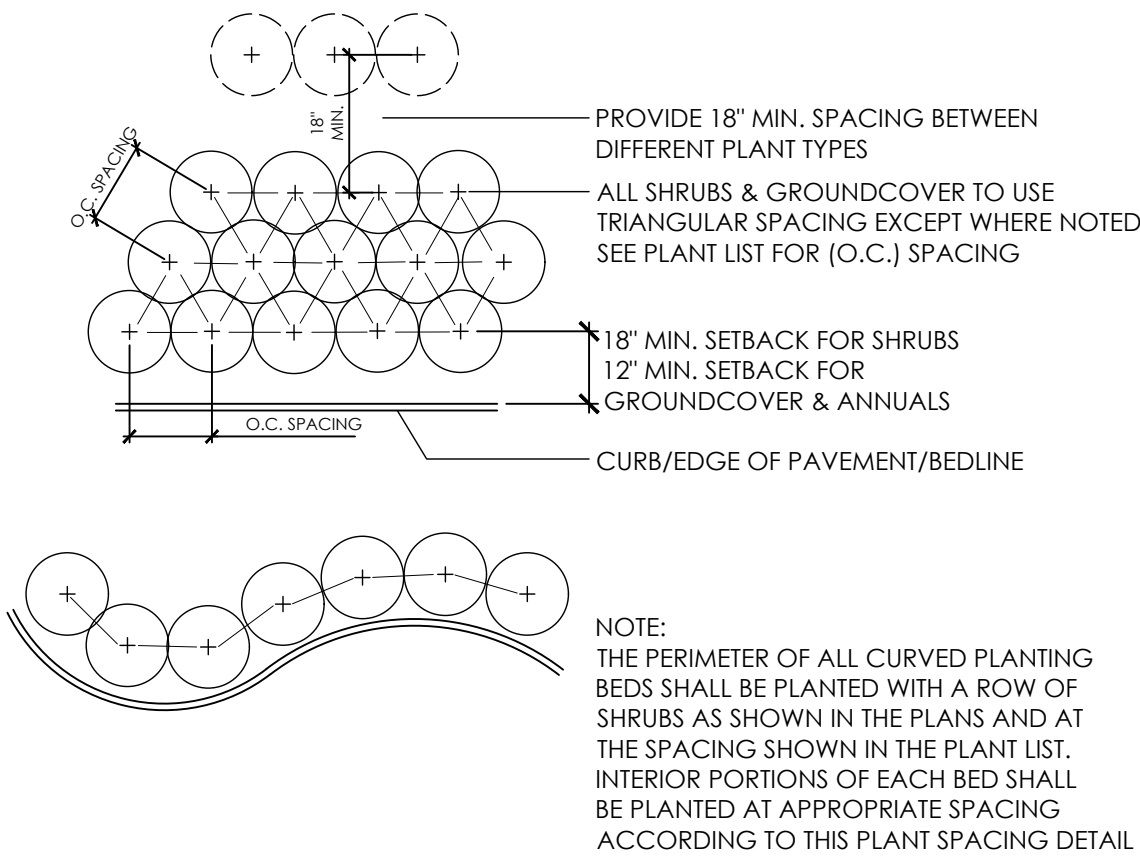
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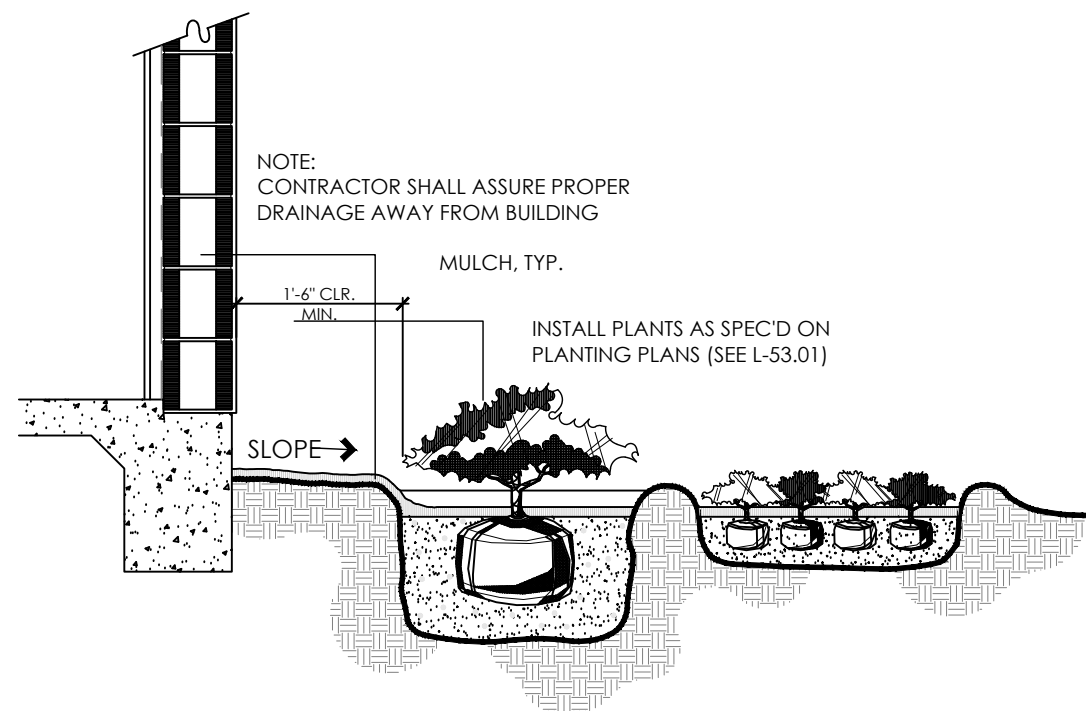
PROJECT
NUMBER:
26-0201

LANDSCAPE INSTALLATION NOTES :

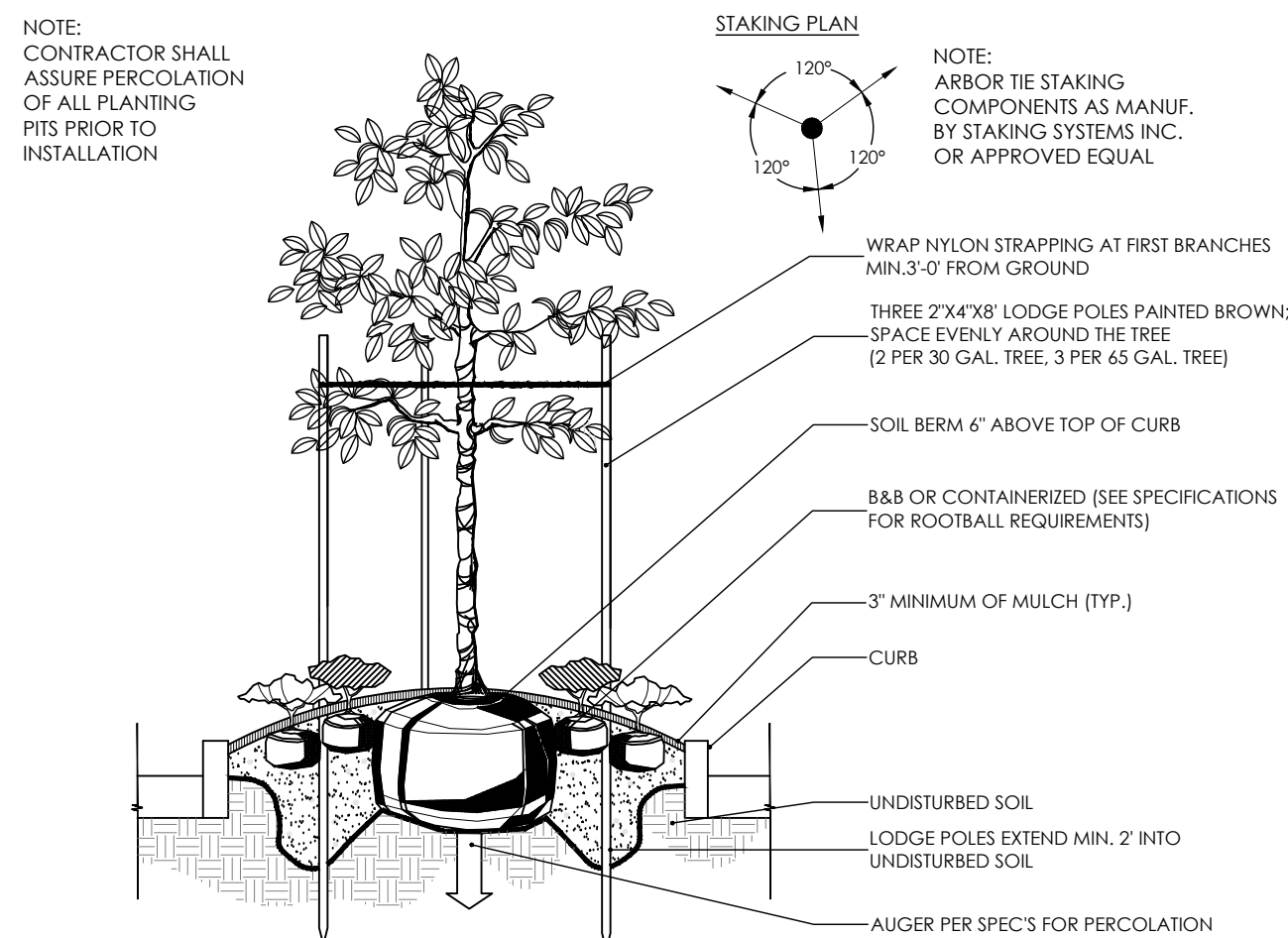
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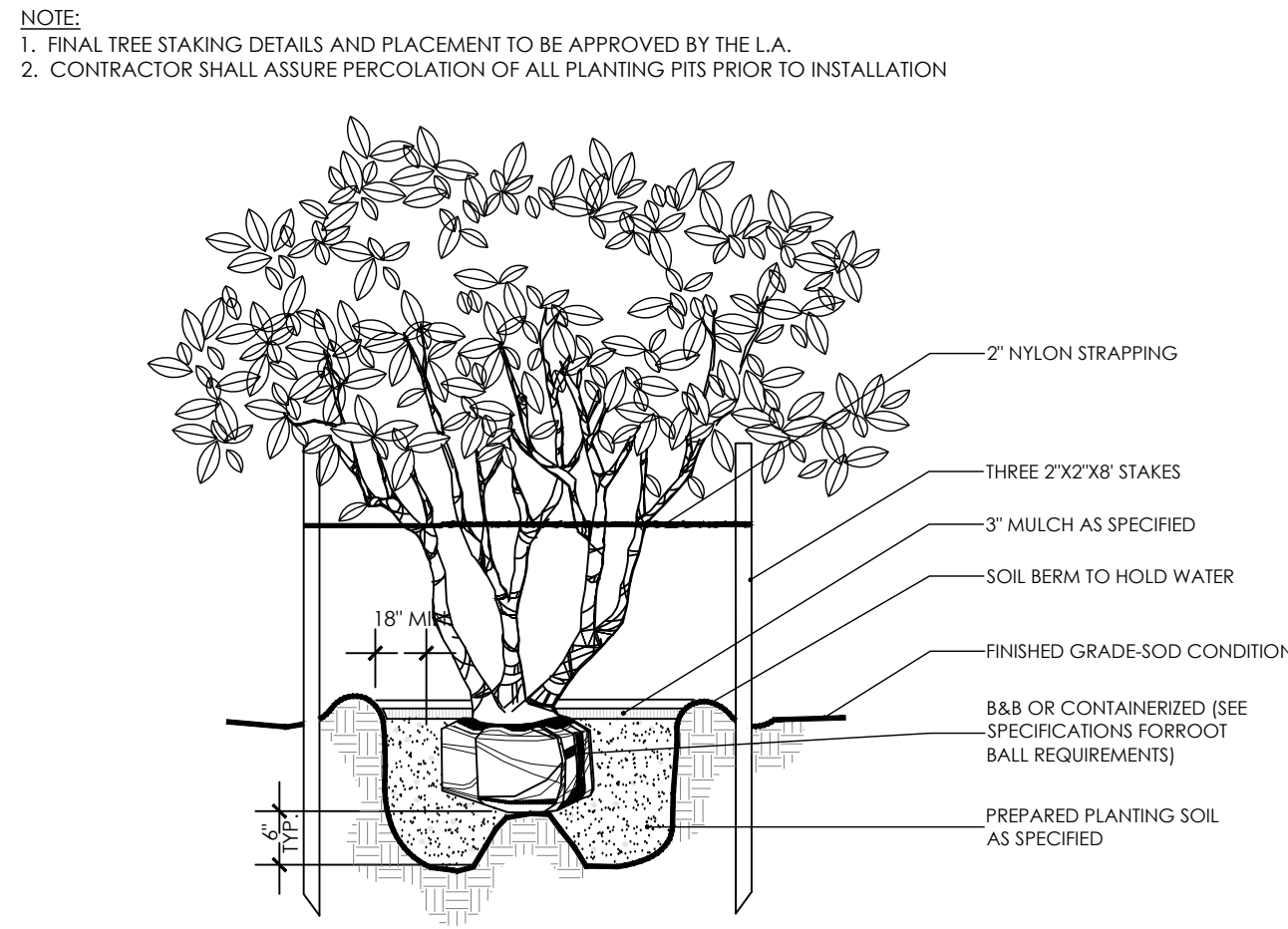
9 Shrub and Groundcover Spacing
Scale: N.T.S.



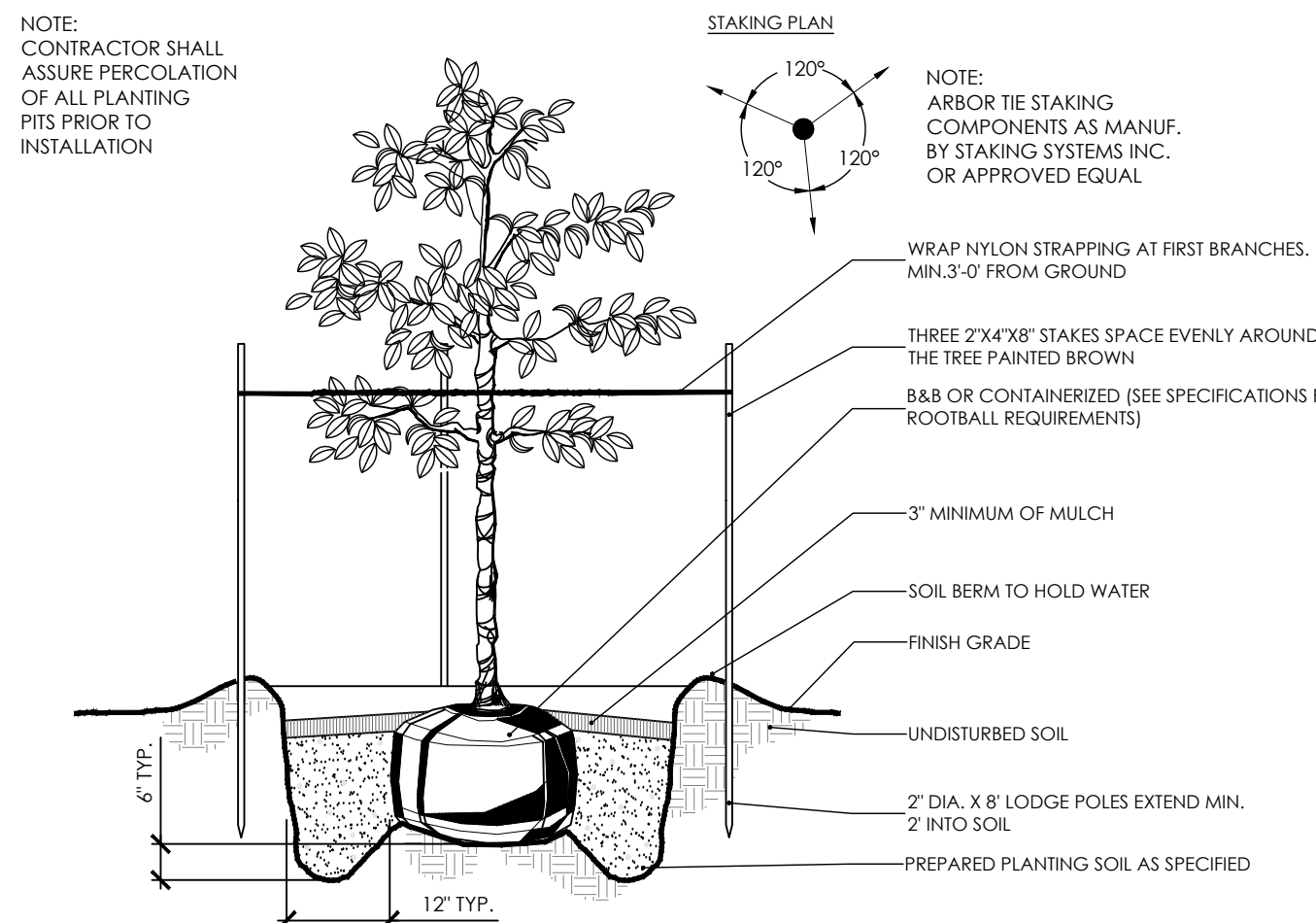
8 Foundation Planting
Scale: N.T.S.



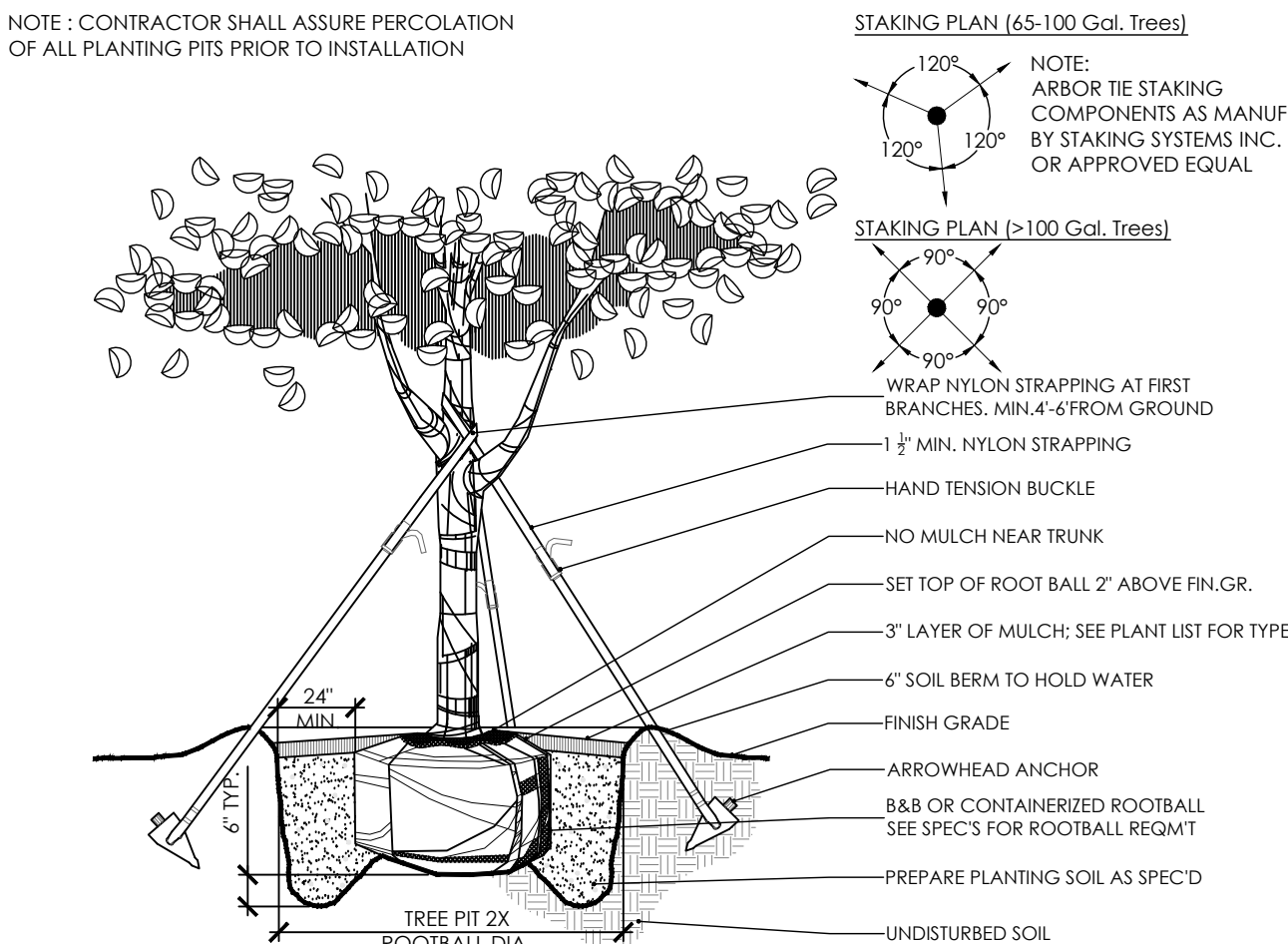
7 Curbed Island Plantings
Scale: N.T.S.



6 Multi-Trunk Tree Planting
Scale: N.T.S.

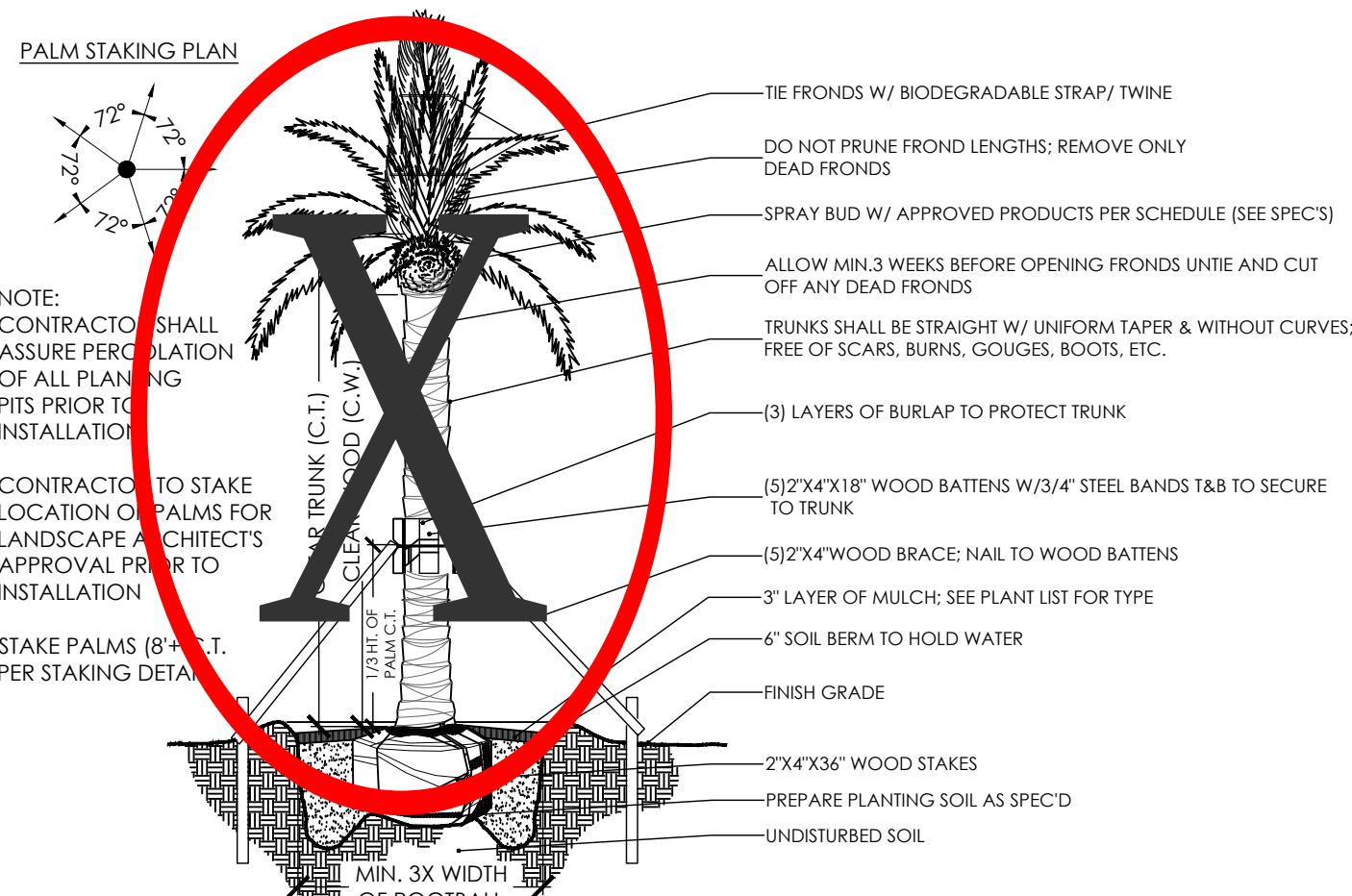


5 Tree Planting (15-45 Gal.)
Scale: N.T.S.

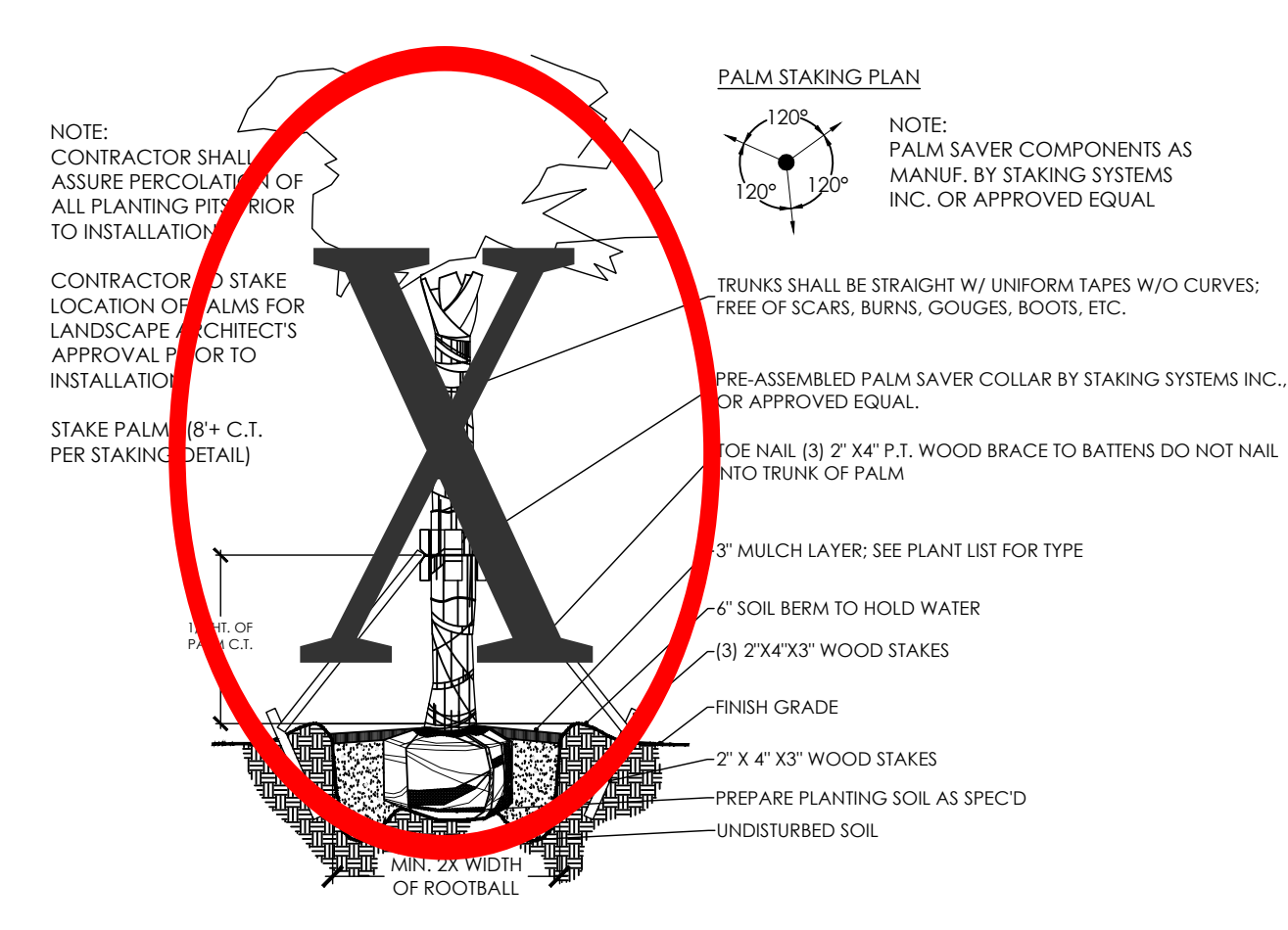


4 Tree Planting (65-100 Gal.)
Scale: N.T.S.

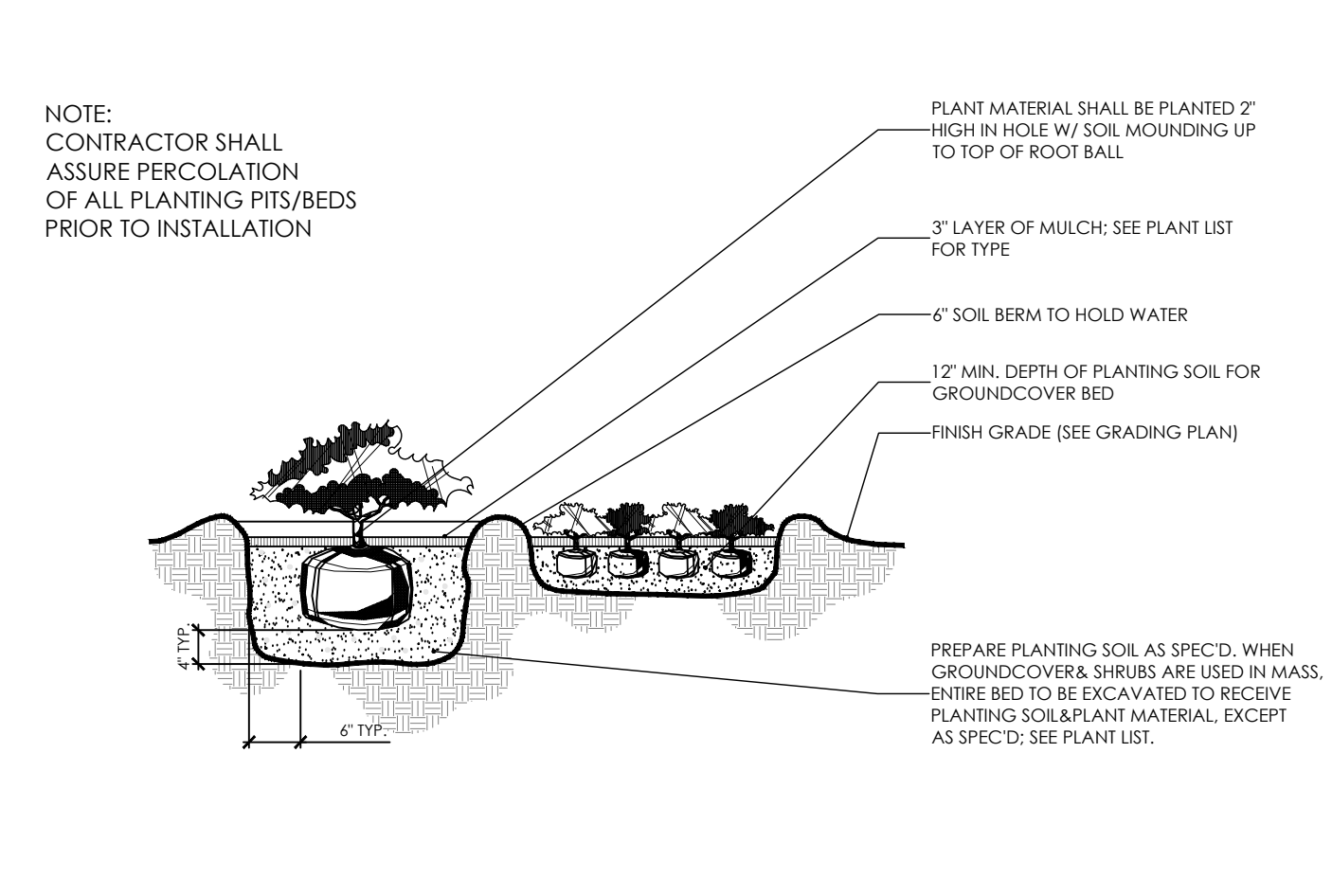
Note: Palm trees are not included in this project



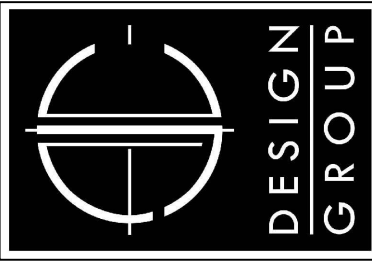
3 Phoenix Palm Planting
Scale: N.T.S.



2 Sabal Palm Planting
Scale: N.T.S.



1 Shrub & Groundcover Planting
Scale: N.T.S.



A/C
DESIGN
GROUP
770.330.0814
1991 WOODLAND WAY
DUNWOODY, GA
30033

STAMP

OWNER

PROJECT

ISSUE SCHEDULE

SHEET NAME:

SHEET NO:

BRANCH
PROPERTIES, LLC
3540 PEACHTREE ROAD, SUITE 2775
ATLANTA, GA 30326
(404) 832-8900

GARDEN STREET RETAIL
PENSACOLA, FLORIDA

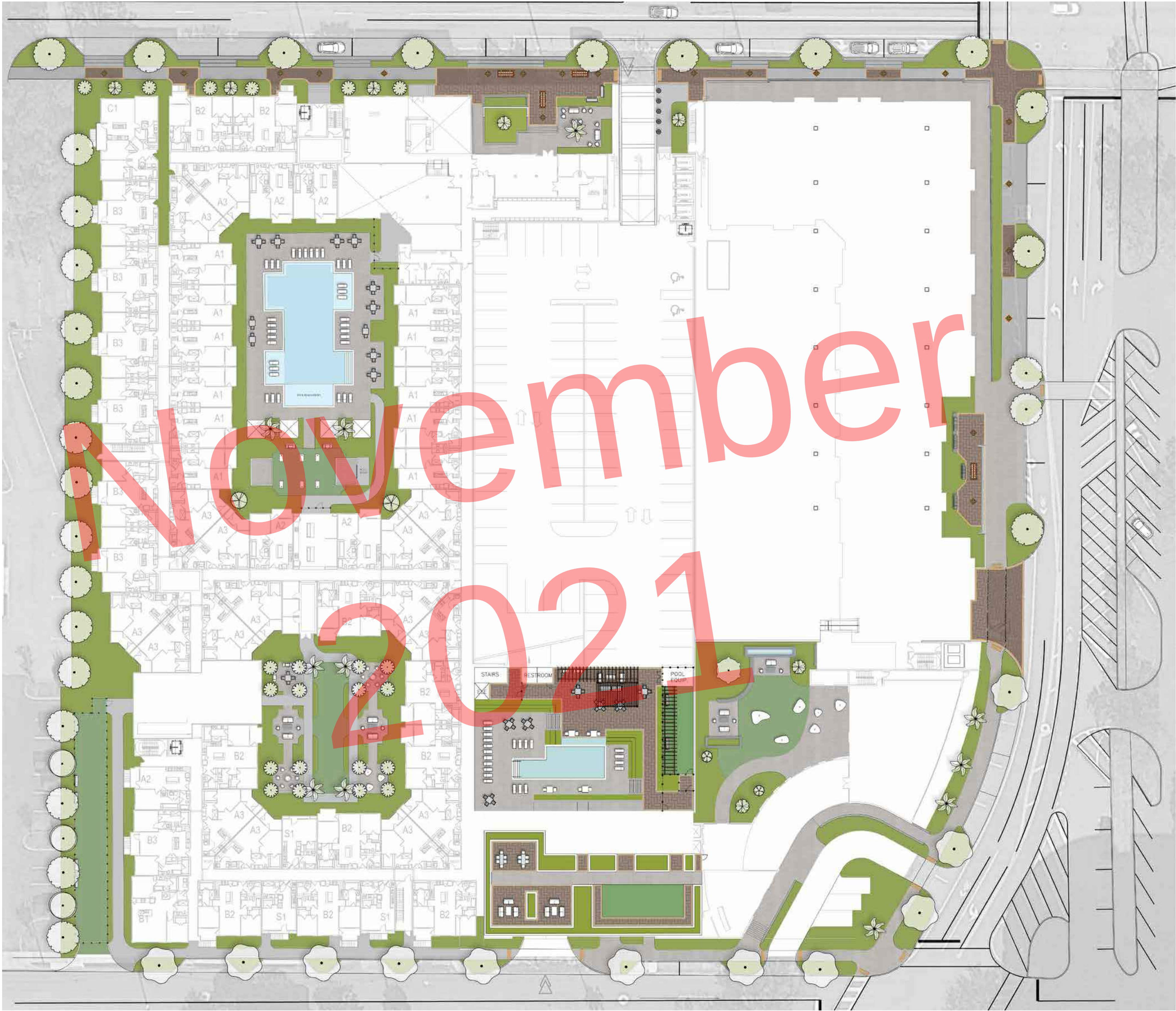
ISSUE DESCRIPTION
NO. DATE: 03/26/26

PLANTING NOTES
AND DETAILS

PROJECT NUMBER:

L511

RENDERED SITEPLAN



SCALE: 1/32" = 1'-0" (24"x36" SHEET)

0' 32' 64' 128'



BEARING POINT
PROPERTIES

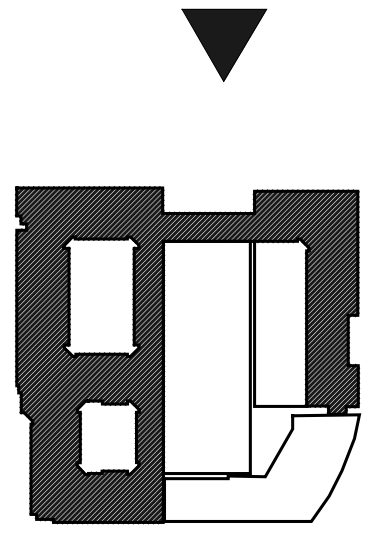
HUMPHREYS
& PARTNERS
ARCHITECTS



RENDERED SITEPLAN

October 28, 2021

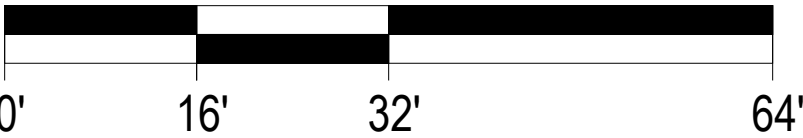
200 Block West Garden St.
PENSACOLA, FL
HPA# 21006
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NORTH ELEVATION - GARDEN ST



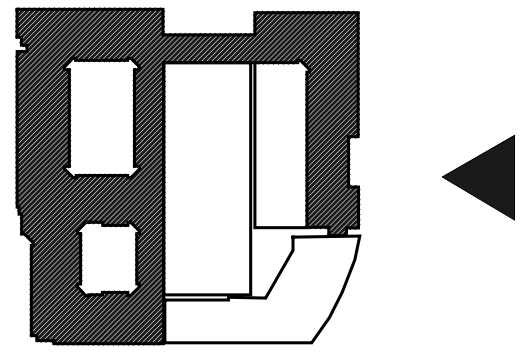
SCALE: 1/16" = 1'-0" (24"x36" SHEET)



ELEVATIONS

October 28, 2021

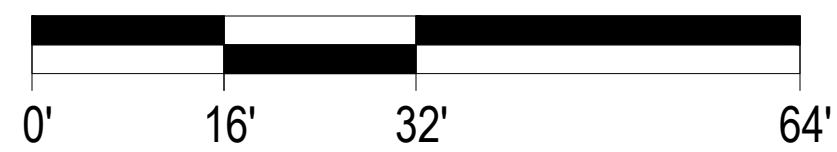
200 Block West Garden St.
PENSACOLA, FL
HPA# 21006



EAST ELEVATION - SPRING ST



SCALE: 1/16" = 1'-0" (24"x36" SHEET)



BEARING POINT
PROPERTIES

**HUMPHREYS
& PARTNERS**
ARCHITECTS



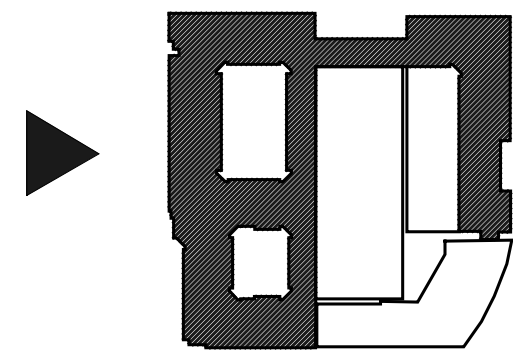
ELEVATIONS

October 28, 2021

200 Block West Garden St.
PENSACOLA, FL

HPA# 21006

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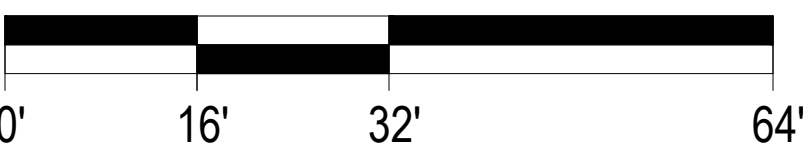


WEST ELEVATION

November



SCALE: 1/16" = 1'-0" (24"x36" SHEET)



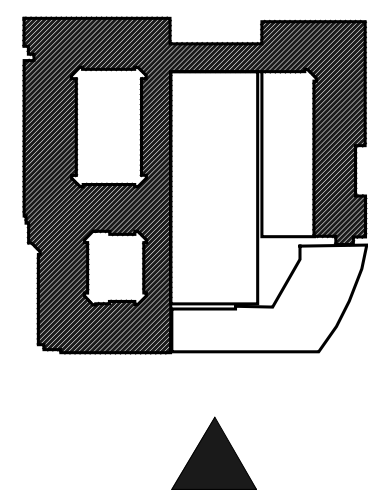
HUMPHREYS
& PARTNERS
ARCHITECTS



ELEVATIONS

October 28, 2021

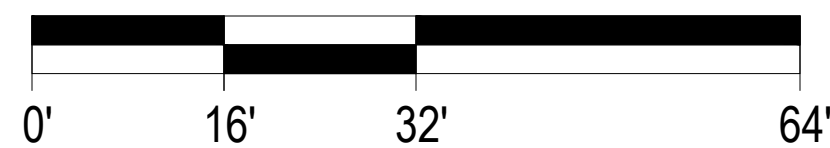
200 Block West Garden St.
PENSACOLA, FL
HPA# 21006



SOUTH ELEVATION - ROMANA ST



SCALE: 1/16" = 1'-0" (24"x36" SHEET)



BEARING POINT
PROPERTIES

**HUMPHREYS
& PARTNERS**
ARCHITECTS



ELEVATIONS

October 28, 2021

200 Block West Garden St.
PENSACOLA, FL

HPA# 21006
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City of Pensacola

222 West Main Street
Pensacola, FL 32502

Memorandum

File #: 26-483

Architectural Review Board

4/16/2026

LEGISLATIVE ACTION ITEM

SUBJECT:

**2305 W. Cervantes Street
City Council District 7
Historic Structure Demolition Application**

SUMMARY:

Per the City of Pensacola's Historic Building Demolition Review Ordinance, the referenced structure has been found to be potentially significant in regard to its architecture. Per the ordinance, the Board is tasked with determining whether or not this structure meets the criteria for listing in the National Register of Historic Places. If eligible and deemed historically significant by those criteria, the Board must also determine if the building is subject to a demolition delay of no more than 60 days. To determine that a historically significant building is subject to a demolition delay, the Board must find that in the interest of the public it is preferable that the building be preserved or rehabilitated rather than demolished.

Recommended Code Sections:

[Sec. 12-11-5\(5\)](#) Historic Building Demolition Review Ordinance.

Sec. 12-11-5(5)e.3. Historic Building Demolition Review Ordinance; Procedure; Criteria for determining significance.

Sec. 12-11-5(5)e.4. Historic Building Demolition Review Ordinance; Procedure; Criteria for determining that building is subject to demolition delay.

ATTACHMENTS:

1. FL Master Site File
2. 2305 W. Cervantes St_Historic Demo Review_Copy





Application Date: **03/26/2026**

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Gary "Bubba" Peters

Escambia County Property Appraiser

Real Estate Search

Tangible Property Search

Sale List

[Back](#)

Nav. Mode ☒ Account ☐ Parcel ID

Printer Friendly Version

General Information							Assessments				
Parcel ID: 000S009060010173							Year	Land	Imprv	Total	Cap Val
Account: 151500000							2025	\$203,400	\$251,371	\$454,771	\$454,771
Owners: PENSACOLA CITY OF							2024	\$111,870	\$253,188	\$365,058	\$365,058
Mail: PO BOX 12910 PENSACOLA, FL 32521							2023	\$111,870	\$248,489	\$360,359	\$360,359
Situs: 2305 W CERVANTES ST 32505							Open TRIM Notice				
Use Code: HOTEL/MOTEL							Tax Estimator				
Units: 32							Change of Address				
Taxing Authority: PENSACOLA CITY LIMITS							Report Storm Damage				
Tax Inquiry: Open Tax Inquiry Window							Enter Income & Expense Survey				
Tax Inquiry link courtesy of Scott Lunsford Escambia County Tax Collector							Download Income & Expense Survey				
Sales Data Type List:							2025 Certified Roll Exemptions				
Sale Date	Book	Page	Value	Type	Multi Parcel	Records	MUNICIPAL OWNED				
02/16/2024	9105	546	\$855,000	WD	N		Legal Description				
08/2005	5709	323	\$100	WD	N		ALL BLK LESS W 60 FT AND LESS E 60 FT OF N 90 FT BLK 173 WEST KING TRACT OR 9105 P 546 CA 126				
08/1997	4164	1877	\$290,000	WD	N		Extra Features				
03/1983	1745	826	\$285,000	WD	N		ASPHALT PAVEMENT				
01/1978	1212	355	\$140,000	WD	N		CANOPY				
Official Records Inquiry courtesy of Pam Childers Escambia County Clerk of the Circuit Court and Comptroller							CHAINLINK FENCE				
							CONCRETE WALKS				
							UTILITY BLDG				
Parcel Information							Launch Interactive Map				

Section
Map Id:
[CA126](#)

Approx.
Acreage:
1.5708

Zoned: 
C-3



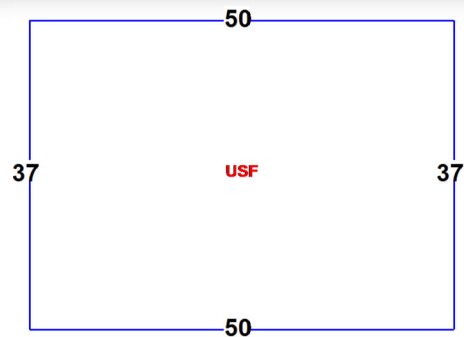
[View Florida Department of Environmental Protection\(DEP\) Data](#)

Buildings

Address: 2305 W CERVANTES ST, Improvement Type: MOTEL, Year Built: 1932, Effective Year: 1965, PA Building ID#: 25441

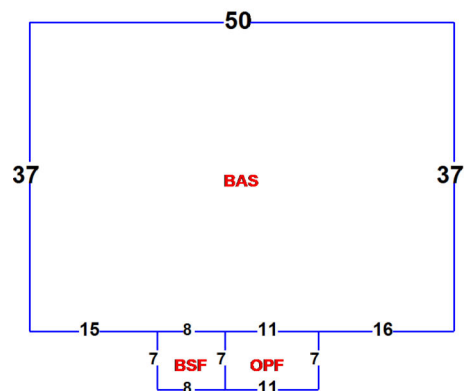
Structural Elements

DECOR/MILLWORK-BELOW AVERAGE
DWELLING UNITS-6
EXTERIOR WALL-STUCCO OV BLOCK
FLOOR COVER-CARPET
FOUNDATION-SLAB ON GRADE
HEAT/AIR-UNIT HEATERS
INTERIOR WALL-PLASTER DIRECT
NO. PLUMBING FIXTURES-18
NO. STORIES-2
ROOF COVER-DIMEN/ARCH SHNG
ROOF FRAMING-GABLE-HI PITCH
STORY HEIGHT-8
STRUCTURAL FRAME-MASONRY PIL/STL



 Areas - 3833 Total SF

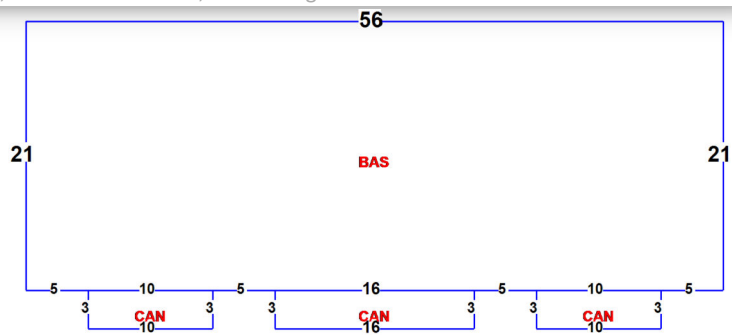
BASE AREA - 1850
BASE SEMI FIN - 56
OPEN PORCH FIN - 77
UPPER STORY FIN - 1850



Improvement Type: MOTEL, Year Built: 1932, Effective Year: 1965, PA Building ID#: 25442

Structural Elements

DECOR/MILLWORK-BELOW AVERAGE
DWELLING UNITS-4
EXTERIOR WALL-STUCCO OV BLOCK
FLOOR COVER-CARPET
FOUNDATION-SLAB ON GRADE
HEAT/AIR-UNIT HEATERS
INTERIOR WALL-PLASTER DIRECT
NO. PLUMBING FIXTURES-12
NO. STORIES-1
ROOF COVER-DIMEN/ARCH SHNG
ROOF FRAMING-GABLE-HI PITCH



STORY HEIGHT-8

STRUCTURAL FRAME-MASONRY PIL/STL

 Areas - 1284 Total SF

BASE AREA - 1176

CANOPY - 108

Improvement Type: MOTEL, Year Built: 1932, Effective Year: 1965, PA Building ID#: 25443

Structural Elements

DECOR/MILLWORK-BELOW AVERAGE

DWELLING UNITS-2

EXTERIOR WALL-STUCCO OV BLOCK

FLOOR COVER-CARPET

FOUNDATION-SLAB ON GRADE

HEAT/AIR-UNIT HEATERS

INTERIOR WALL-PLASTER DIRECT

NO. PLUMBING FIXTURES-6

NO. STORIES-1

ROOF COVER-DIMEN/ARCH SHNG

ROOF FRAMING-GABLE-HI PITCH

STORY HEIGHT-8

STRUCTURAL FRAME-MASONRY PIL/STL

 Areas - 623 Total SF

BASE AREA - 623

Improvement Type: MOTEL, Year Built: 1932, Effective Year: 1965, PA Building ID#: 25444

Structural Elements

DECOR/MILLWORK-BELOW AVERAGE

DWELLING UNITS-2

EXTERIOR WALL-STUCCO OV BLOCK

FLOOR COVER-CARPET

FOUNDATION-SLAB ON GRADE

HEAT/AIR-UNIT HEATERS

INTERIOR WALL-PLASTER DIRECT

NO. PLUMBING FIXTURES-6

NO. STORIES-1

ROOF COVER-DIMEN/ARCH SHNG

ROOF FRAMING-GABLE-HI PITCH

STORY HEIGHT-8

STRUCTURAL FRAME-MASONRY PIL/STL

 Areas - 623 Total SF

BASE AREA - 623

Improvement Type: MOTEL, Year Built: 1932, Effective Year: 1965, PA Building ID#: 25445

Structural Elements

DECOR/MILLWORK-BELOW AVERAGE

DWELLING UNITS-5

EXTERIOR WALL-STUCCO OV BLOCK

FLOOR COVER-CARPET

FOUNDATION-SLAB ON GRADE

HEAT/AIR-UNIT HEATERS

INTERIOR WALL-PLASTER DIRECT

NO. PLUMBING FIXTURES-15

NO. STORIES-1

ROOF COVER-DIMEN/ARCH SHNG

ROOF FRAMING-GABLE-HI PITCH

STORY HEIGHT-8

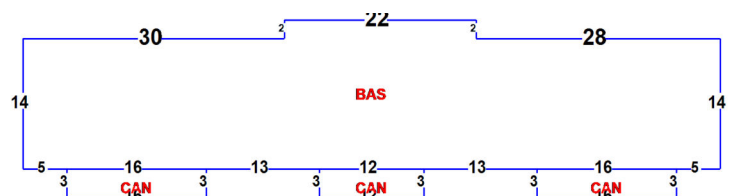
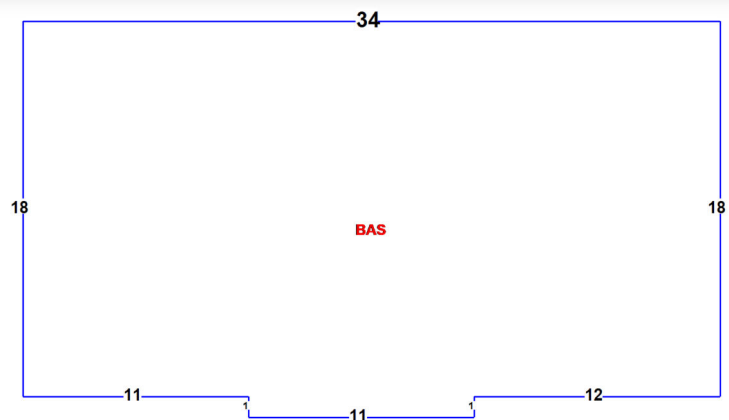
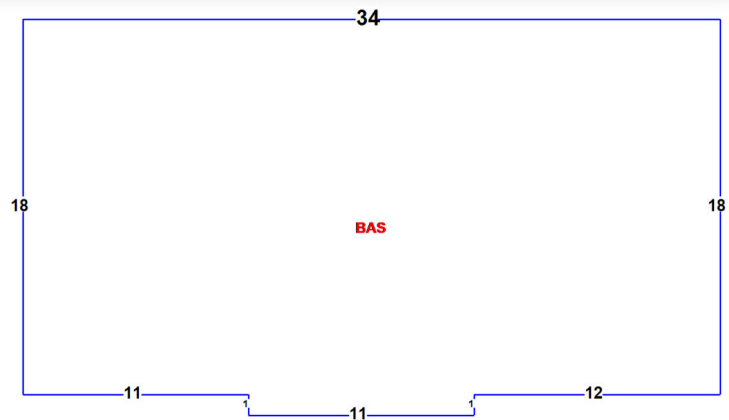
STRUCTURAL FRAME-MASONRY PIL/STL

 Areas - 1296 Total SF

BASE AREA - 1164

CANOPY - 132

Improvement Type: MOTEL, Year Built: 1932, Effective Year: 1965, PA Building ID#: 25446



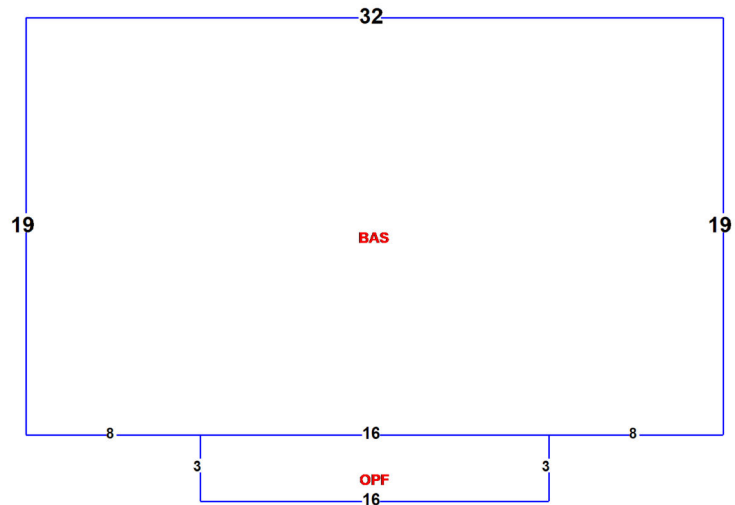
Structural Elements

DECOR/MILLWORK-BELOW AVERAGE
DWELLING UNITS-2
EXTERIOR WALL-STUCCO OV BLOCK
FLOOR COVER-CARPET
FOUNDATION-SLAB ON GRADE
HEAT/AIR-UNIT HEATERS
INTERIOR WALL-PLASTER DIRECT
NO. PLUMBING FIXTURES-6
NO. STORIES-1
ROOF COVER-DIMEN/ARCH SHNG
ROOF FRAMING-GABLE-HI PITCH
STORY HEIGHT-8
STRUCTURAL FRAME-MASONRY PIL/STL

Areas - 656 Total SF

BASE AREA - 608

OPEN PORCH FIN - 48



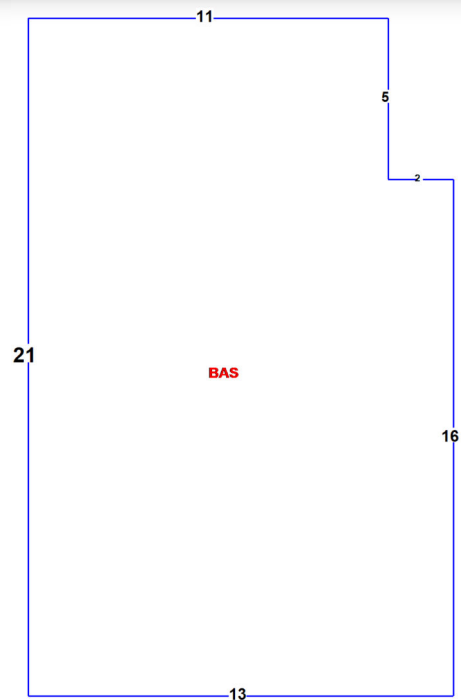
Improvement Type: MOTEL, Year Built: 1932, Effective Year: 1965, PA Building ID#: 25447

Structural Elements

DECOR/MILLWORK-BELOW AVERAGE
DWELLING UNITS-1
EXTERIOR WALL-STUCCO OV BLOCK
FLOOR COVER-CARPET
FOUNDATION-SLAB ON GRADE
HEAT/AIR-UNIT HEATERS
INTERIOR WALL-PLASTER DIRECT
NO. PLUMBING FIXTURES-3
NO. STORIES-1
ROOF COVER-DIMEN/ARCH SHNG
ROOF FRAMING-GABLE-HI PITCH
STORY HEIGHT-8
STRUCTURAL FRAME-MASONRY PIL/STL

Areas - 263 Total SF

BASE AREA - 263



Improvement Type: MOTEL, Year Built: 1932, Effective Year: 1965, PA Building ID#: 25448

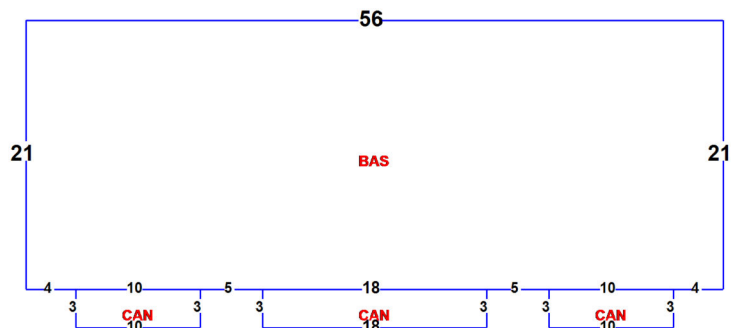
Structural Elements

DECOR/MILLWORK-BELOW AVERAGE
DWELLING UNITS-4
EXTERIOR WALL-STUCCO OV BLOCK
FLOOR COVER-CARPET
FOUNDATION-SLAB ON GRADE
HEAT/AIR-UNIT HEATERS
INTERIOR WALL-PLASTER DIRECT
NO. PLUMBING FIXTURES-12
NO. STORIES-1
ROOF COVER-DIMEN/ARCH SHNG
ROOF FRAMING-GABLE-HI PITCH
STORY HEIGHT-8
STRUCTURAL FRAME-MASONRY PIL/STL

Areas - 1290 Total SF

BASE AREA - 1176

CANOPY - 114



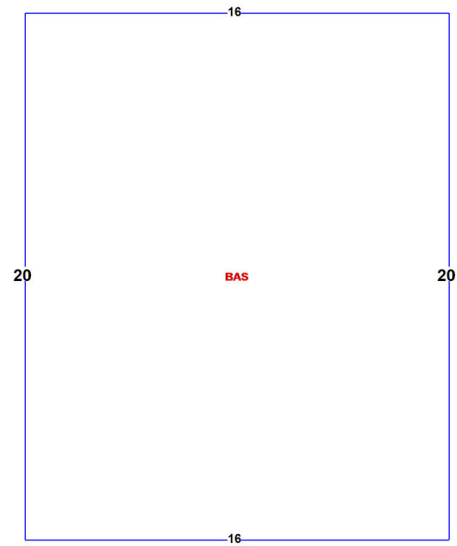
Improvement Type: MOTEL, Year Built: 1932, Effective Year: 1965, PA Building ID#: 25449

Structural Elements

DECOR/MILLWORK-MINIMUM
DWELLING UNITS-1
EXTERIOR WALL-CONCRETE BLOCK
FLOOR COVER-CARPET
FOUNDATION-SLAB ON GRADE
HEAT/AIR-NONE
INTERIOR WALL-PLASTER DIRECT
NO. PLUMBING FIXTURES-3
NO. STORIES-1
ROOF COVER-DIMEN/ARCH SHNG
ROOF FRAMING-FLAT/SHED
STORY HEIGHT-8
STRUCTURAL FRAME-MASONRY PIL/STL

Areas - 320 Total SF

BASE AREA - 320



Improvement Type: MOTEL, Year Built: 1932, Effective Year: 1965, PA Building ID#: 25450

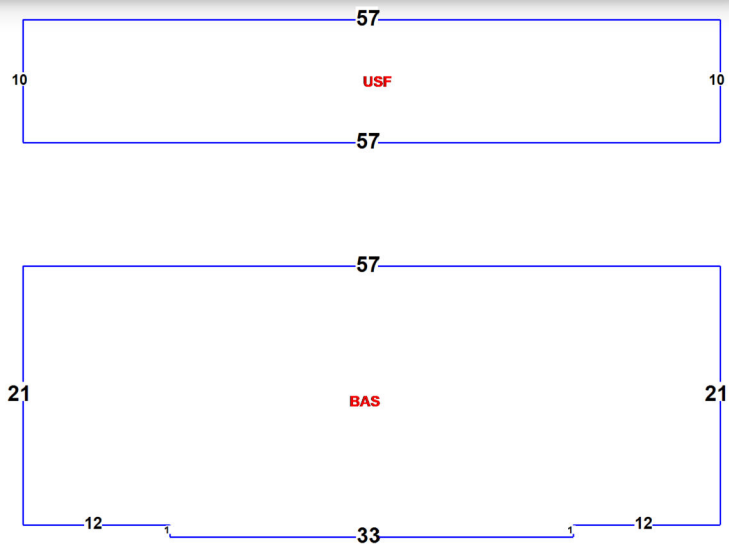
Structural Elements

DECOR/MILLWORK-BELOW AVERAGE
DWELLING UNITS-4
EXTERIOR WALL-STUCCO OV BLOCK
FLOOR COVER-CARPET
FOUNDATION-SLAB ON GRADE
HEAT/AIR-UNIT HEATERS
INTERIOR WALL-PLASTER DIRECT
NO. PLUMBING FIXTURES-12
NO. STORIES-2
ROOF COVER-DIMEN/ARCH SHNG
ROOF FRAMING-GABLE-HI PITCH
STORY HEIGHT-8
STRUCTURAL FRAME-MASONRY PIL/STL

Areas - 1800 Total SF

BASE AREA - 1230

UPPER STORY FIN - 570



Address:711 N Q ST, Improvement Type: SINGLE FAMILY, Year Built: 1940, Effective Year: 1965, PA Building ID#: 25451

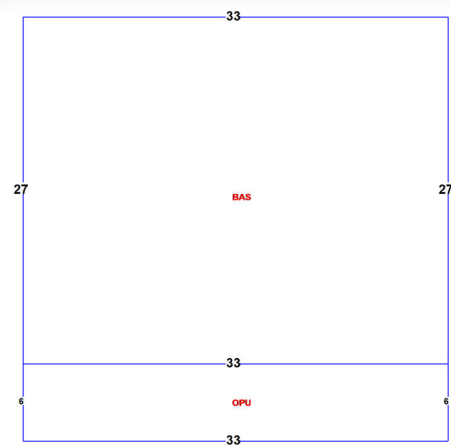
Structural Elements

DECOR/MILLWORK-BELOW AVERAGE
DWELLING UNITS-1
EXTERIOR WALL-SIDING-BLW.AVG.
FLOOR COVER-CARPET
FOUNDATION-WOOD/NO SUB FLR
HEAT/AIR-CENTRAL H/AC
INTERIOR WALL-WOOD/WALLBOARD
NO. PLUMBING FIXTURES-3
NO. STORIES-1
ROOF COVER-DIMEN/ARCH SHNG
ROOF FRAMING-GABLE
STORY HEIGHT-8
STRUCTURAL FRAME-WOOD FRAME

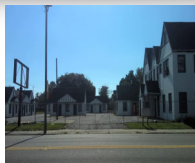
Areas - 1089 Total SF

BASE AREA - 891

OPEN PORCH UNF - 198



Images



2305 W. Cervantes St

















