



City of Pensacola

Architectural Review Board

Agenda

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

May 21, 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. 26-595 ARB MEETING MINUTES

Attachments: 04-16-26_ARB minutes

OPEN FORUM

NEW BUSINESS

2. 26-596 **407 W. DESOTO STREET
NORTH HILL PRESERVATION DISTRICT / ZONE PR-1AAA / CITY
COUNCIL DISTRICT 6
FINAL REVIEW OF A NEW POOL AT A CONTRIBUTING STRUCTURE**

*Attachments: 407 W. Desoto St_Images
FL Master Site File
407 W. Desoto St_Application & Materials*

3. 26-597 **520 N. SPRING STREET
NORTH HILL PRESERVATION DISTRICT / ZONE PR-2 / CITY COUNCIL
DISTRICT 6
FINAL REVIEW OF A NEW POOL, CABANA, AND FENCE AT
CONTRIBUTING STRUCTURE**

*Attachments: 520 N. Spring St_Images
FL Master Site File
520 N. Spring St_Application & Materials*

4. 26-598 **1201 N. BARCELONA STREET
NORTH HILL PRESERVATION DISTRICT / ZONE PR-1AAA / CITY
COUNCIL DISTRICT 6
FINAL REVIEW OF A NEW TWO-STORY SINGLE-FAMILY RESIDENCE,
POOL AND ADU**

Attachments: 1201 N. Barcelona St_Images

FL Master Site File
1201 N. Barcelona St_Application & Materials

5. 26-599 **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

6. 26-600 **1011 N. REUS ST**
NORTH HILL PRESERVATION DISTRICT / ZONE PR-1AAA / CITY
COUNCIL DISTRICT 6
VARIANCE

Attachments: *1011 N. Reus St_Images*
FL Master Site File
1011 N. Reus St_Application & Materials_Variance-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

April 16, 2026

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

MEMBERS ABSENT: None

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

STAFF VIRTUAL: Planning & Zoning Division Manager Cannon

OTHERS PRESENT: Kerri Riccio, Bob Trench, Jack Haylett, Incentives & land Development Program Manager Ann Teston, & Steve Bien

AGENDA:

- Roll Call
- Quorum / Call to Order
- Approval of Meeting Minutes from March 19, 2026
- Open Forum

New Business:

- 200 W. Garden Street
- 2305 W. Cervantes Street
- Adjournment

Call to Order / Quorum Present

Chairperson Brantley called the meeting to order at 2:00 PM with a quorum present. All board members stated their name for the record.

Open Forum – none

Approval of Meeting Minutes – Board Member Del Gallo made a motion to approve the March 19, 2026, minutes, seconded by Board Member Mead, and it carried 7-0.

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

New Business

Item 2 – 200 W. Garden Street

Palafox historic business district / Zone C-2A / City Council District 6

Conceptual Review of a New Shopping Center

Action Taken – Conceptually Approved with Comments

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.

Rob French, Jack Haylett, and Keri Ricchio, presented their project to the Board, explaining each slide in the PowerPoint presentation. Mr. French explained that they incorporated design elements from nearby buildings (block, stucco, brick, and green accent tile), the service area behind the grocery store will be screened with a wall, the locations of the historic walls and how they fit in, up lit wall signage, pedestrian access points, a combination of flat aluminum awnings and angled fabric awnings, the off-street dumpster enclosures, and the pocket park in the southeast corner to soften the vehicle entryway. Board Chair Brantley commended the applicants on their project, especially with the creation of a plaza using the historic wall. He provided the following comments: the grocery store will receive a lot of foot traffic with the construction of new condos nearby, so having additional ways to enter the grocery store from the street and not through the parking lot would be ideal; consider extending the breezeway of the grocery store through the current footprint of the liquor store and relocating the liquor store; suggests driving up Spring Street from the Baseball park all the way across Cervantes into North Hill (an important main corridor) to get a better feel for the architecture; consider placing the pocket park between the two shops to create higher-demand tenant spaces, and the corner shop could anchor the corner in amore traditional, urban way, perhaps with a big porch. Mr. Haylett explained that the the liquor store is very strict with their requirements, including the store location, nearby parking orientation, etc., that it cannot be relocated elsewhere, but the plaza and walkway are only about 60 ft down. Mr. Haylett added that the pocket park could be donated so that the City of Pensacola could own it (while they maintain it), an easement could be granted for gatherings, and that they can decorate it however (fountain, pelican, etc.), but that they cannot move the store down to that location in the corner because it would be harder to lease those spaces. Mrs. Ricchio stated that ideally a restaurant would be located near the pocket park and that they could add more feet between the buildings to add landscaping. Board Member Ramos commented: the conceptual package is very thorough and the scale and massing is correct; the City is trying to promote walkability but the pocket park entrance makes it hard to get to the grocery store without crossing the loading dock; can there be an access point on Spring Street; perhaps an access point could be created on Romana between the two shops; and their team did an excellent job addressing the grade change. Mr. Haylett responded that the grocery store cannot have the entrance on the Spring Street side but they will fix the safety issue of pedestrians crossing through the loading bay. Advisor Pristera commented: how do you make both sides of a shop look intentional with two entrances; the front design of the grocer is similar to one on Beulah Road and 9 Mile [Nine Mile Crossing], which offers seating so that people

can grab food and stay, with the anticipated pedestrian traffic for this location, consider offering the same thing. Board Member Ramos added that there is a Publix on Gaines Street in Tallahassee [Publix at Gaines Street Station] with a storefront entrance that's different than your typical one since it has more of a café feel, and it invites people to stay. Mr. Haylett responded it will be up to the retailers whether they choose to have two entrances or use that as a back of house space. Board Member Mead commended the applicant on the packet and the brick pattern and commented: do they plan to restore the historic brick wall to protect it from water intrusion on the joints; the Spring Street elevation appears as an afterthought; asked about moving the loading dock location to the other side of the store; confirmed that there will not be a grocery store entrance off Spring Street. Mr. Haylett replied that they will make sure the wall is structurally sound and cleaned up, but that they will do whatever the board wants, they like the ruined effect, and one of the walls has steel in it. Mr. French explained why the loading dock location cannot be moved because of truck access / path and because it cannot be in front of the store. Mrs. Ricchio illustrated the truck path through the parking lot, explaining why the site has been oriented in this specific manner. Board Member Ramos asked about the second door to the liquor store and if it was internally connected to the grocery store. Mr. French explained it's an egress door and confirmed the store is not connected to the grocer due to liquor laws. Board Member Mead asked about moving the liquor store to the arcade and Mr. French explained that the back of house for the grocery store is essentially four storefronts and it wouldn't work. Board Chair Brantley used the site plan slide to illustrate his suggestion of moving the building down to the current pocket park location, centering the pocket park between the retail buildings on Romana St, having pavers that lead across the lot from the pocket park to the grocery store (avoiding the loading area), and relocating the liquor store so that the pathway cuts all the way through from Romana Street to Spring Street, which wouldn't change the footprint of the store. Mr. Haylett explained that the project was designed very specifically before and could not move forward, and that they are trying to meet all the demands from their clients, the city, and from an economic standpoint. Mrs. Ricchio added that the corner of Spring and Garden Streets were intentionally designed to accommodate the truck route and that the building is pulled back 20 ft. Board Member Garrett asked if there's a way to connect the pocket park with the old arcade and make the frontage along Spring Street one long linear park instead, with the possibility for seating within that space. Mrs. Ricchio commented that there is ample lighting on Spring Street, so it already lends itself to being a streetscape that's more embellished. Board Chair Brantley commented that Spring Street and Romana Street have the most pedestrian traffic, so this would be a great idea. Board Member Ramos spoke about the Publix in East Hill, that the back of the store faces Cervantes and is an unpleasant elevation, it's out of scale, only has an emergency exit, and suggested working more on the Spring Street elevation so that it isn't a façade with no meeting – find opportunities to better incorporate the historic wall on Spring Street to make it more meaningful. Mrs. Ricchio commented that the sidewalk on Spring Street could be replaced with an organic meandering sidewalk. Mr. Haylett commented that the proposed Publix will be the size of a neighborhood market one at 30,000 sq ft, as opposed to the standard size locations that are 50,000 – 60,000 sq ft. Board Member Mead summarized the Board's comments as follows: pedestrian access, activation of the street with the retail, creating a safe way for pedestrians to access the area, spend some time in Pensacola to get a feel for how pedestrian-centric the area is, and that retailers would have more success if their businesses fronted Spring Street.

Board Member Mead made a motion to approve the application conceptually while

taking into account some of the Board's suggestions with respect to the pedestrian access, the incorporation of historical element on Spring Street more cohesively, and consideration of appropriate site manipulation that would work within the same square footage. Board Member Del Gallo seconded the motion, and it carried unanimously. Board Member Mead commented that there's a large office building nearby and many professionals go to the grocery deli for food to get something that isn't fast food. This also includes the courthouse, the state office building, etc.

**Item 3 – 2305 W. Cervantes Street
City Council District 7
Historic Structure Demolition Application
Action Taken – Approved as submitted**

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.

Ann Teston, Incentives & Land Development Program Manager for the City of Pensacola, and Steve Bien, potential project developer with Pace's Preservation Properties, presented the background of the project to the Board, explaining that the CRA Board received approval in October 2025 to solicit this property for development with the goal of an affordable housing development. The agreement is currently under negotiation with Pace's Preservation Properties (a development company that does affordable and workforce housing) and part of that agreement includes demolishing the property, so they are proactively trying to complete that step. Mr. Bien explained that they plan on a multifamily, midrise in the three to five story range, affordable housing complex with the same architectural firm that was used in their building at the Baptist Hospital. Board Member Ramos gave historical background on the property – it was a motor hotel development that was property in the 1930's and 1940's when people were driving more to go longer distance, independently owner motels with unique styles, very rarely were the plain boxes, it follows the patterns of little cottages surrounded by a parking lot and green spaces, in the 50's and 60's with interstates many of these were bypassed and these businesses went under, and more hotels became popular. Mr. Ramos explained that under National Register of Historic Places criteria, they're significant under the architecture, recreation and entertainment section, and it also fits with some of the other national register nominations in terms of its unique architecture, how it developed from tis time, how it served the area, and that it's one of the last ones of its kind in the general area. Board Member Mead said there used to be another motor lodge on Cervantes Street, but it was demolished and confirmed that the City owns the adjacent corner parcel. Mr. Bien said 85-100 units is the target, but that parking will be an inhibitor. Board Member Mead asked if there are any elements of the historic building that could be kept and incorporated into the future development. Mr. Bien explained that the property is in such disrepair that it must be torn down and commented that he does historic rehabilitations when he can. City Staff commented that a structural report was made about a potential reuse of the site and its

summary was that the building could not be reused. Mrs. Teston confirmed this and added that she can send it to use. Board Member Del Gallo commented that he looked into purchasing the property several years ago as an investment and that this building is in really bad shape, and to renovate it for any use for multifamily is impractical. Board Member Mead asked staff if the applicant was required to provide the reuse plans and staff responded that it is not since this is not a contributing building in a historic district. Board Member Fisher asked staff about the 60 day demolition delay and staff explained that the Board is tasked with determining two things – if the property is historically significant per NRHP criteria and whether it should be rehabilitated or saved for public interest, and if so the 60-day delay may be placed.

Board Member Del Gallo made a motion to approve the application as submitted, confirming the property is historically significant. Board Member Del Gallo explained the 60-day delay is unnecessary because there isn't anything salvageable within the fenceline. **Board Member Mead seconded the motion, reemphasizing the property's historic significance, and it carried unanimously.** Board Member Mead also agreed not to impose the delay.

Adjournment – With no further business, the Board adjourned at 3:12 p.m.

Respectfully Submitted,



Dana Foster
Historic Preservation Planner
Secretary of the Board



City of Pensacola

222 West Main Street
Pensacola, FL 32502

Memorandum

File #: 26-596

Architectural Review Board

5/21/2026

QUASI-JUDICIAL HEARING

SUBJECT:

407 W. Desoto Street

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

Final Review of a New Pool at a Contributing Structure

SUMMARY:

Blue Haven Pools is requesting approval to construct a new 24' x 12' Gunitite pool and 400 sf paver patio at a contributing structure. Proposed materials include supra granite pavers, aqua marine tile, white marble coping, a veneer water feature, and blue quartz plaster. The pool equipment will be in the side yard and screened by the existing fence.

Please find attached all relevant documentation for your review.

RECOMMENDED CODE SECTIONS

[12-3-10\(2\)d.2.ii.](#) North Hill preservation district; Procedure for review; Decisions; Rules governing decisions.

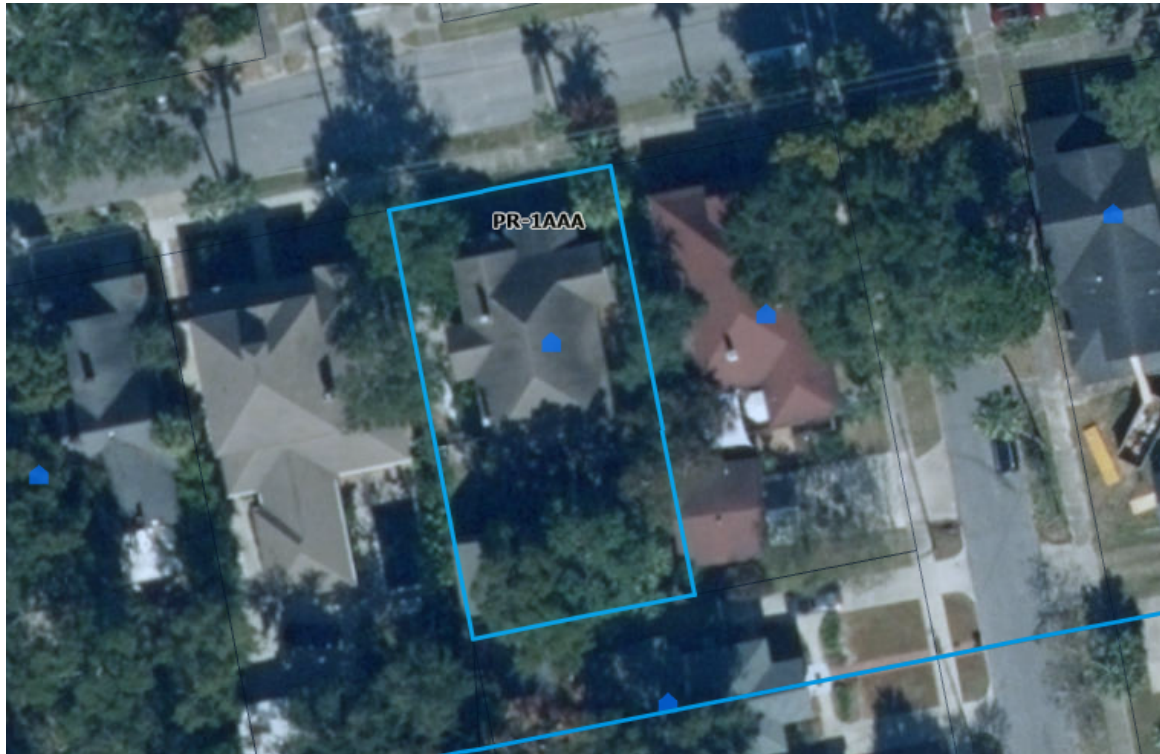
12-3-10(2)f. North Hill preservation district; Restoration, rehabilitation, alterations or additions to existing contributing structures in the North Hill preservation district.

[12-3-55\(4\)](#) Accessory uses and structure standards; Residential accessor structures standards

ATTACHMENTS:

1. 407 W. Desoto St_Images
2. FL Master Site File
3. 407 W. Desoto St_Application & Materials

407 W. Desoto Street



Version 2.0 7/92

Site #8 ES00616
Recorder #
Field Date 5 / 3 / 95
Form Date 6 / 29 / 95

 Original
 X Update

SITE NAMES (addr. if none) H. H. D'ALEMBERTE HOUSE [MULT. LIST. #8]
SURVEY NORTH HILL [SURVEY # 4758]
NATIONAL REGISTER CATEGORY ☒ building ☐ structure ☒ district ☐ site ☐ object

ADDRESS (Include N,S,E,W; st., ave., etc.) 407 W. DE-SOTO ST.
CROSS STREETS nearest/between BETW. N. REUS AND N. DE VILLIERS ST.
NEAREST CITY/TOWN PENSACOLA IN CURRENT CITY LIMITS Xyes no
COUNTY ESCAMBIA TAX PARCEL # 9010-016-040
SUBDIVISION NAME NORTH HILL BLOCK 40 LOT NO. 16-17
OWNERSHIP private-profit priv-nonprofit Xpriv-ladiv priv-unspecified city county state federal unknown
NAME OF PUBLIC TRACT (e.g., park) BELMONT TRACT
ROUTE TO

MAPPING

USGS 7.5' MAP NAME 30087-D2-TF-024 1987
TOWNSHIP 25 S RANGE 30W SECT. 19 1/4 1/4-1/4 IRREG. SECT.? y n
[UTM: ZONE 16 17 EASTING | | | | 0 NORTHING | | | | | 0 |]
PLAT OR OTHER MAP (Map's name, location)

DESCRIPTION

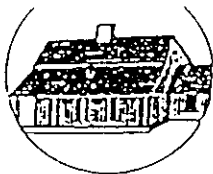
STYLE QUEE EXTERIOR PLAN IRRE NO. STORIES 1
 STRUCTURAL SYSTEMS WF
 FOUNDATION: Types PIER Materials BRIC
 EXTERIOR FABRICS ALUM
 ROOF: Types CRGA G-A-I-N Materials SHCO
 Secondary strucs. (dormers etc.) _____
 CHIMNEY : No. 2 Materials BRIC LOCATIONS WEST LATERAL SLOPE
 WINDOWS (types, materials, and placements) _____ EXTERIOR EAST CRGA
DHS, 1/2, WOOD, BAY SEMI-OCTAGONAL

MAIN ENTRANCE (stylistic details) _____
 PORCHES: #open _____ #closed _____ #incised _____ Locations N/1 STORY SHED WITH WOOD COLUMNS
 Porch roof types 1 BAY, NORTH ACCESS
 EXTERIOR ORNAMENT TRANSOM, ARCHITRAVE TRIM

INTERIOR PLAN _____ CONDITION: ☒ excellent ☐ good ☐ fair ☐ deteriorated ☐ ruinous
SURROUNDINGS (N=None, S=Some, M=Most, A=All or nearly all) ☐ commercial ☒ residential ☐ institutional ☐ rural
ANCILLARY FEATURES (No., type of outbuildings; major landscape features) _____

ARCHAEOLOGICAL REMAINS AT SITE Archaeological form completed? y n (No-explain; yes-attach!)

Artifacts or other remains _____
NARRATIVE (E.g. description of interior, landscape, architecture, etc; please limit to 3 lines and attach full statement on separate sheet)

**HISTORY**

CONSTRUCTION DATE 1911 CIRCA ☒ yes ☐ no
 ARCHITECT: (last name first) _____ UNKNOWN
 BUILDER: (last name first) _____ L. E. BROOKS AND COMPANY
 MOVES ☐ yes ☒ no Dates _____ Orig. addr. _____
 ALTERATIONS ☒ yes ☐ no Dates _____ Nature _____
 ADDITIONS ☐ yes ☐ no Dates _____ Nature _____
 ORIGINAL USES (give dates) _____ RESIDENCE
 INTERMEDIATE USES (give dates) _____
 PRESENT USES (give dates) _____ RESIDENCE
 OWNERSHIP HISTORY (especially original owner) H. H. D'ALEMBERTE (ORIGINAL)
 DALE AND MARY YOUNCE (CURRENT)

SURVEYOR'S EVALUATION OF SITE

Potentially elig. for local designation?	☐ yes	☐ no	☐ insuff. info	Local Designation Category _____
Individually elig. for Nat. Register?	☐ yes	☐ no	☐ insuff. info	
Potential contributor to NR district?	☐ yes	☐ no	☐ insuff. info	

HISTORICAL ASSOCIATIONS (ethnic heritage, etc.) _____

EXPLANATION OF EVALUATION (required; limit to three lines; attach full statement on separate sheet)

CROSS-REFERENCES

BIBLIOGRAPHIC REFERENCES (Author, date, title, publication information. If unpublished, give FSF Manuscript Number, or location where available) _____

PHOTOGRAPHS (REQUIRED) B&W print(s) at least 3 x 5, at least one main facade. Label the back of the print with the FSF site number (site name if not available), direction and date of photograph: use pencil. Attach to back of the second to last page with a plastic or coated clip.

Location of negatives/neg. nos. R17, F25-26

RECORDER

NAME (last first)/ADDR/PHONE/AFFILIATION HPPB

FOR DETAILED INSTRUCTIONS: *Guide to the 1992 Historic Structure Form of the Florida Site File.*

DHR USE ONLY		OFFICIAL EVALUATIONS				DHR USE ONLY	
NR DATE		KEEPER-NR ELIGIBILITY*	y	n	pe	u	Date
		SHPO-NR ELIGIBILITY*	y	n	pe	u	Date
DELIST DATE		LOCAL DESIGNATION*					Date
		Local office					

* y=Yes; n=No; pe=Potentially Eligible; u=Insufficient Information

REQUIRED:

- (1) USGS MAP WITH STRUCTURE PINPOINTED
- (2) LARGE SCALE STREET OR PLAT MAP
- (3) PHOTO OF MAIN FACADE, PREFER B&W, AT LEAST 3X5



FLORIDA MASTER SITE FILE
Site Inventory Form

FDAHRM 802 = =
1009 = =

Site No. ES 616
Site Name D'Alemberte, H.H. House 830 = = Survey Date 8005 820 = =
Address of Site: 407 W. DeSoto Street, Pensacola, FL 32501 905 = =
Instruction for locating S side of W. DeSoto Street between N. Reus Street and
N. Devilliers St. 813 = =
Location: Belmont Tract 40 16, 17 868 = =
subdivision name block no. lot no.
County: Escambia 808 = =
Owner of Site: Name: Watson, Florence D. ;
Address: 407 W. DeSoto Street, Pensacola, FL 32501 902 = =
Type of Ownership private 848 = = Recording Date 832 = =
Recorder:
Name & Title: Guedez, Susan; Gantzhorn, Alan ;
Address: HPPB 818 = =

Condition of Site: Integrity of Site: Original Use residence 838 = =
Check One Check One or More
☐ Excellent 863 = = ☒ Altered 858 = = Present Use residence 850 = =
☒ Good 863 = = ☐ Unaltered 858 = = Dates: Beginning +1911 844 = =
☐ Fair 863 = = ☒ Original Site 858 = = Culture/Phase American 840 = =
☐ Deteriorated 863 = = ☐ Restored () (Date:) () 858 = = Period 20th century 845 = =
☐ Moved () (Date:) () 858 = =

NR Classification Category: District 916 = =

Threats to Site:

Check One or More
☐ Zoning () () 878 = = ☐ Transportation () () 878 = =
☐ Development () () 878 = = ☐ Fill () () 878 = =
☐ Deterioration () () 878 = = ☐ Dredge () () 878 = =
☐ Borrowing () () 878 = =
☐ Other (See Remarks Below): 878 = =

Areas of Significance: Architecture, History 910 = =

Significance:

The home is a good example of simplified Queen Anne architecture. It was built by Hubert H. D'Alemberte in 1911. Mary S. Avery, who was the widow of Albert Avery, president of the Mutual Loan and Savings Association, owned it for the longest period of time, 1920-1931.

SEE SITE FILE STAFF FOR
ORIGINAL PHOTO(S) OR MAP(S)

911 = =





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

**Architectural Review Board Application
Full Board Review**

Application Date: 4-28-26

Project Address: 407 W DESOTO ST
Applicant: Kimberly Bauer - Blue Haven Pools
Applicant's Address: 4182 Gulf Breeze Parkway, Gulf Breeze FL 32563
Email: KRemy@bluehavenpotg.com **Phone:** 850-677-8581
Property Owner: OVERTON CHRISTOPHER & OVERTON LISA

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.

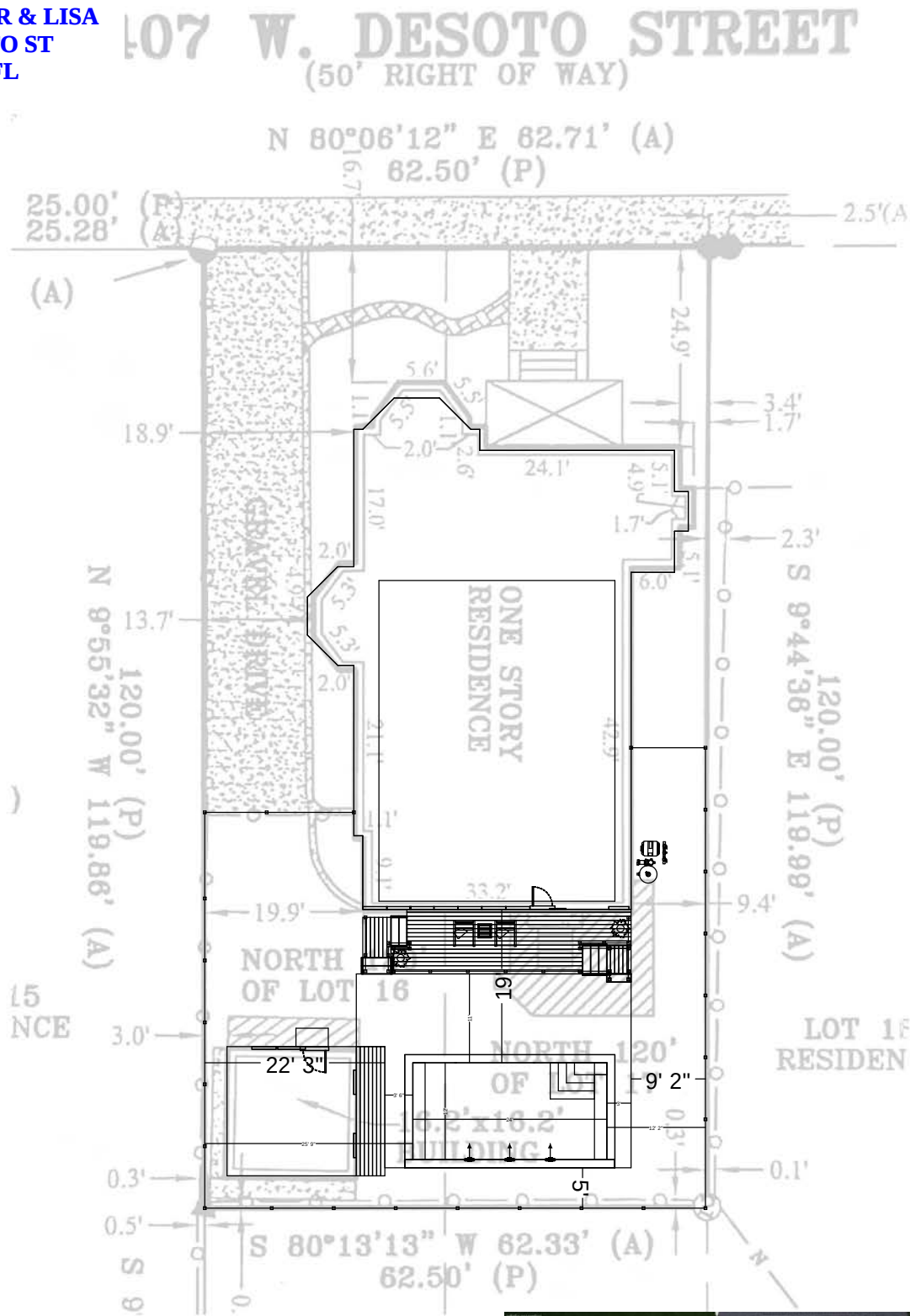
New 24'x12', 288 sqft gunite pool and 400 sqft paver patio

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.

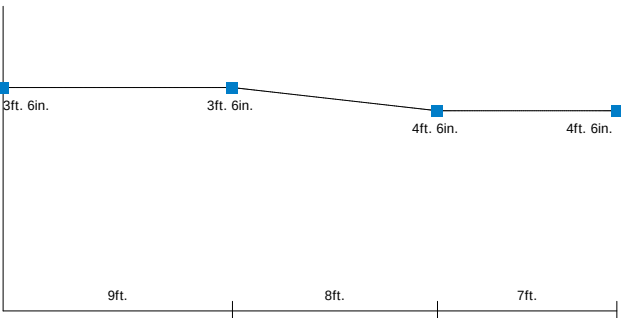

Applicant Signature

4-28-26
Date

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



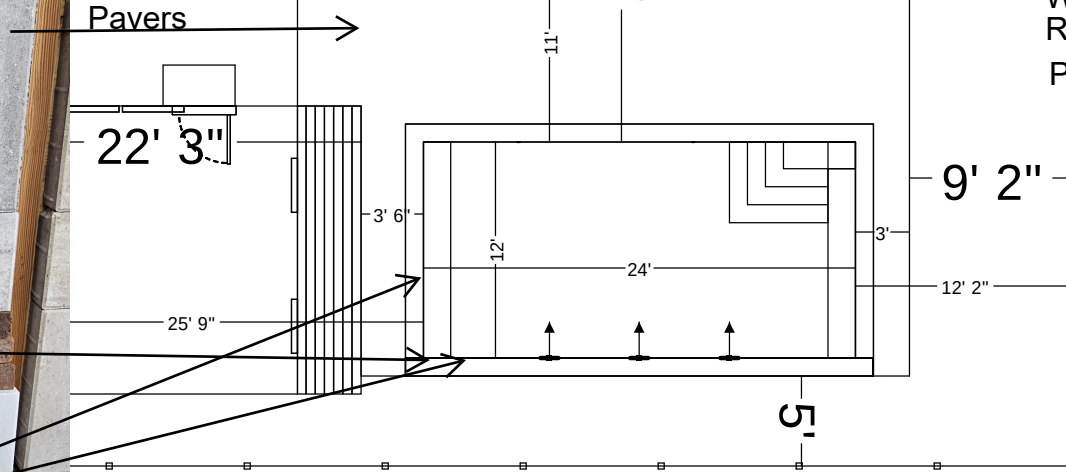
Pool Depth Profile



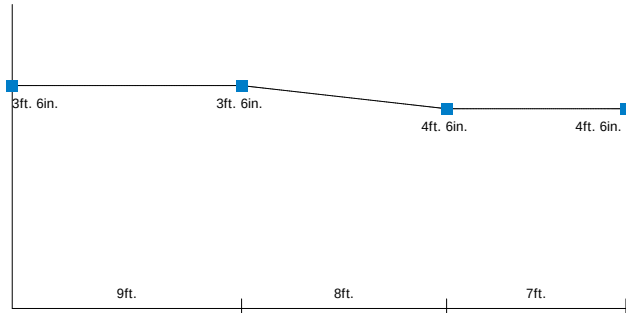
OVERTON
CHRISTOPHER & LISA
407 W. DE SOTO ST
PENSACOLA FL



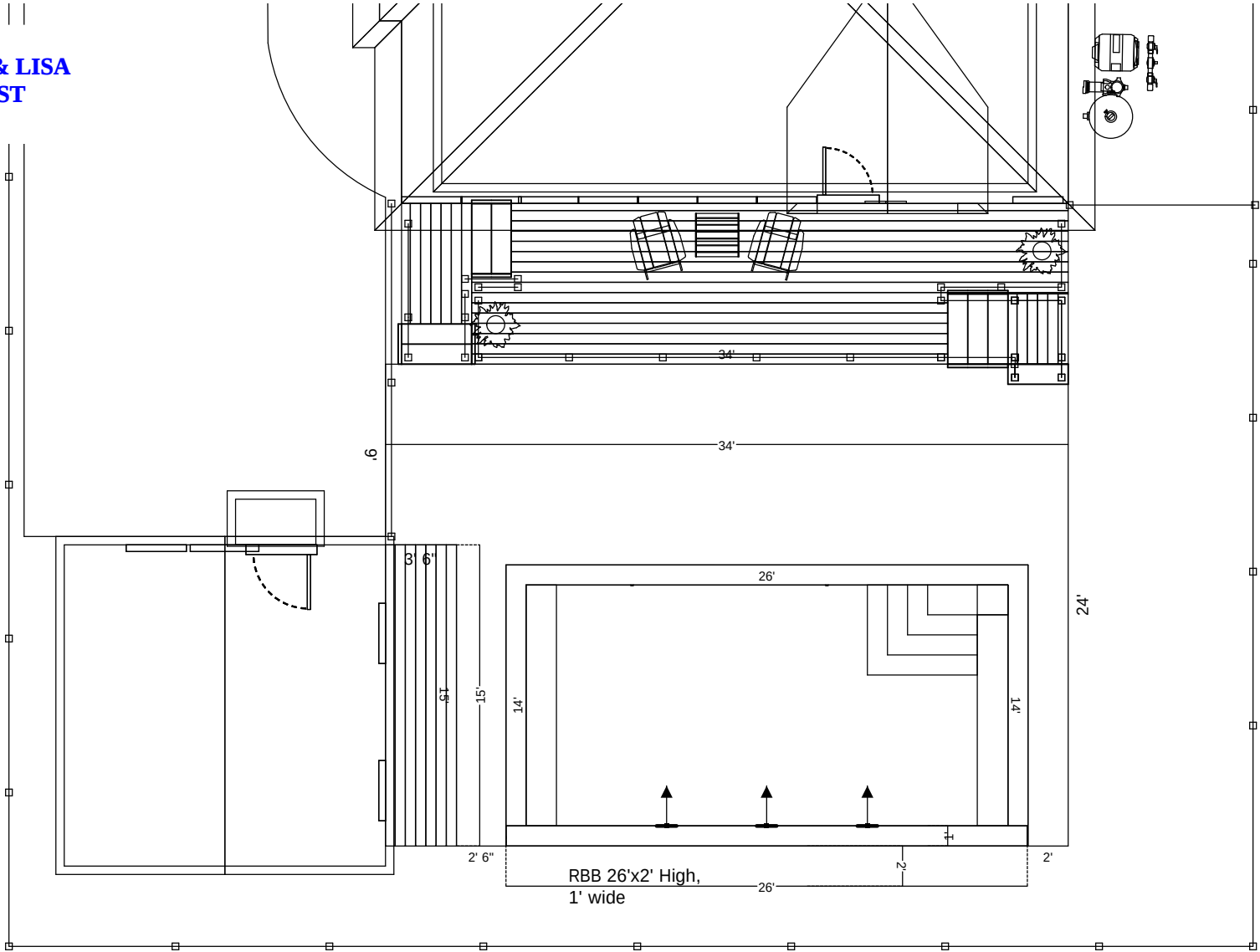
Pavers - Large Format - Supra Granite
Waterline Tile - 6x6 Aqua Marine
Coping - Pasha White 12x24 Marble
Water Feature Wall Veneer -
Reclaimed - Noble Red Brick
Plaster - Mariner Blue Quartz



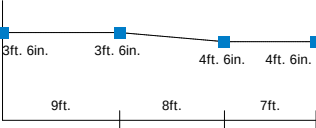
Pool Depth Profile



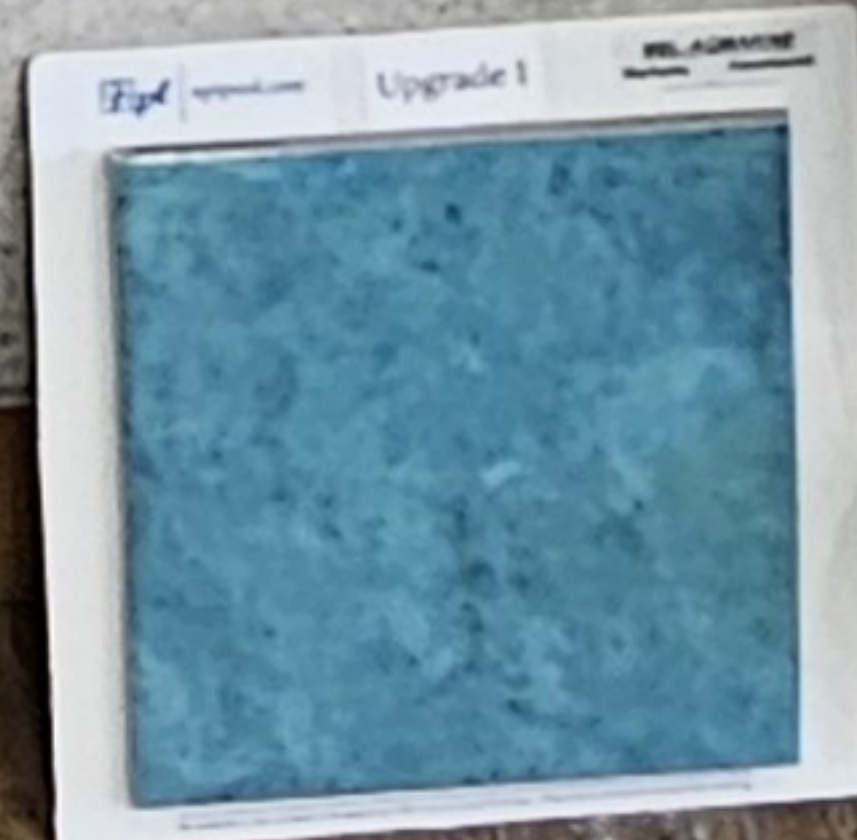
OVERTON
CHRISTOPHER & LISA
407 W. DE SOTO ST
PENSACOLA FL



Pool Depth Profile









City of Pensacola

222 West Main Street
Pensacola, FL 32502

Memorandum

File #: 26-597

Architectural Review Board

5/21/2026

QUASI-JUDICIAL HEARING

SUBJECT:

520 N. Spring Street

North Hill preservation district / Zone PR-2 / City Council District 6

Final Review of a New Pool, Cabana, and Fence at Contributing Structure

SUMMARY:

Chandler Prospecting is requesting approval for construction of a 12' x 20' pool, a 9' x 34' cabana, a metal fence, and landscaping. The proposed plans show a Gunite pool with black and white tile and white travertine coping; a cabana with turned 6 x 6 columns, chandelier lighting, and weathered wood tiles; a metal fence; and landscaping along the new metal fence and on the rear property line.

Please find attached all relevant documentation for your review.

RECOMMENDED CODE SECTIONS

[12-3-10\(2\)d.2.ii.](#)(b) North Hill; Procedure for review; Decisions; Rules governing decisions
12-3-10(2)e.4. North Hill; Regulations and guidelines for any development within the preservation district; Fences.

12-3-10(2)e.6. North Hill; Regulations and guidelines for any development within the preservation district; Residential accessory structures.

12-3-10(2)h. North Hill; Regulations for new construction and additions to existing structures

[12-3-55\(4\)](#) Accessory uses and structure standards; Residential accessory structures standards

ATTACHMENTS:

1. 520 N. Spring St_Images
2. FL Master Site File
3. 520 N. Spring St_Application & Materials

520 N. Spring Street



Version 2.0 7/92

Form Date 5/1/95
7/8/95

object

ROUTE TO

MAPPING

PLAT OR OTHER MAP (Map's name, location)

DESCRIPTION

WINDOWS (types, materials, and placements) DHS, 2/2, 6/6, WOOD

EXTERIOR ORNAMENT PAIRED BRACKETS, VERGEBOARDS

ANCILLARY FEATURES (No., type of outbuildings; major landscape features)

Artifacts or other remains

NARRATIVE (E.g. description of interior, landscape, architecture, etc; please limit to 3 lines and attach full statement on separate sheet)



HISTORICAL STRUCTURE FORM

Site #8 _____

HISTORYCONSTRUCTION DATE 1885 CIRCA ☒ yes ☐ no

ARCHITECT: (last name first) _____

BUILDER: (last name first) _____

MOVES ☐ yes ☐ no Dates _____ Orig. addr. _____ALTERATIONS ☐ yes ☐ no Dates _____ Nature _____ADDITIONS ☐ yes ☐ no Dates _____ Nature _____ORIGINAL USES (give dates) RESIDENCEINTERMEDIATE USES (give dates) RESIDENCEPRESENT USES (give dates) RESIDENCEOWNERSHIP HISTORY (especially original owner) BRYAN DUNWOODY (1942), LAVADA DEFOREST (1942), JAMES M. ROBACKER AND J. WESTLEY FOREHAND (1974), ANNIS BRINDEL (CURRENT)**SURVEYOR'S EVALUATION OF SITE**Potentially elig. for local designation? ☐ yes ☐ no ☐ insuff. infoIndividually elig. for Nat. Register? ☐ yes ☐ no ☐ insuff. infoPotential contributor to NR district? ☐ yes ☐ no ☐ insuff. info

Local Designation Category _____

HISTORICAL ASSOCIATIONS (ethnic heritage, etc.) _____

EXPLANATION OF EVALUATION (required; limit to three lines; attach full statement on separate sheet)

CROSS-REFERENCES

BIBLIOGRAPHIC REFERENCES (Author, date, title, publication information. If unpublished, give FSF Manuscript Number, or location where available) _____

PHOTOGRAPHS (REQUIRED) B&W print(s) at least 3 x 5, at least one main facade. Label the back of the print with the FSF site number (site name if not available), direction and date of photograph: use pencil. Attach to back of the second to last page with a plastic or coated clip.

Location of negatives/neg. nos. R2, F27-28

RECORDERNAME (last first)/ADDR/PHONE/AFFILIATION HPPBFOR DETAILED INSTRUCTIONS: *Guide to the 1992 Historic Structure Form of the Florida Site File.*

DHK USE ONLY		OFFICIAL EVALUATIONS				DHK USE ONLY	
NR DATE		KEEPER-NR ELIGIBILITY	y	n	pe	n	Date
		SHPO-NR ELIGIBILITY	y	n	pe	n	Date
DELIST DATE		LOCAL DESIGNATION					Date
		Local office					

* y=Yes; n=No; pe=Potentially Eligible; n=Insufficient Information

REQUIRED:

- (1) USGS MAP WITH STRUCTURE PINPOINTED
- (2) LARGE SCALE STREET OR PLAT MAP
- (3) PHOTO OF MAIN FACADE, PREFER B&W, AT LEAST 3X5



FLORIDA MASTER SITE FILE
Site Inventory Form

FDAHRM 802 ==
1009 ==

Site No. Es 918
Site Name Dunwoody, Bryan House 830 == Survey Date 8005 820 ==
Address of Site: 520 N. Spring St. Pensacola, Fl. 32501 905 ==
Instruction for locating SE corner N Spring St. and W Jackson St. 813 ==

Location: Belmont Tract 19 7-10 868 ==
subdivision name block no. lot no.

County: Escambia 808 ==

Owner of Site: Name: Higgins, Tanya Jean
Address: 520 N. Spring St. 902 ==
Pensacola, Fl. 32501 832 ==

Type of Ownership Private 848 == Recording Date 8005

Recorder:
Name & Title: Gantzhorn, Alan; Guedez, Susan
Address: HPPB 818 ==

Condition of Site: Integrity of Site: Original Use Residence 838 ==

Check One	Check One or More	Present Use	Residence
☐ Excellent 863 ==	☒ Altered 858 ==	Dates: Beginning <u>+ 1885</u> 844 ==	850 ==
☒ Good 863 ==	☐ Unaltered 858 ==	Culture/Phase <u>American</u> 840 ==	
☐ Fair 863 ==	☒ Original Site 858 ==	Period <u>19th Century</u> 845 ==	
☐ Deteriorated 863 ==	☐ Restored () (Date:) 858 ==		
	☐ Moved () (Date:) 858 ==		

NR Classification Category: District 916 ==

Threats to Site:

Check One or More	
☐ Zoning () 878 ==	☐ Transportation () 878 ==
☐ Development () 878 ==	☐ Fill () 878 ==
☐ Deterioration () 878 ==	☐ Dredge () 878 ==
☐ Borrowing () 878 ==	
☐ Other (See Remarks Below): 878 ==	

Areas of Significance: Architecture, History 910 ==

Significance:

Bryan Dunwoody had this house built in about 1885 and his family continued to own the house until 1942. This Italian Villa had East Lake porches added to it at a later date. During the 20th Century, at sometime, the wood frame exterior was stuccoed and then in the 1970's the stucco was removed.

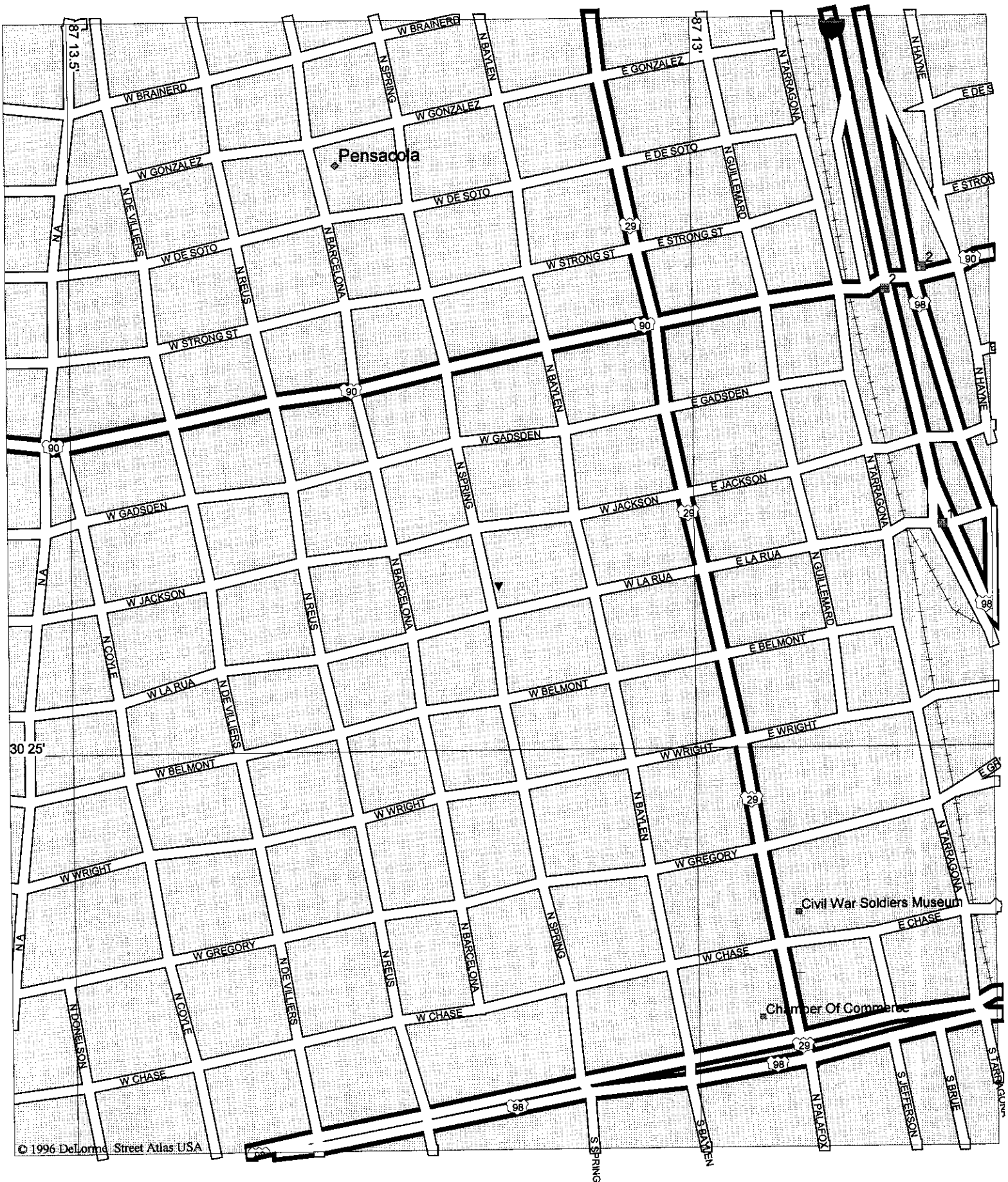
**SEE SITE FILE STAFF FOR
ORIGINAL PHOTO(S) OR MAP(S)**

911 ==

CONTINUATION SHEET

942==Porches: posts and balusters, inggerbread frieze, arched brackets and pendants, deck above W bay, access from N&W; S semi-circular porch, 2 story with shed roof, Ionic columns and turned balusters, access from S

ES 918











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

**Architectural Review Board Application
Full Board Review**

Application Date: 05/04/2026

Project Address: 520 N Spring St
Applicant: Nannette Chandler
Applicant's Address: 1100 N Davis Hwy
Email: nchandler10@gmail.com **Phone:** 850.516.3863
Property Owner: Chandler Prospecting, 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.

Final review for new pool and cabana development.

12' x 20' pool, 9' x 34' cabana, new metal fence, and landscaping

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.

Applicant Signature

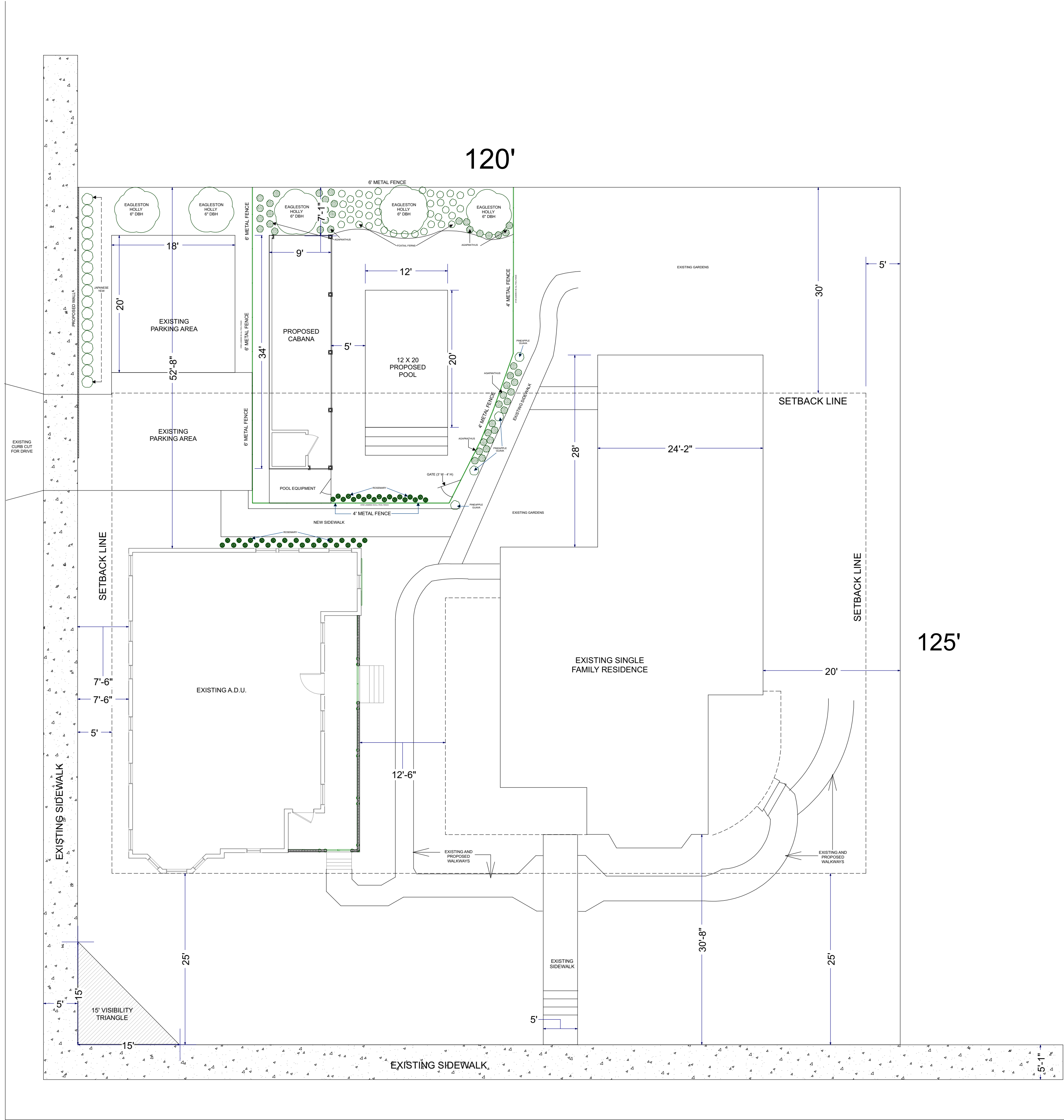
4/30/2026

Date

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

SITE PLAN
520 N. SPRING STREET
PENSACOLA, FL 32501

W. JACKSON STREET



N. SPRING STREET

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Project Address:
Chandler & Company
520 N Spring St
Pensacola, FL 32501

SITE PLAN

DRAWINGS PROVIDED BY:
West Florida
Design and Consulting, LLC
westfloridadesign@gmail.com

DATE:

5/6/2026

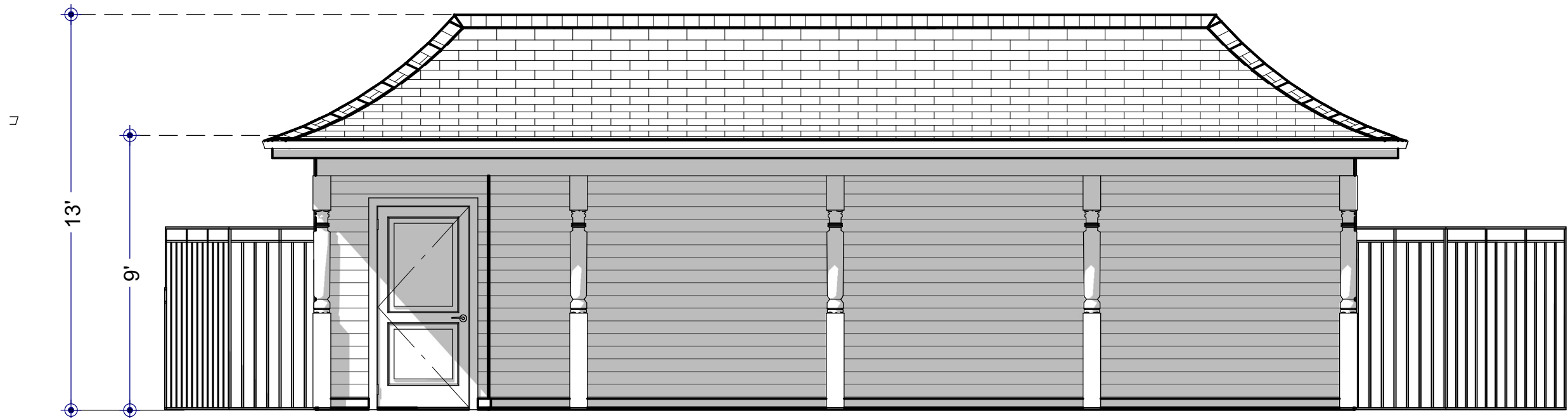
SCALE:

1" = 10'

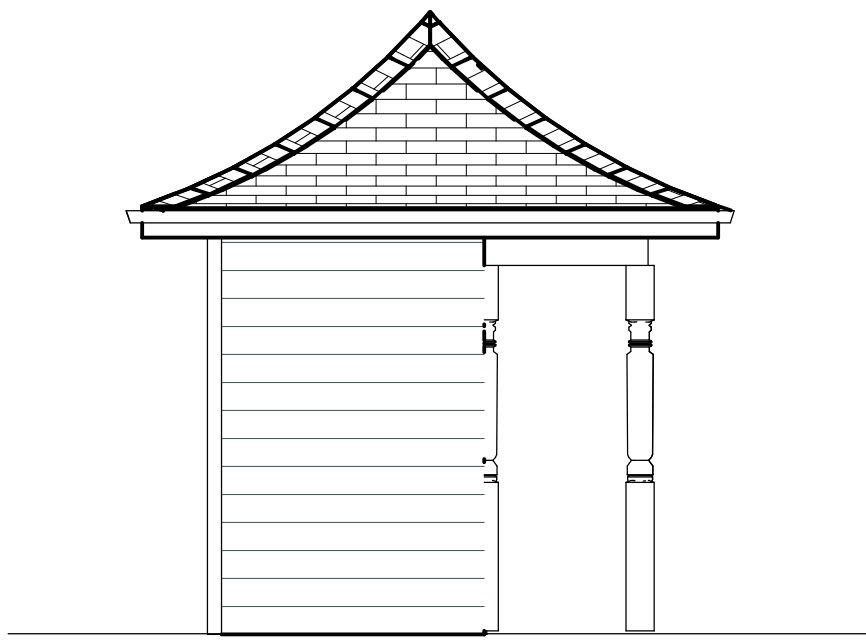
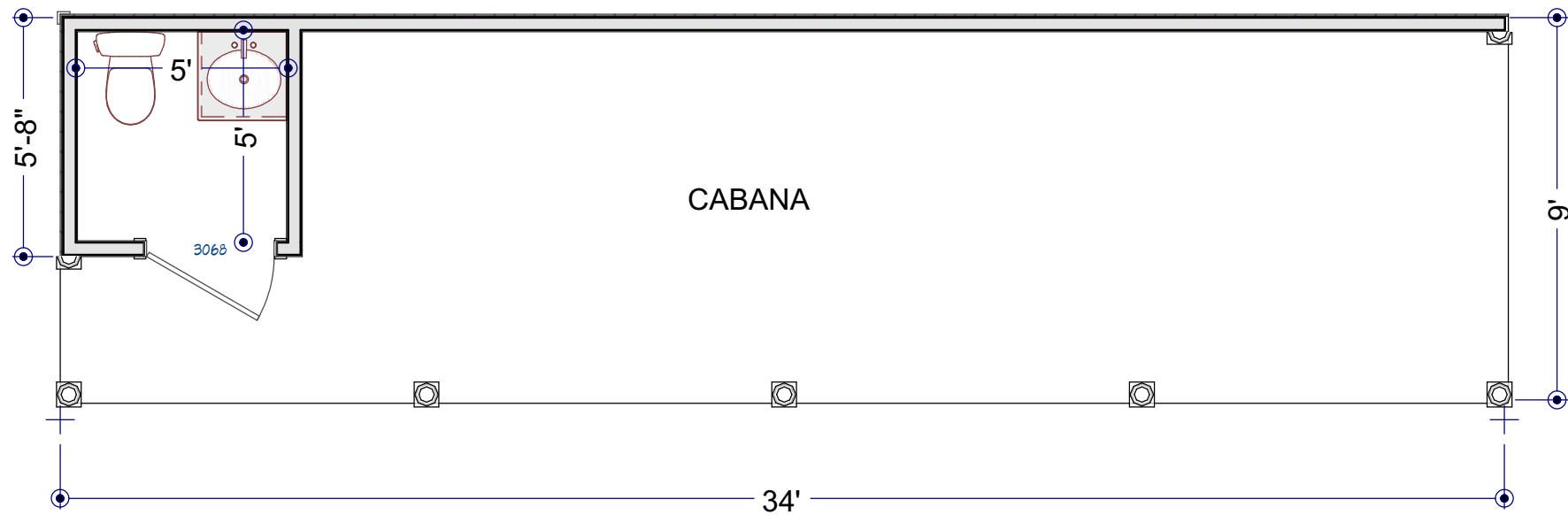
SHEET:

A 6

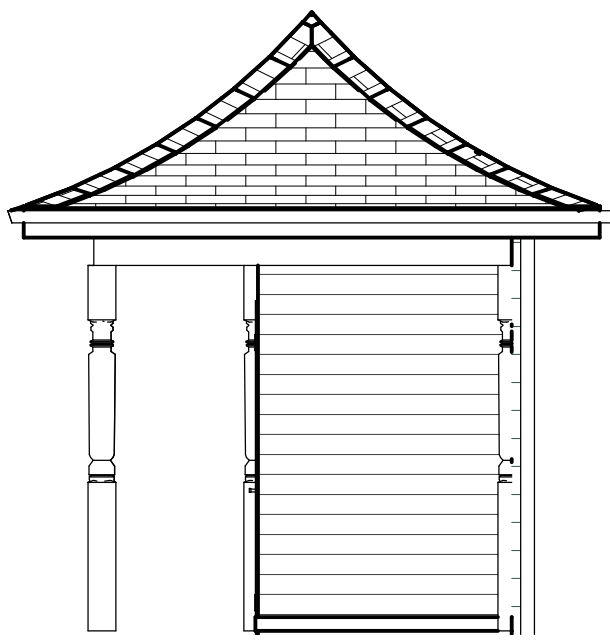
PROPOSED CABANA



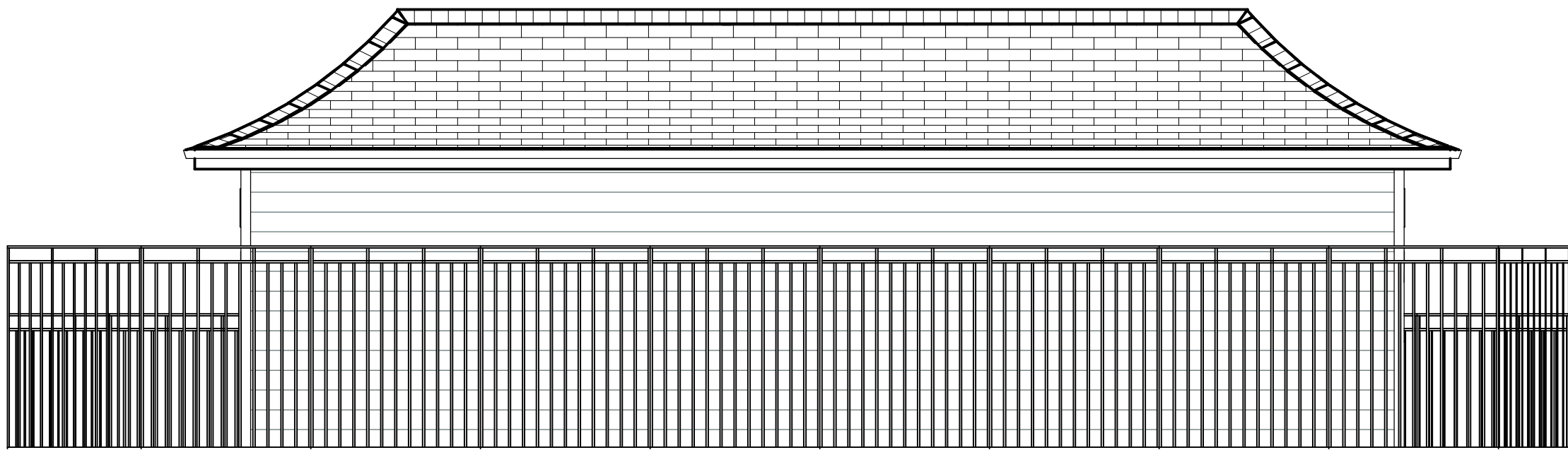
FRONT ELEVATION



LEFT ELEVATION



RIGHT ELEVATION



REAR ELEVATION

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Consulting LLC.

Project Address:

Chandler & Company
520 N Spring St
Pensacola, FL 32501

DRAWINGS PROVIDED BY:



DATE:

5/6/2026

SCALE:

1/4" = 1'

SHEET:

A 7

520 N Spring St Existing Conditions







Proposed Poolscape

Tile for Pool surround, Gunite color for
pool, white travertine coping



Cabana Finishes

Siding

Rear wall and bathroom of Cabana - Smooth 6" Hardie Lap Siding

Trim - 5/4 Hardie trim for doors to mirror main house

Cabana Exterior Paint Colors – to match existing house

Cabana exterior Paint color: Columns, Trim Pewter Tankard

SW 0023
Pewter
Tankard

Posts -Turned 6x6 columns



Cabana Lighting



Tamco Shingles Weathered Wood



Landscaping



Pool fencing

Fencing will be 6' tall on Jackson St facing side of property and 4' tall around the other 2 sides of the enclosed pool deck. Star Jasmine will be planted every 2' around the base of the fence for privacy and a permanent green screen.





City of Pensacola

222 West Main Street
Pensacola, FL 32502

Memorandum

File #: 26-598

Architectural Review Board

5/21/2026

QUASI-JUDICIAL HEARING

SUBJECT:

**1201 N. Barcelona Street
North Hill preservation district / Zone PR-1AAA / City Council District 6
Final Review of a New Two-Story Single-Family Residence, Pool and ADU**

SUMMARY:

Joshua Keith and Mitchell Whitehead are requesting a final review of a new two-story single-family residence with a pool in the courtyard and an accessory dwelling unit (ADU) above a detached garage. The proposed plans show a brick home with Hardie lap siding, asphalt shingles, vinyl windows, lanterns, LED wall lamps, and wood composite decking; an in-ground Gunite pool; a covered walkway connecting the main residence to the garage; an ADU over a two-car garage with Hardie lap siding, and asphalt shingles; a pine shadowbox fence; and extensive landscaping.

Please find attached all relevant documentation for your review.

RECOMMENDED CODE SECTIONS

12-3-10(2)d.2.ii. North Hill preservation district; Procedure for review; Decisions; Rules governing decisions.

[12-3-10\(2\)e](#). North Hill preservation district; Regulations and guidelines for any development within the preservation district.

12-3-10(2)h. North Hill preservation district; Regulations for new construction and additions to existing structures in the North Hill preservation district.

[12-3-55\(4\)](#) Accessory uses and structure standards; Residential accessory structures standards.

[12-3-58](#). Required visibility triangle

[12-3-63\(b\)](#) Fences; Regulations

[12-3-81\(c\)\(4\)](#) Accessory residential units; General requirements; Accessory dwelling unit requirements

ATTACHMENTS:

1. 1201 N. Barcelona St_Images
2. FL Master Site File
3. 1201 N. Barcelona St_Application & Materials

1201 N. Barcelona Street



Site is now vacant. Photo from Google ca. May 2025



FLORIDA MASTER SITE FILE
Site Inventory Form

FDAHRM 802 ==
1009 ==

Site No. ES 482

Site Name Goldenburg, Sam House 830 == Survey Date 8005 820 ==
Address of Site: 1201 N. Barcelona St. Pensacola, FL 32501 905 ==
Instruction for locating on NW corner of N. Barcelona St. and W. 813 ==
Brainard St. 868 ==

Location: Belmont Tract 66 21-23; port. 20 808 ==
subdivision name block no. lot no.

County: Escambia

Owner of Site: Name: Shields, Mamie Lee and Lamar, Pearlenee

Address: 1201 N. Barcelona St. 902 ==

Pensacola, FL 32501 832 ==

Type of Ownership private 848 == Recording Date

Recorder: Name & Title: Gantzhorn, Alan; Hawley, Nancy

Address: HPPB 818 ==

Condition of Site: Integrity of Site: Original Use residence 838 ==

Check One Check One or More Present Use residence 850 ==

Excellent 863 == Altered 858 == Dates: Beginning + 1954 844 ==

Good 863 == Unaltered 858 == Culture/Phase American 840 ==

Fair 863 == Original Site 858 == Period 20th Century 845 ==

Deteriorated 863 == Restored () (Date:) () 858 ==

Moved () (Date:) () 858 ==

NR Classification Category: district 916 ==

Threats to Site:

Check One or More

Zoning () () 878 == Transportation () () 878 ==

Development () () 878 == Fill () () 878 ==

Deterioration () () 878 == Dredge () () 878 ==

Borrowing () () 878 ==

Other (See Remarks Below) 878 ==

Areas of Significance: Architecture 910 ==

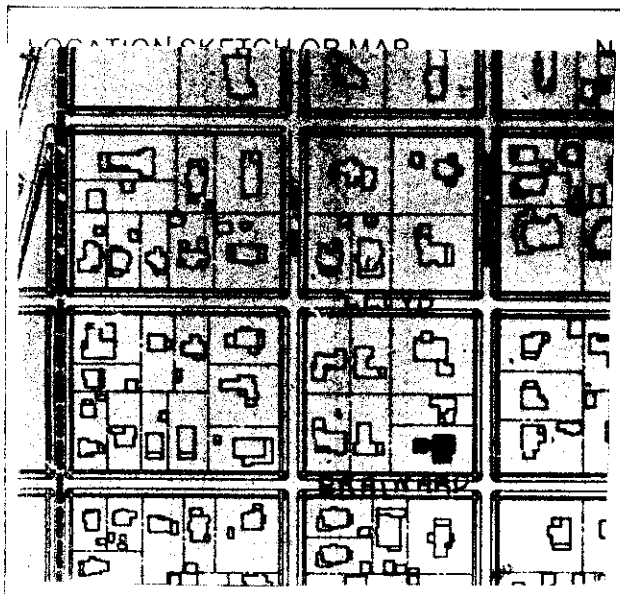
Significance:

An example of middle-twentieth century masonry vernacular architecture.

SEE SITE FILE STAFF FOR
ORIGINAL PHOTO(S) OR MAP(S)

911 ==

ARCHITECT	unknown	872 = =
BUILDER	unknown	874 = =
STYLE AND/OR PERIOD	masonry vernacular	964 = =
PLAN TYPE	rectangle	966 = =
EXTERIOR FABRIC(S)	brick; common bond	854 = =
STRUCTURAL SYSTEM(S)	masonry vernacular	856 = =
PORCHES	S/1 story shed porch on wrought iron posts	942 = =
FOUNDATION:	continuous; brick	942 = =
ROOF TYPE:	hipped	942 = =
SECONDARY ROOF STRUCTURE(S):		942 = =
CHIMNEY LOCATION:	none	942 = =
WINDOW TYPE:	pivot; 3 light; metal; paired	942 = =
CHIMNEY:		882 = =
ROOF SURFACING:	composition shingle; butt	882 = =
ORNAMENT EXTERIOR:		882 = =
NO. OF CHIMNEYS	0	952 = =
NO. OF STORIES	1	950 = =
NO. OF DORMERS	0	954 = =
Map Reference (incl. scale & date)	USGS 7.5 min Pensacola 1970	
	North Hill, Gordon Richmond, 1974	809 = =
Latitude and Longitude:		800 = =
Site Size (Approx. Acreage of Property):	LT 1	833 = =



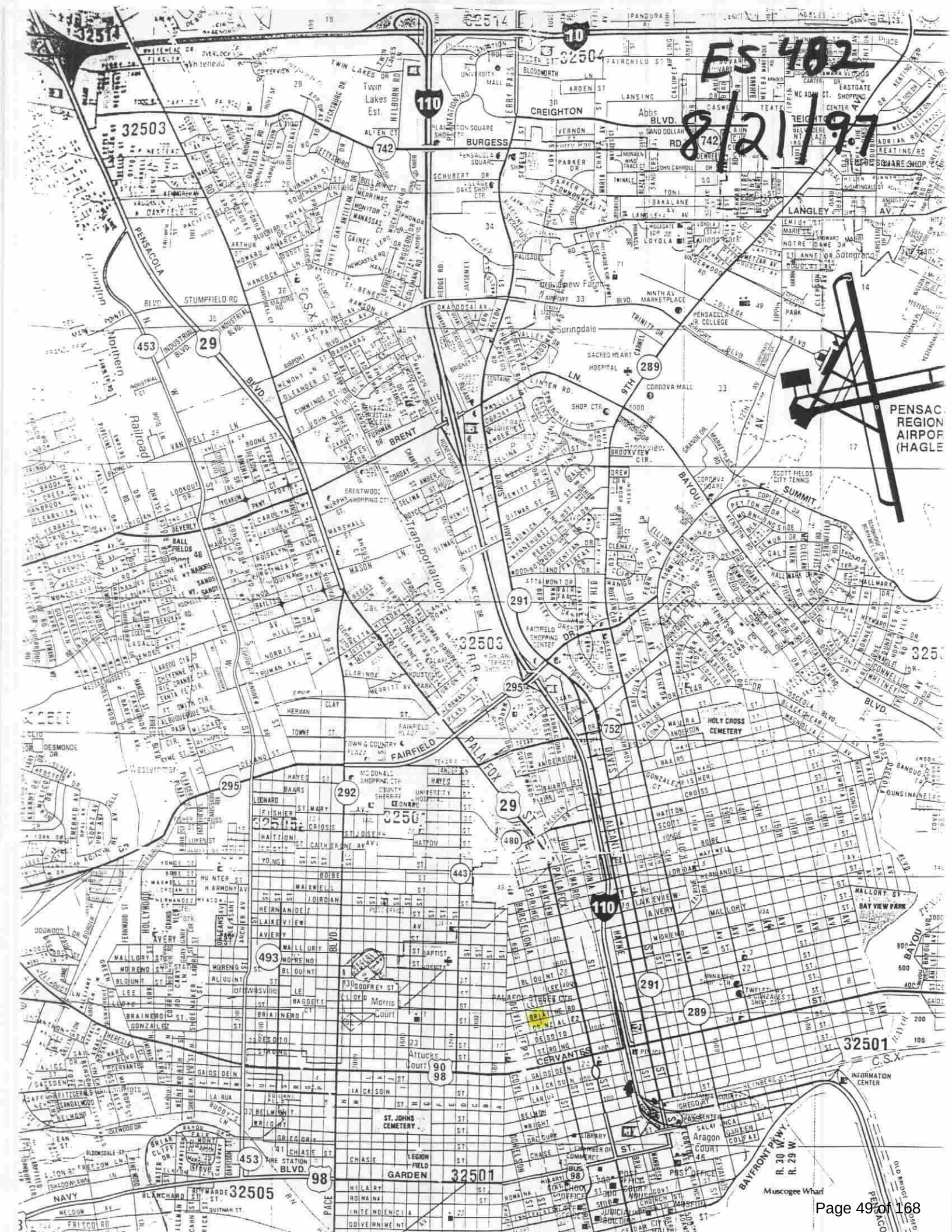
Township	Range	Section	
2 S	30W	19	812 = =

UTM Coordinates:

Zone	Easting	Northing	890 = =
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Photographic Records Numbers	HPPB	P80.30.30	860 = =
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Contact Print



ES 402
8/21/97



PENSAC
REGION
AIRPORT
(HAGLE)





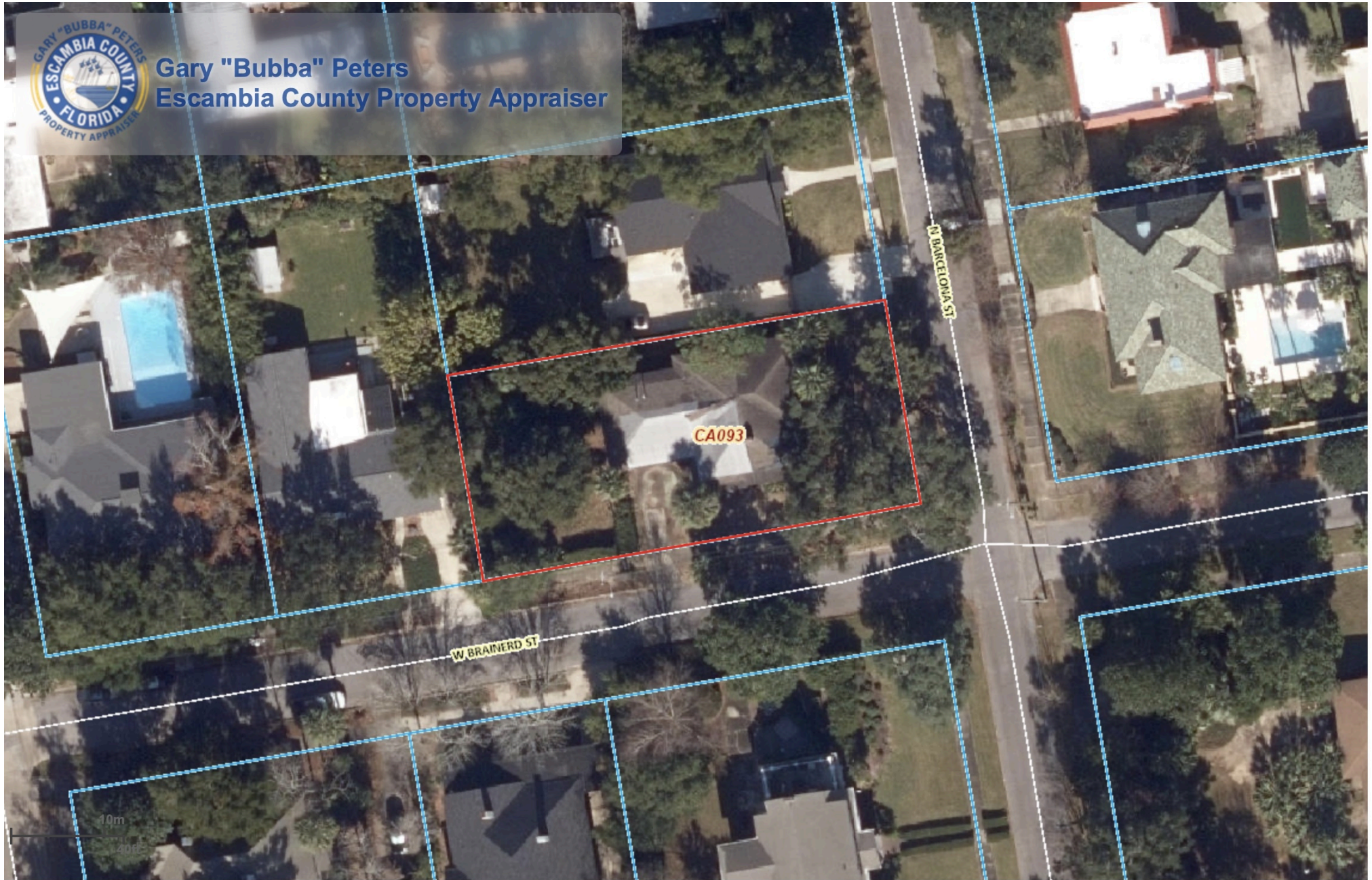
Application Date: 04/30/2026

Property Owner: Joshua Keith & Mitchell Whitehead

Page 51 of 168



Gary "Bubba" Peters
Escambia County Property Appraiser













Neighbor who used
mixed materials



PROPOSED RESIDENCE FOR: WHITEHEAD - KEITH



REVISIONS	BY

BUILDER/CONTRACTOR NOTE: BUILDER/CONTRACTOR TO VERIFY ALL DIMENSIONS, SIZES AND LOCATIONS PRIOR TO ANY PHASE OF CONSTRUCTION. BUILDER/CONTRACTOR RESPONSIBLE FOR CONFORMING TO LOCAL, CITY/REGIONAL BUILDING CODES.	THE PURCHASER OF THESE PLANS IS NOT TO BE RESPONSIBLE FOR THE CONSTRUCTION OF NO MORE THAN ONE RESIDENCE. ANY UNAUTHORIZED USE MAY RESULT IN LEGAL ACTION UNDER THE COMMON COPYRIGHT ACT. THE PLANS SHALL NOT BE REPRODUCED IN ANY MANNER WITHOUT EXPRESSED WRITTEN PERMISSION FROM BRODEUR HOME DESIGNS.
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CUSTOMER INFORMATION	
NAME:	WHITEHEAD - KEITH
ADDRESS:	1201 N BARCELONA ST
BUILDER:	THOMAS WESTERHEIM

BRODEUR

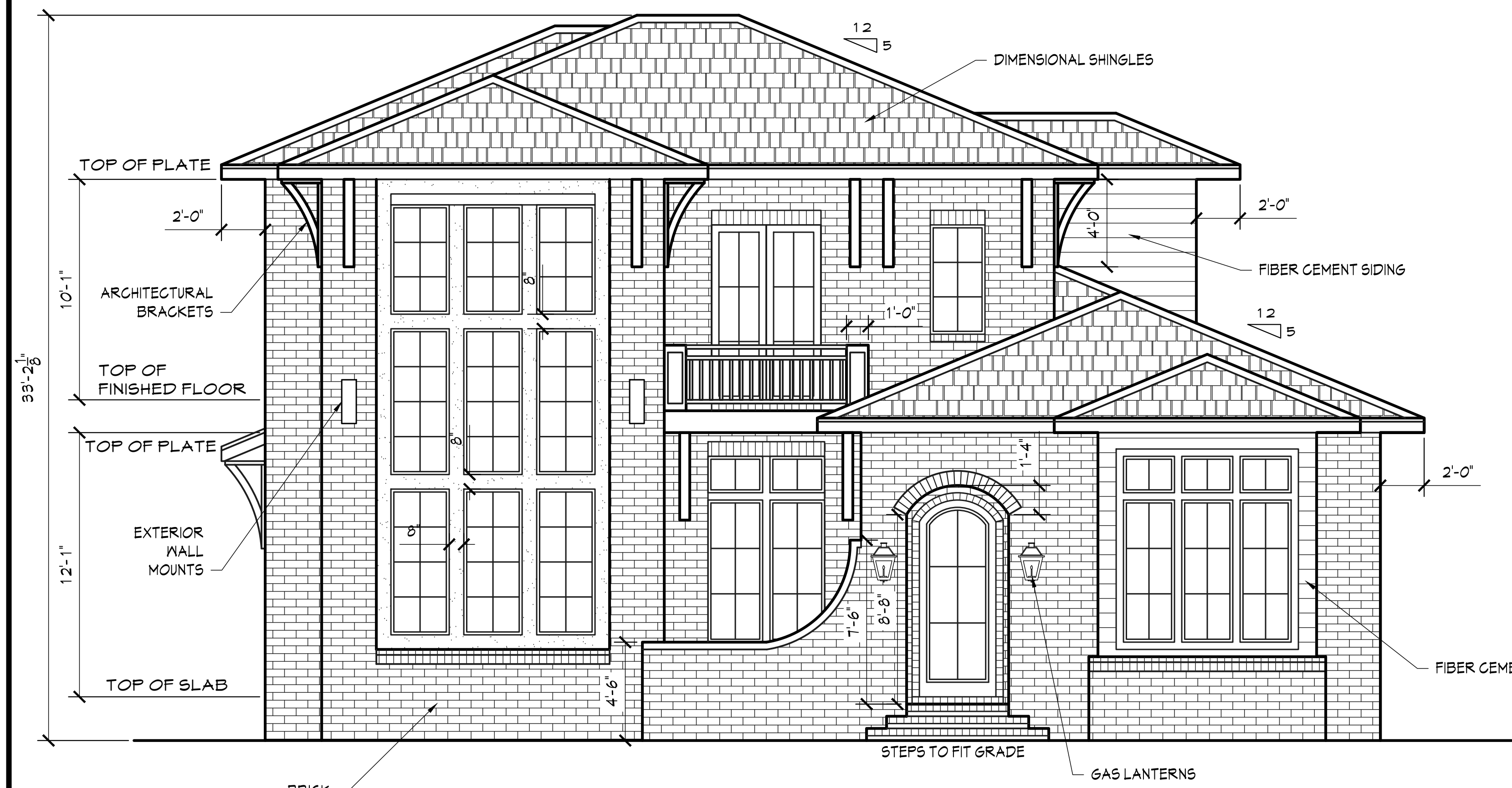
HOME DESIGNS

PH# (850) 377-6612

EMAIL: brodeurhomedesigns@gmail.com

DRAWN BY: JB
CHECKED BY: JB
DATE:
SCALE: AS SHOWN
JOB NO.
SHEET
A 1

PROPOSED RESIDENCE FOR: WHITEHEAD - KEITH



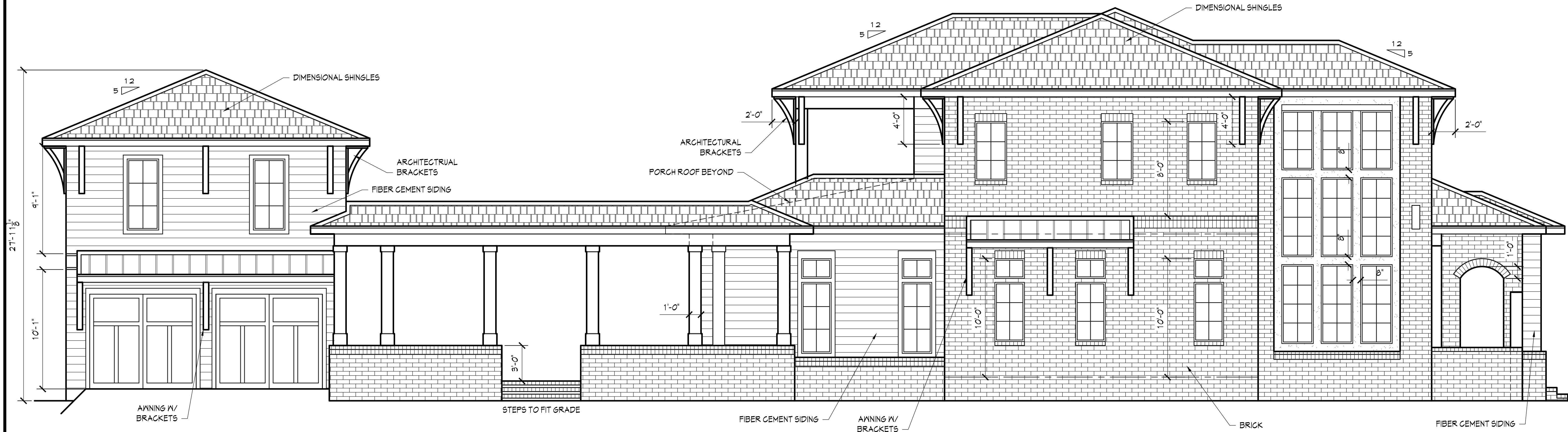
FRONT ELEVATION

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



REAR ELEVATION

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



LEFT ELEVATION

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

REVISIONS	BY

BUILDER/CONTRACTOR NOTE:
THE PURCHASER OF THESE PLANS IS ENTITLED TO ONE REVISION TO CORRECT THE CONSTRUCTION OF NO MORE THAN ONE RESIDENCE. ANY UNAUTHORIZED USE MAY RESULT IN LEGAL ACTION UNDER THE COMMON COPYRIGHT ACT.
THE PLANS SHALL NOT BE REPRODUCED IN ANY MANNER WITHOUT EXPRESSED WRITTEN PERMISSION FROM BRODEUR HOME DESIGNS.

BUILDER/CONTRACTOR RESPONSIBLE FOR CONFORMING TO LOCAL, CITY/REGIONAL BUILDING CODES.

CUSTOMER INFORMATION

NAME:	WHITEHEAD - KEITH
ADDRESS:	1201 N BARCELONA ST
BUILDER:	THOMAS WESTERHEIM

BRODEUR HOME DESIGNS

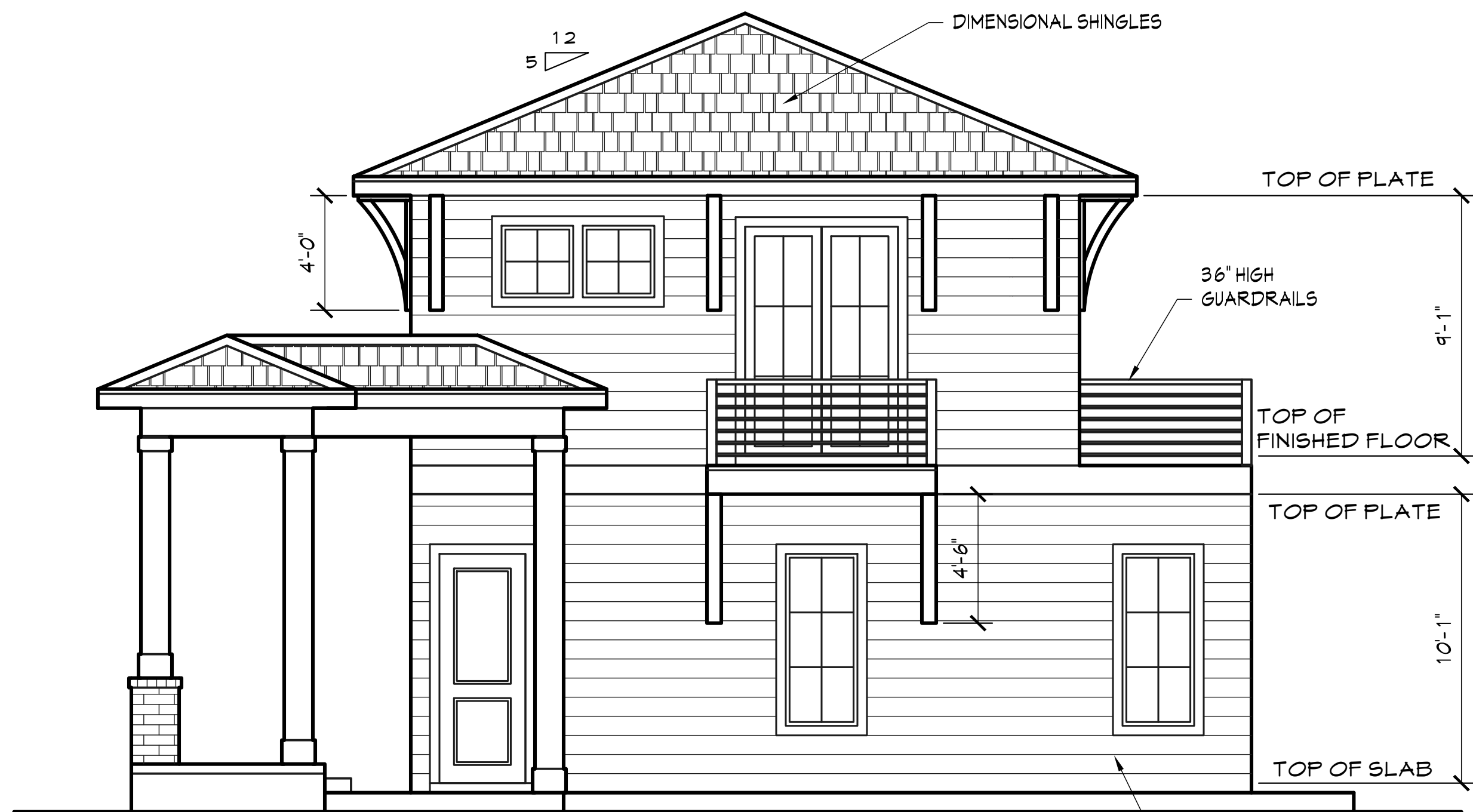
PH# (850) 377-6612 EMAIL: brodeurhomedesigns@gmail.com

DRAWN BY: JB
CHECKED BY: JB
DATE:

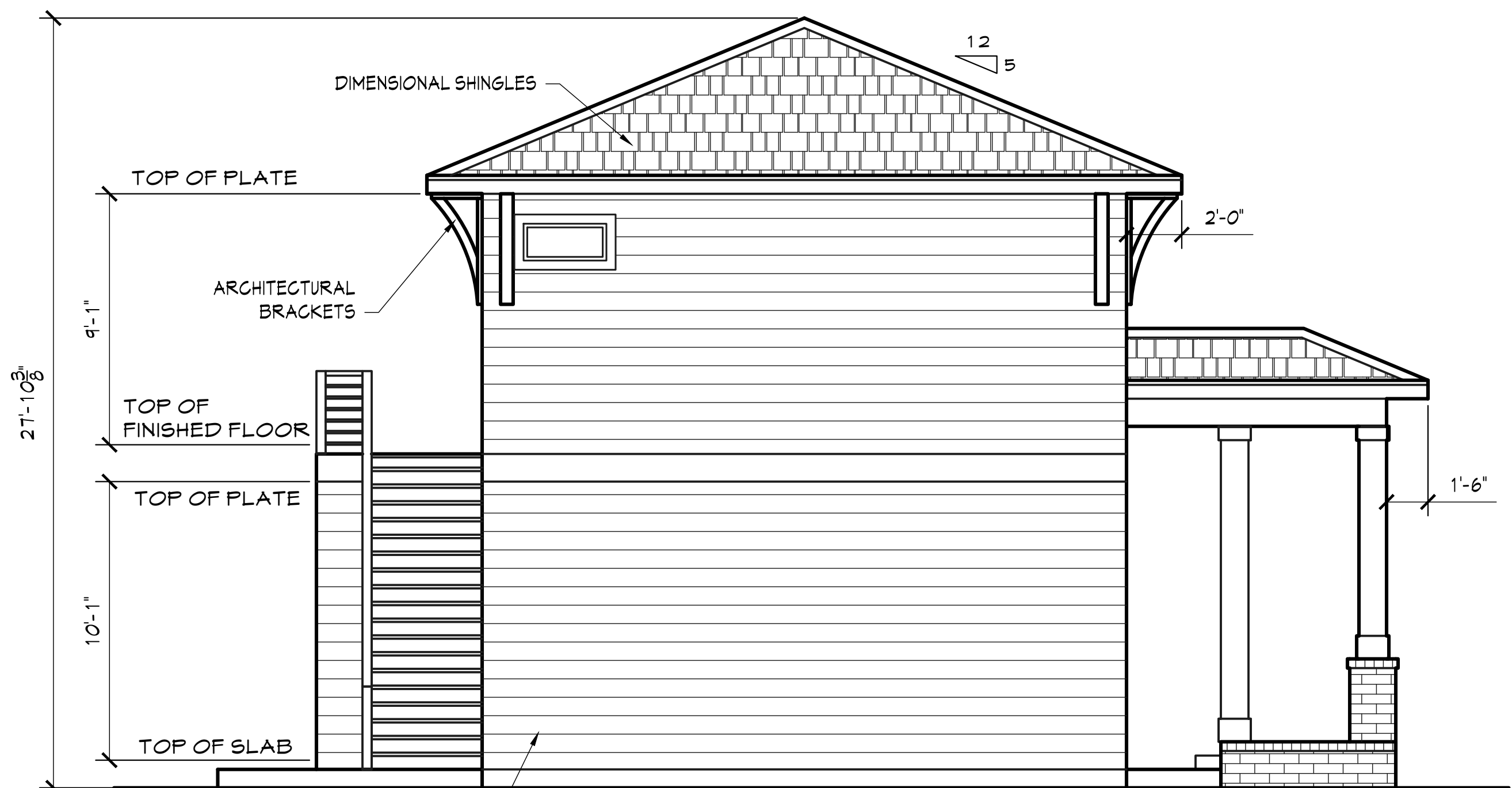
SCALE: AS SHOWN
JOB NO.

SHEET

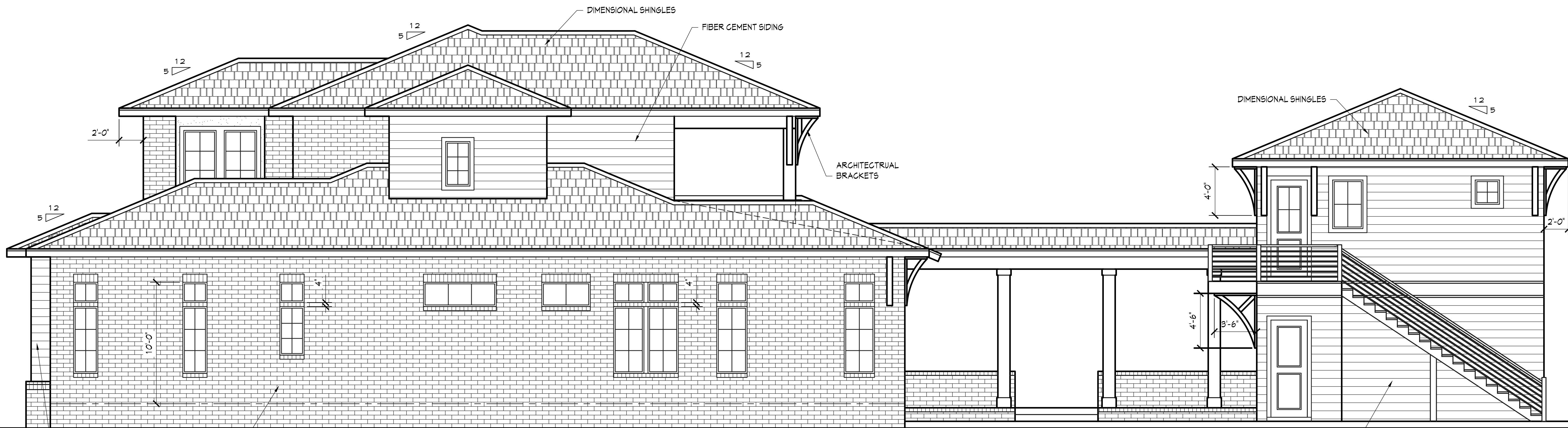
A2



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



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



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

REVISIONS		BY

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CUSTOMER INFORMATION

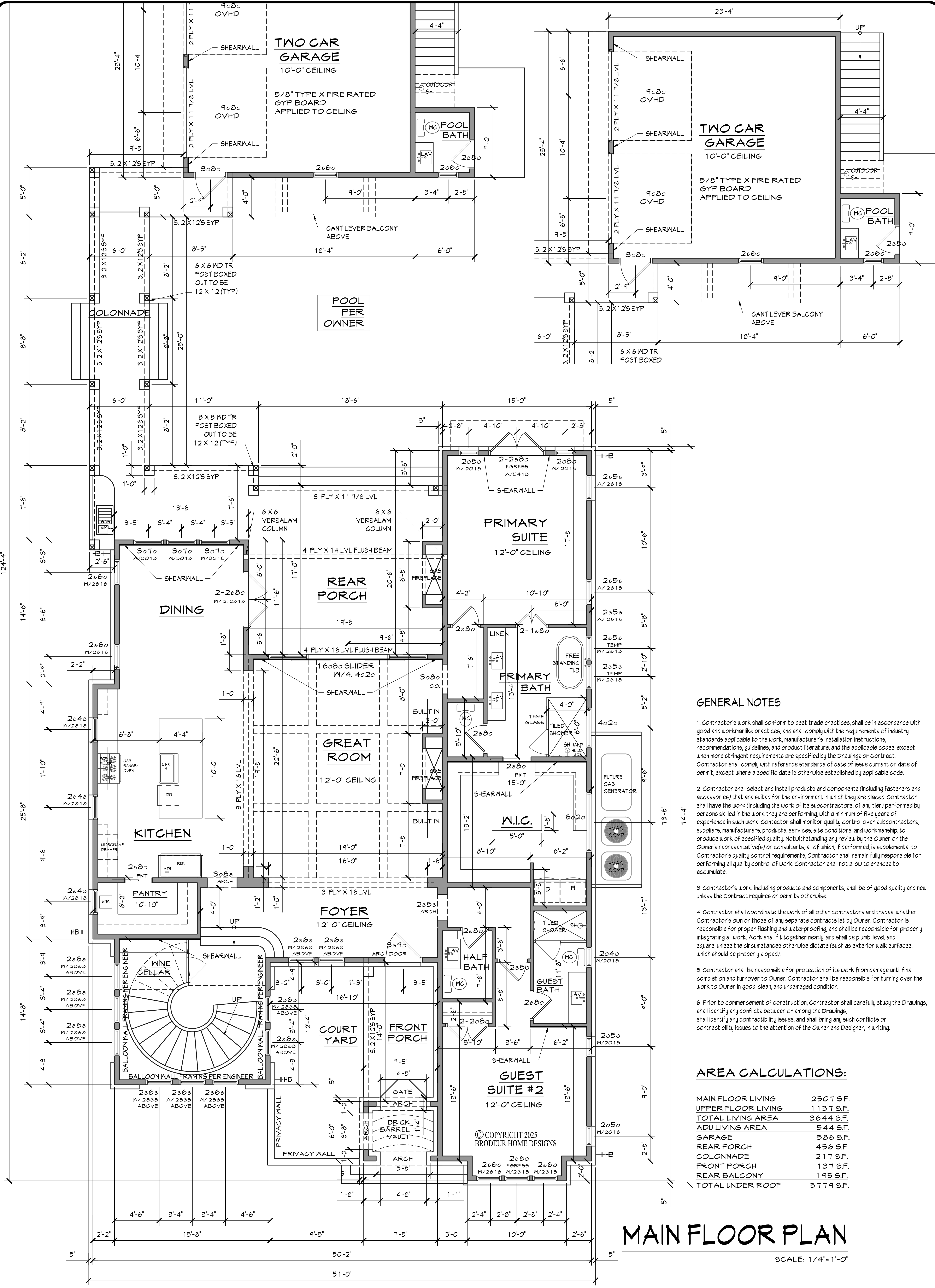
NAME:	WHITEHEAD - KEITH
ADDRESS:	1201 N BARCELONA ST
BUILDER:	

BRODEUR HOME DESIGNS
PH# (850) 377-6612
EMAIL: brodeurhomedesigns@gmail.com

DRAWN BY: JB
CHECKED BY: JB
DATE:

SCALE: AS SHOWN
JOB NO.

SHEET
A3



GENERAL NOTES

- Contractor's work shall conform to best trade practices, shall be in accordance with good and workmanlike practices, and shall comply with the requirements of industry standards applicable to the work, manufacturer's installation instructions, recommendations, guidelines, and product literature, and the applicable codes, except when more stringent requirements are specified by the Drawings or Contract. Contractor shall comply with reference standards of date of issue current on date of permit, except where a specific date is otherwise established by applicable code.
- Contractor shall select and install products and components (including fasteners and accessories) that are suited for the environment in which they are placed. Contractor shall have the work (including the work of its subcontractors, of any tier) performed by persons skilled in the work they are performing with a minimum of five years of experience in such work. Contractor shall monitor quality control over subcontractors, suppliers, manufacturers, products, services, site conditions, and workmanship, to produce work of specified quality. Notwithstanding any review by the Owner or the Owner's representative(s) or consultants, all of which, if performed, is supplemental to Contractor's quality control requirements, Contractor shall remain fully responsible for performing all quality control of work. Contractor shall not allow tolerances to accumulate.
- Contractor's work, including products and components, shall be of good quality and new unless the Contract requires or permits otherwise.
- Contractor shall coordinate the work of all other contractors and trades, whether Contractor's own or those of any separate contracts let by Owner. Contractor is responsible for proper flashing and waterproofing, and shall be responsible for properly integrating all work. Work shall fit together neatly, and shall be plumb, level, and square, unless the circumstances otherwise dictate (such as exterior walk surfaces, which should be properly sloped).
- Contractor shall be responsible for protection of its work from damage until final completion and turnover to Owner. Contractor shall be responsible for turning over the work to Owner in good, clean, and undamaged condition.
- Prior to commencement of construction, Contractor shall carefully study the Drawings, shall identify any conflicts between or among the Drawings, shall identify any contractibility issues, and shall bring any such conflicts or contractibility issues to the attention of the Owner and Designer, in writing.

AREA CALCULATIONS:

MAIN FLOOR LIVING	2507 S.F.
UPPER FLOOR LIVING	1137 S.F.
TOTAL LIVING AREA	3644 S.F.
ADJ LIVING AREA	544 S.F.
GARAGE	586 S.F.
REAR PORCH	456 S.F.
COLONNADE	217 S.F.
FRONT PORCH	137 S.F.
REAR BALCONY	195 S.F.
TOTAL UNDER ROOF	5779 S.F.

MAIN FLOOR PLAN
SCALE: 1/4"=1'-0"

44

DRAWN BY: ASHOWN
CHECKED BY: ASHOWN
DATE: 10/1/2025
SCALE: AS SHOWN
JOB NO.:
SHEET

BRODEUR
HOME DESIGNS

PH# (850) 377-6612 EMAIL: brodeurhomedesigns@gmail.com

CUSTOMER INFORMATION

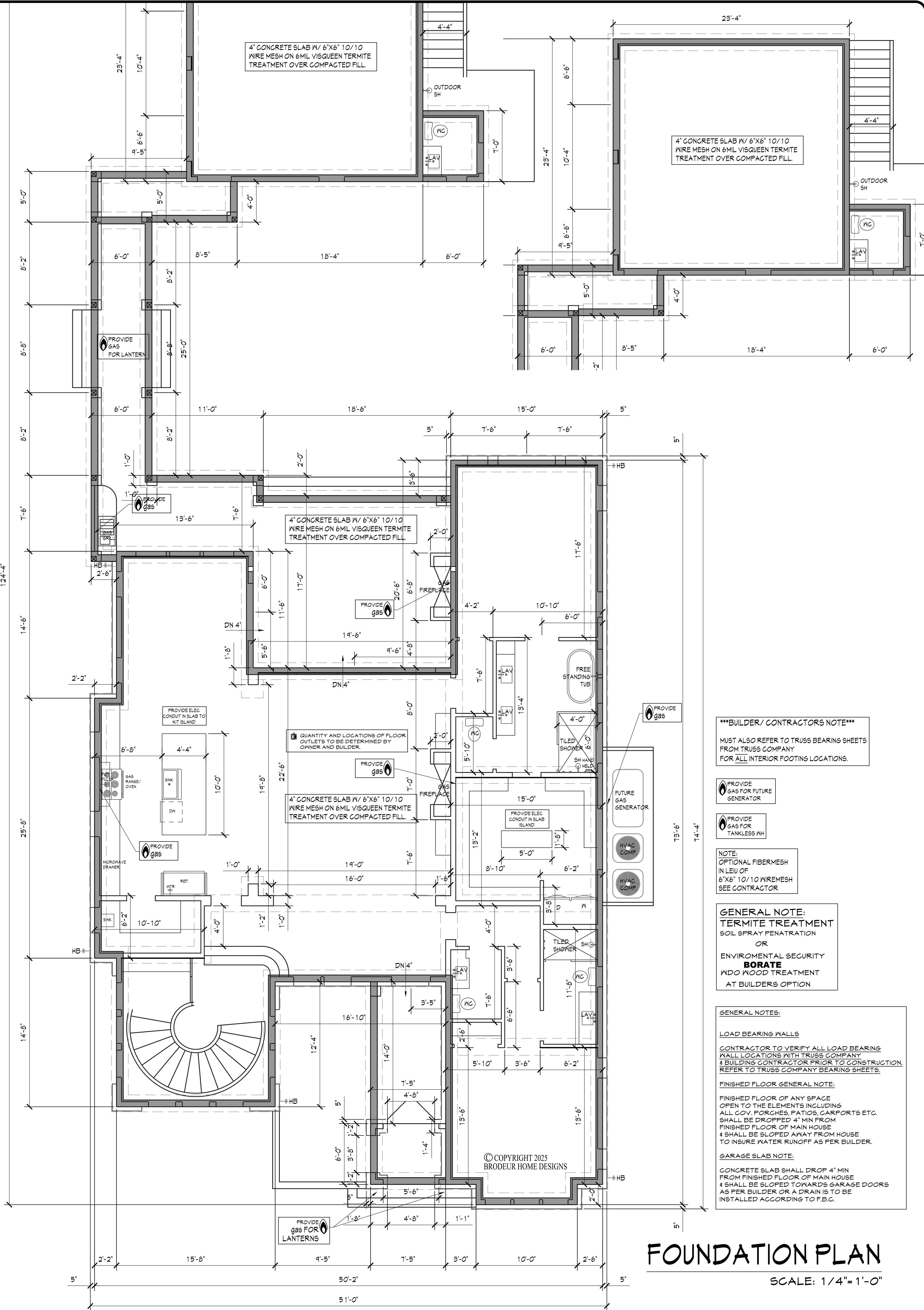
NAME: WHITEHEAD - KEITH
ADDRESS: 1201 N BARCELONA ST
BUILDER / CONTRACTOR:

THE PURCHASER OF THESE PLANS IS ENTITLED TO THEIR USE FOR THE CONSTRUCTION OF NO MORE THAN ONE RESIDENCE. ANY UNAUTHORIZED USE MAY RESULT IN LEGAL ACTION UNDER THE COMMON COPYRIGHT ACT.

THE PLANS SHALL NOT BE REPRODUCED IN ANY WAY WITHOUT EXPRESSED WRITTEN PERMISSION FROM BRODEUR HOME DESIGNS

BUILDER/CONTRACTOR(S) NOTE:
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BUILDER/CONTRACTOR RESPONSIBLE FOR CONFORMING TO LOCAL CITY/REGIONAL BUILDING CODES.

REVISIONS
Page 62 of 168



BUILDER/ CONTRACTORS NOTE
MUST ALSO REFER TO TRUSS BEARING SHEETS
FROM TRUSS COMPANY
FOR ALL INTERIOR FOOTING LOCATIONS.

PROVIDE GAS FOR FUTURE GENERATOR

PROVIDE GAS FOR TANKLESS WH

NOTE:
OPTIONAL FIBERMESH
IN LIEU OF
6"X6" 10/10 WIREMESH
SEE CONTRACTOR

GENERAL NOTE:
TERMITE TREATMENT
SOIL SPRAY PENETRATION
OR
ENVIROMENTAL SECURITY
BORATE
WDO WOOD TREATMENT
AT BUILDERS OPTION

GENERAL NOTES:

LOAD BEARING WALLS

CONTRACTOR TO VERIFY ALL LOAD BEARING
WALL LOCATIONS WITH TRUSS COMPANY
4 BUILDING CONTRACTOR PRIOR TO CONSTRUCTION.
REFER TO TRUSS COMPANY BEARING SHEETS.

FINISHED FLOOR GENERAL NOTE:

FINISHED FLOOR OF ANY SPACE
OPEN TO THE ELEMENTS INCLUDING
ALL COV. PORCHES, PATIOS, CARPORTS ETC.
SHALL BE DROPPED 4" MIN FROM
FINISHED FLOOR OF MAIN HOUSE
4 SHALL BE SLOPED AWAY FROM HOUSE
TO INSURE WATER RUNOFF AS PER BUILDER.

GARAGE SLAB NOTE:

CONCRETE SLAB SHALL DROP 4" MIN
FROM FINISHED FLOOR OF MAIN HOUSE
4 SHALL BE SLOPED TOWARDS GARAGE DOORS
AS PER BUILDER OR A DRAIN IS TO BE
INSTALLED ACCORDING TO F.B.C.

FOUNDATION PLAN

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

A6

BRODEUR
HOME DESIGNS

PH.# (850) 377-6612 EMAIL: brodeurhomedesigns@gmail.com

CUSTOMER INFORMATION

NAME: WHITEHEAD - KEITH
ADDRESS: 1201 N BARCELONA ST

BUILDER / CONTRACTOR:

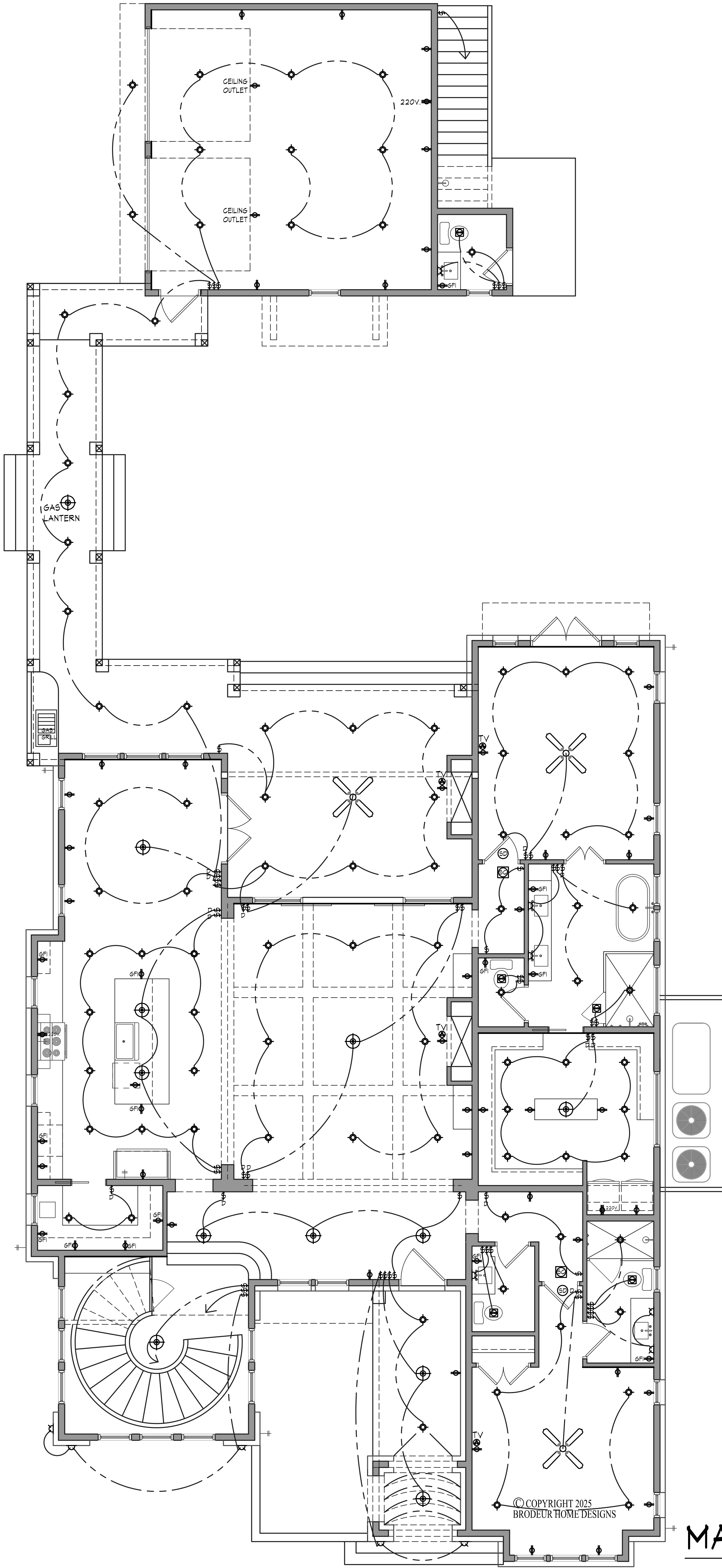
THE PURCHASER OF THESE PLANS IS
ENTITLED TO THEIR USE FOR THE
CONSTRUCTION OF NO MORE THAN
ONE RESIDENCE. ANY UNAUTHORIZED
USE MAY RESULT IN LEGAL ACTION
UNDER THE COMMON COPYRIGHT ACT.

THE PLANS SHALL NOT BE
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EXPRESSED WRITTEN PERMISSION
FROM BRODEUR HOME DESIGNS

BUILDER/CONTRACTOR(S) NOTE:
BUILDER/CONTRACTOR TO VERIFY
ALL DIMENSIONS, SIZES, AND LOCATIONS
PRIOR TO ANY PHASE OF CONSTRUCTION

BUILDER/CONTRACTOR RESPONSIBLE
FOR CONFORMING TO LOCAL
CITY/REGIONAL BUILDING CODES.

REVISIONS



ELECTRICAL LEGEND

RECESSED CAN LIGHT

DIRECTIONAL CAN LIGHT

MINI RECESSED CAN LIGHT

SURFACE MOUNT LIGHT

HANGING/PENDANT LIGHT

WALL MOUNTED LIGHT

FLOURESCENT LIGHT IN CLOSET ABOVE DOOR

FLOODLIGHT (WITH MOTION DETECTOR.
ACTIVATES WITH MAIN SWITCH OVERRIDE)

EXHAUST FAN

EXHAUST FAN WITH LIGHT

CEILING FAN WITH LIGHT KIT

SWITCH

SMOKE DETECTOR

SMOKE DETECTOR W/ CARBON MONOXIDE DETECTOR

CABLE JACK

110 VOLT DUPLEX OUTLET MOUNTED AT BASEBOARD

110 VOLT DUPLEX OUTLET

220V 220 VOLT OUTLET

GROUND FAULT INDICATOR RECEPTACLE

FLOOR OUTLET

NOTES:

SMOKE DETECTORS IN EACH BEDROOM AND MAIN HALLWAY
SMOKE DETECTORS TO BE HARDWIRED, INTERCONNECTED AND HAVE A BATTERY BACK-UP.

CARBON MONOXIDE DETECTORS INSTALLED WITHIN 10 FEET OF EACH
ROOM USED FOR SLEEPING PURPOSES. (SEE ELECTRICAL PLAN)
THEY ARE TO BE HARDWIRED, INTERCONNECTED, & HAVE A BATTERY BACKUP.
COMBINATION SMOKE/CARBON MONOXIDE ALARMS SHALL BE LISTED OR LABELED BY
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AIR UNIT SIZES, TYPE, AND ZONING AREAS TO BE DETERMINED BY
HEATING CONTRACTOR

SERVICE POINT OF ATTACHMENT SHALL BE EXPOSED 18" FOR DRIP LEG

ALL CONNECTORS IN SERVICE PANEL SHALL BE TIGHT

SERVICE PANEL SHALL BE GROUNDED.

ALL CIRCUITS IN CIRCUIT PANEL SHALL BE LABELED.

SEE OWNER OR CONTRACTOR FOR CABLE AND PHONE JACK LOCATIONS

ALL HANGING LIGHTS AND CANS TO BE ON A DIMMER SWITCH

MAIN FLOOR ELECTRICAL

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

A8

SHEET

SCALE:
AS SHOWN

JOB NO.

DATE:

CHECKED BY:
JB

DRAWN BY:
JB

BRODEUR

HOME DESIGNS

PH.# (850) 377-6612 EMAIL: brodeurhomedesigns@gmail.com

CUSTOMER INFORMATION

NAME:

WHITEHEAD - KEITH

ADDRESS:

1201 N BARCELONA ST

BUILDER / CONTRACTOR:

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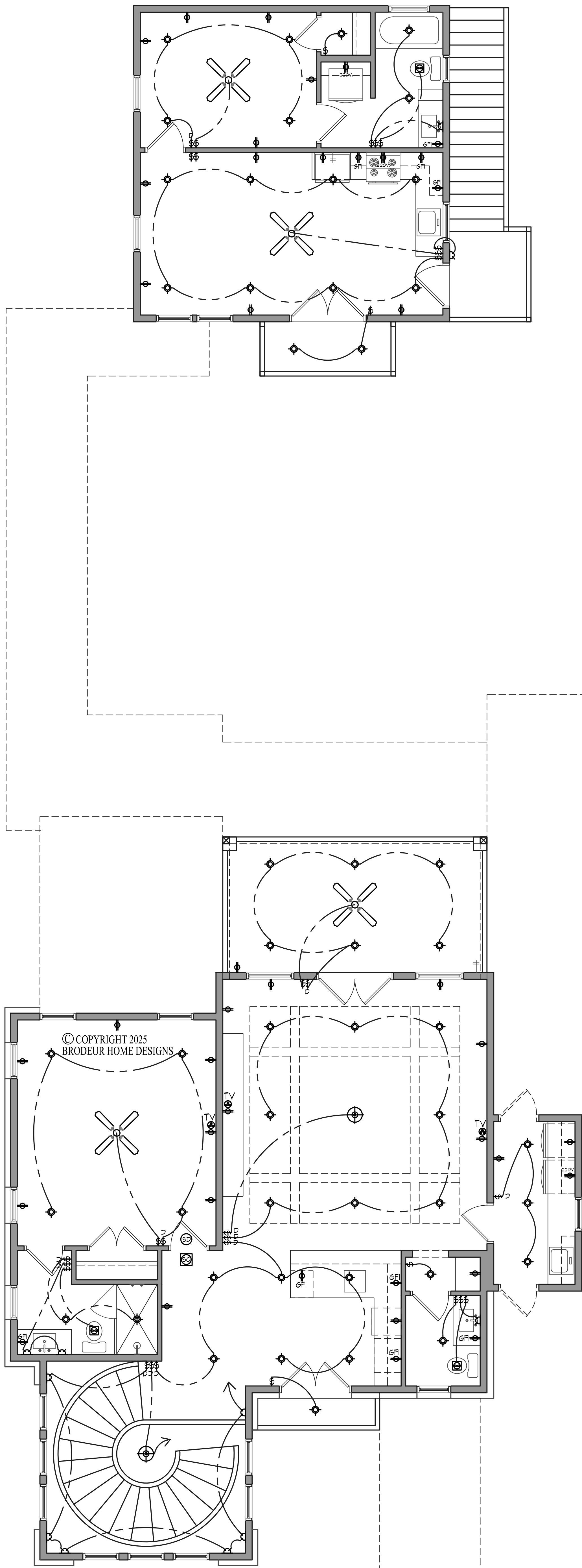
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ELECTRICAL LEGEND

- RECESSED CAN LIGHT
- DIRECTIONAL CAN LIGHT
- MINI RECESSED CAN LIGHT
- SURFACE MOUNT LIGHT
- HANGING/PENDANT LIGHT
- WALL MOUNTED LIGHT
- FLOURESCENT LIGHT IN CLOSET ABOVE DOOR
- FLOODLIGHT (WITH MOTION DETECTOR, ACTIVATES WITH MAIN SWITCH OVERRIDE)
- EXHAUST FAN
- EXHAUST FAN WITH LIGHT
- CEILING FAN WITH LIGHT KIT
- SWITCH
- SMOKE DETECTOR
- SMOKE DETECTOR W/ CARBON MONOXIDE DETECTOR
- TV CABLE JACK
- 110 VOLT DUPLEX OUTLET MOUNTED AT BASEBOARD
- 110 VOLT DUPLEX OUTLET
- 220 VOLT OUTLET
- GROUND FAULT INDICATOR RECEPTACLE
- FLOOR OUTLET

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UPPER FLOOR ELECTRICAL

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

BRODEUR
HOME DESIGNS

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CUSTOMER INFORMATION

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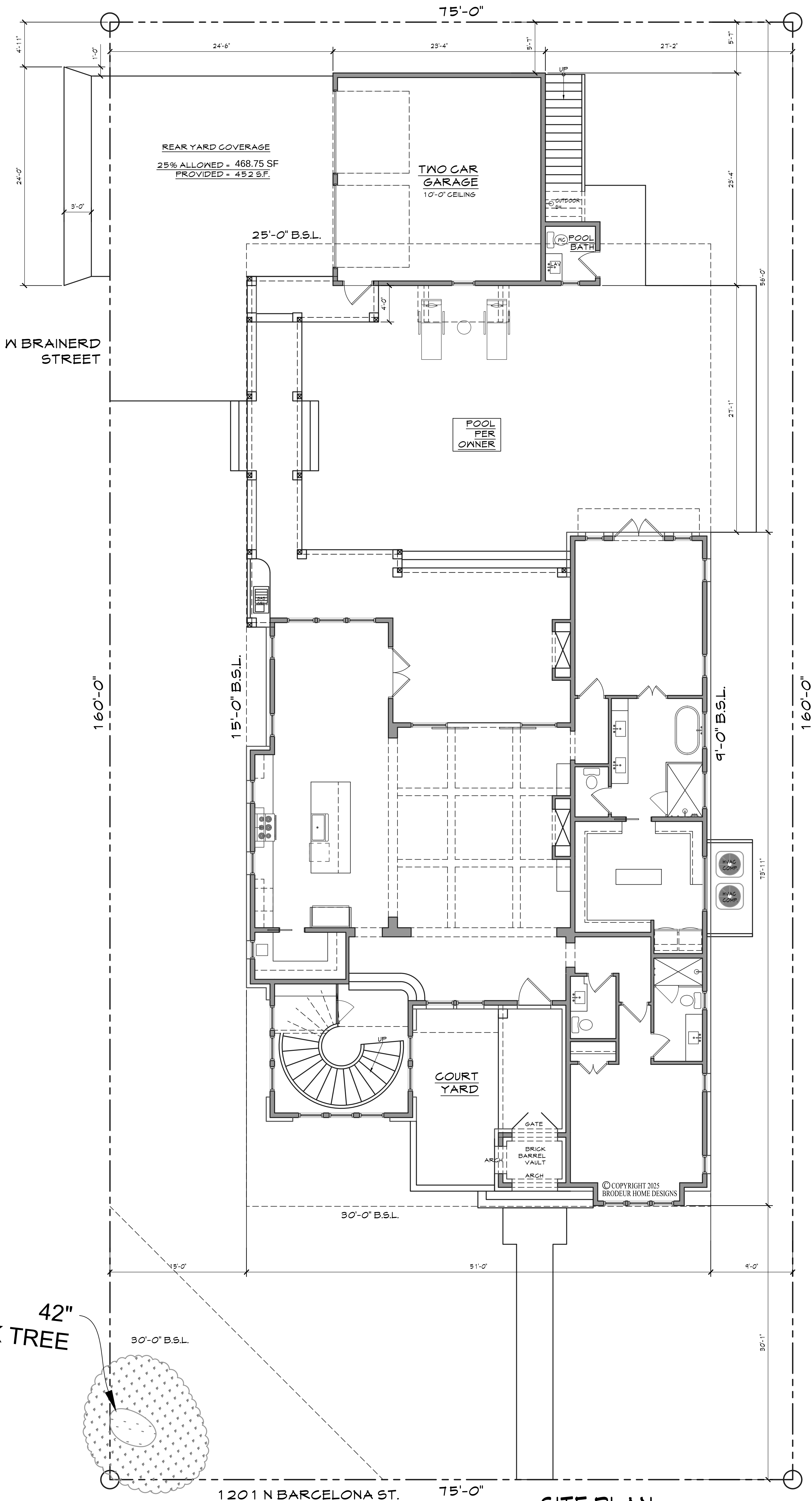
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CITY/REGIONAL BUILDING CODES.

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DRAWN BY: JB
CHECKED BY: JB
DATE:
SCALE: AS SHOWN
JOB NO.
SHEET

REV: 0005



SITE PLAN

SCALE: 3/16" = 1'-0"

A10

DRAN BY:	JB
CHECKED BY:	JB
DATE:	
SCALE:	AS SHOWN
JOB NO.	
SHEET	

BRODEUR
HOME DESIGNS

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CUSTOMER INFORMATION

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REVISIONS

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PROPOSED RESIDENCE FOR: WHITEHEAD - KEITH



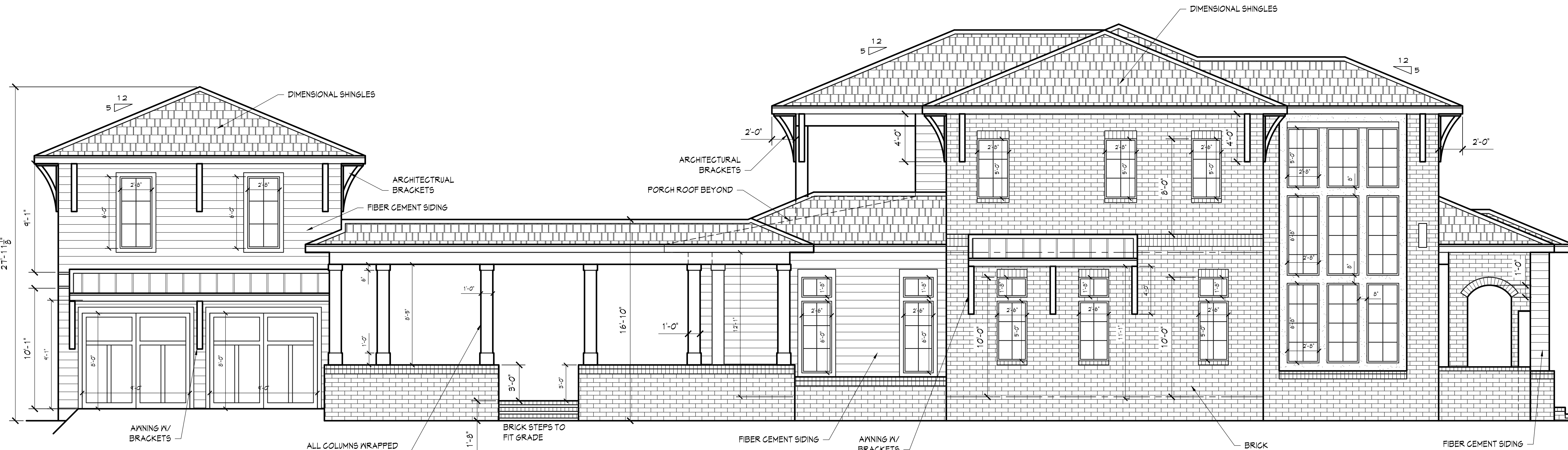
FRONT ELEVATION

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



REAR ELEVATION

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



LEFT ELEVATION

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

04-07-2026	BY

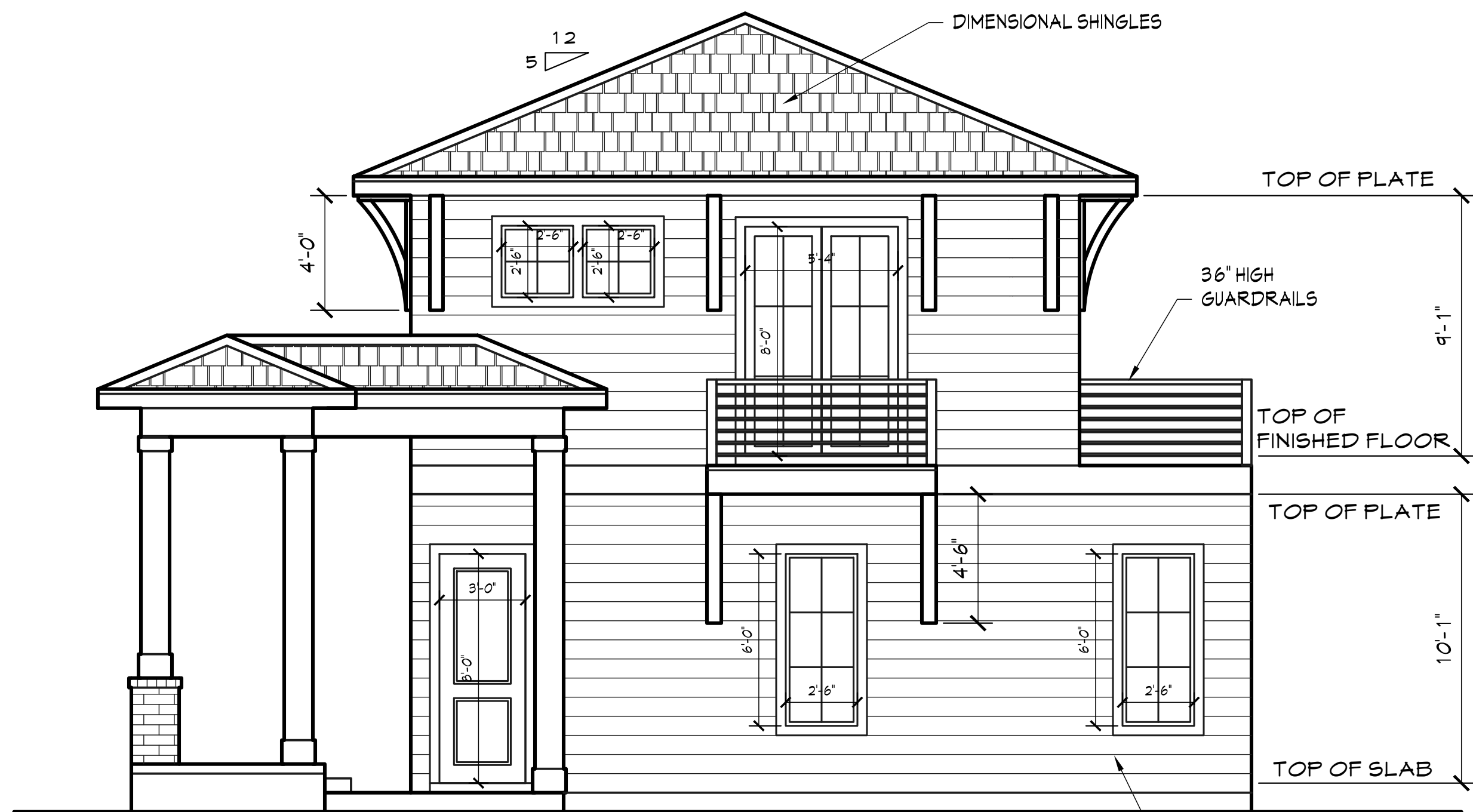
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CUSTOMER INFORMATION
NAME: WHITEHEAD - KEITH
ADDRESS: 1201 N BARCELONA ST
BUILDER: THOMAS WESTERHEIM

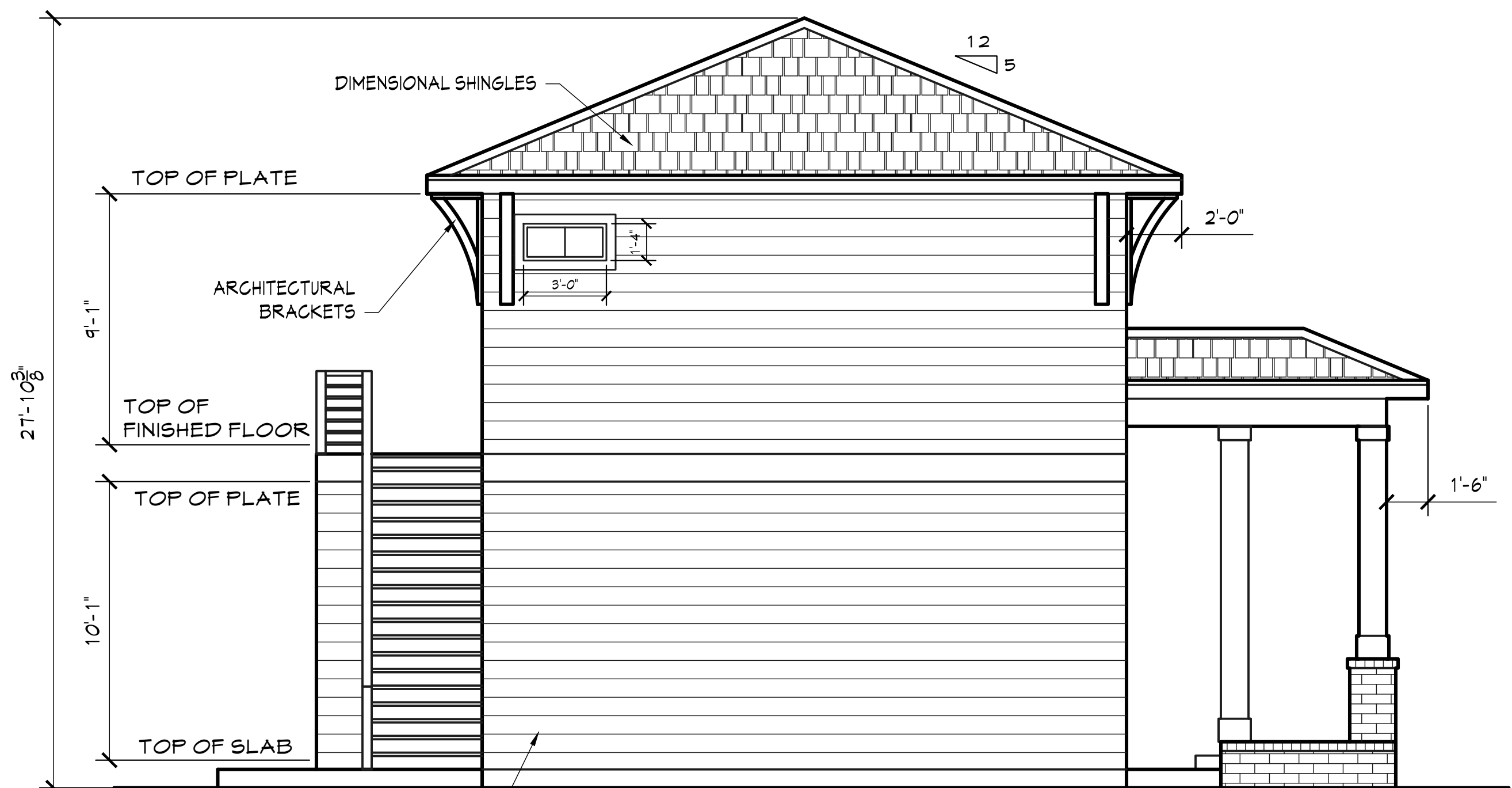
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CHECKED BY:
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SCALE:
AS SHOWN
JOB NO.
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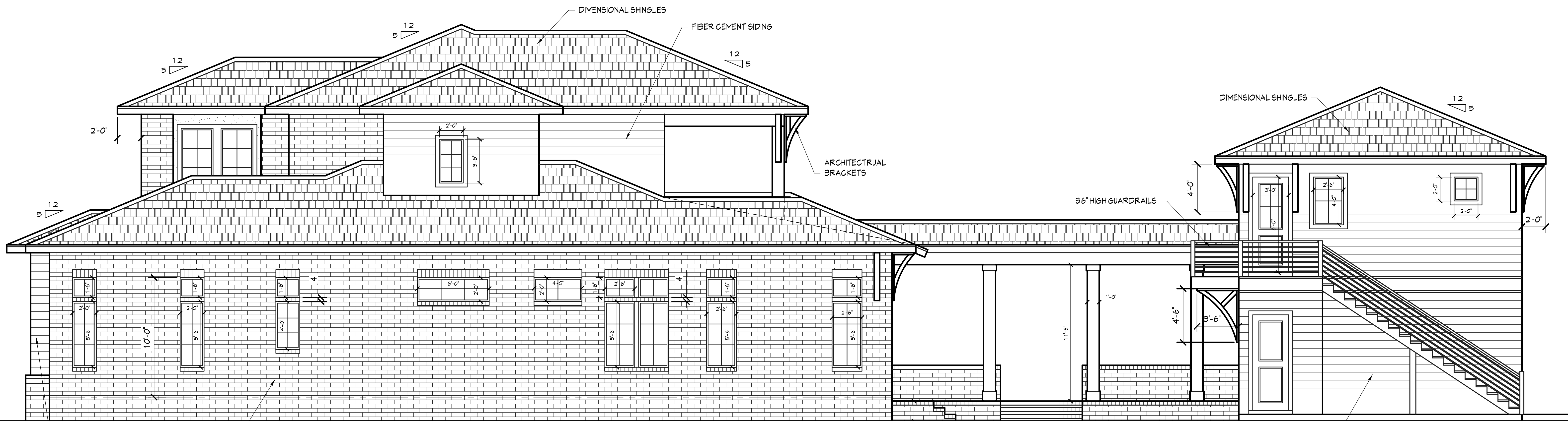
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COURTYARD ELEVATION
SCALE: 1/4"=1'-0"



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



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

REVISIONS		BY
04-07-2026		

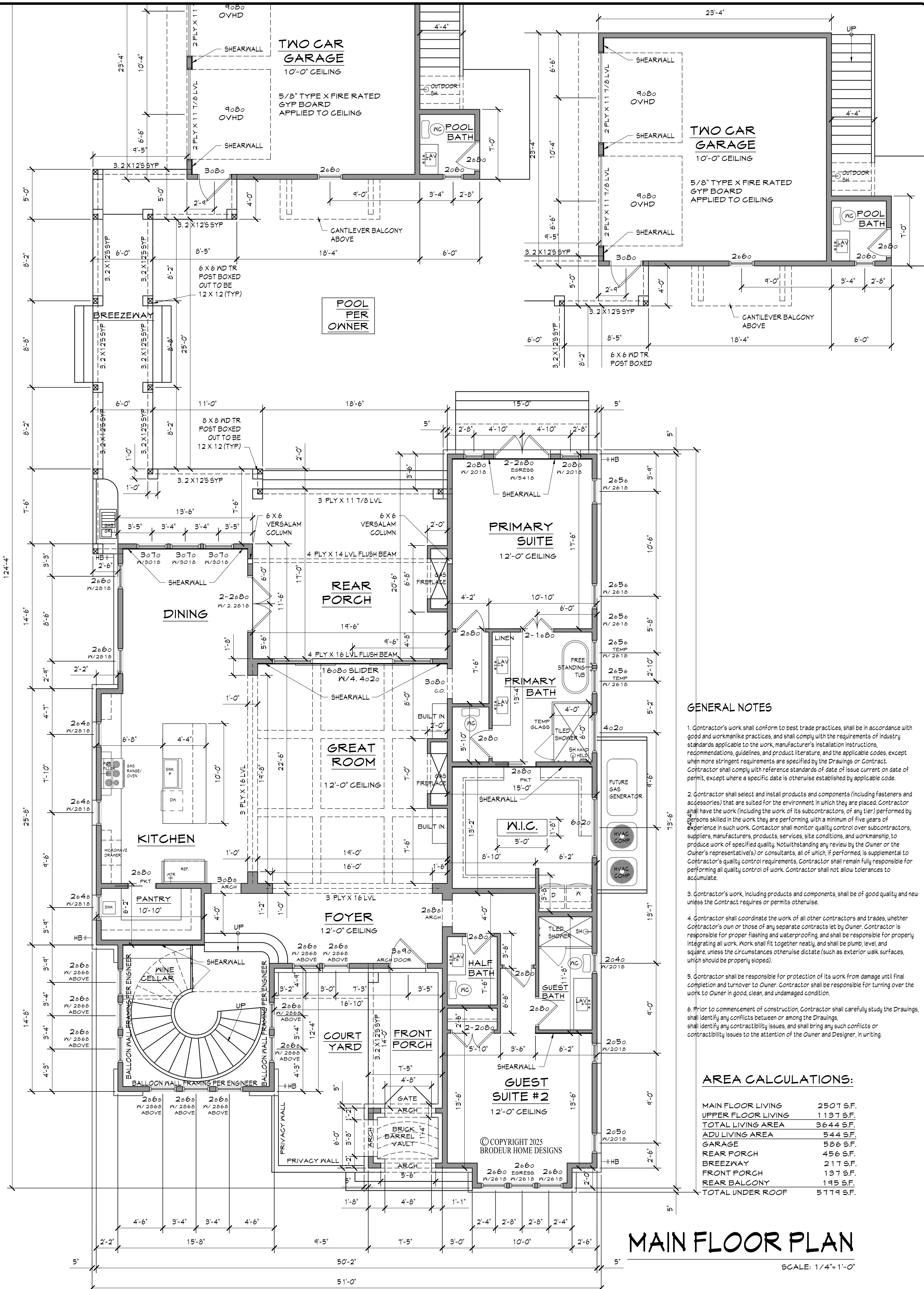
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CUSTOMER INFORMATION

NAME:	WHITEHEAD - KEITH
ADDRESS:	1201 N BARCELONA ST
BUILDER:	

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EMAIL: brodeurhomedesigns@gmail.com

DRAWN BY: JB
CHECKED BY: JB
DATE:
SCALE: AS SHOWN
JOB NO.:
SHEET
A2



GENERAL NOTES

- Contractor's work shall conform to best trade practices, shall be in accordance with good and workmanlike practices, and shall comply with the requirements of industry standards applicable to the work, manufacturer's installation instructions, recommendations, guidelines, and product literature, and the applicable codes, except when more stringent requirements are specified by the Drawings or Contract. Contractor shall comply with reference standards of date of issue current on date of permit, except where a specific date is otherwise established by applicable code.
- Contractor shall select and install products and components (including fasteners and accessories) that are suited for the environment in which they are placed. Contractor shall have the work (including the work of its subcontractors, of any tier) performed by persons skilled in the work they are performing with a minimum of five years of experience in such work. Contractor shall monitor quality control over subcontractors, suppliers, manufacturers, products, services, site conditions, and workmanship, to produce work of specified quality. Notwithstanding any review by the Owner or the Owner's representative(s) or consultants, all of which, if performed, is supplemental to Contractor's quality control requirements, Contractor shall remain fully responsible for performing all quality control of work. Contractor shall not allow tolerances to accumulate.
- Contractor's work, including products and components, shall be of good quality and new unless the Contract requires or permits otherwise.
- Contractor shall coordinate the work of all other contractors and trades, whether Contractor's own or those of any separate contracts let by Owner. Contractor is responsible for proper flashing and waterproofing, and shall be responsible for properly integrating all work. Work shall fit together neatly, and shall be plumb, level, and square, unless the circumstances otherwise dictate (such as exterior walk surfaces, which should be properly sloped).
- Contractor shall be responsible for protection of its work from damage until final completion and turnover to Owner. Contractor shall be responsible for turning over the work to Owner in good, clean, and undamaged condition.
- Prior to commencement of construction, Contractor shall carefully study the Drawings, shall identify any conflicts between or among the Drawings, shall identify any contractibility issues, and shall bring any such conflicts or contractibility issues to the attention of the Owner and Designer, in writing.

AREA CALCULATIONS:

MAIN FLOOR LIVING	2507 S.F.
UPPER FLOOR LIVING	1137 S.F.
TOTAL LIVING AREA	3644 S.F.
ADJ LIVING AREA	544 S.F.
GARAGE	586 S.F.
REAR PORCH	456 S.F.
BREEZWAY	217 S.F.
FRONT PORCH	137 S.F.
REAR BALCONY	195 S.F.
TOTAL UNDER ROOF	5779 S.F.

MAIN FLOOR PLAN

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

A3

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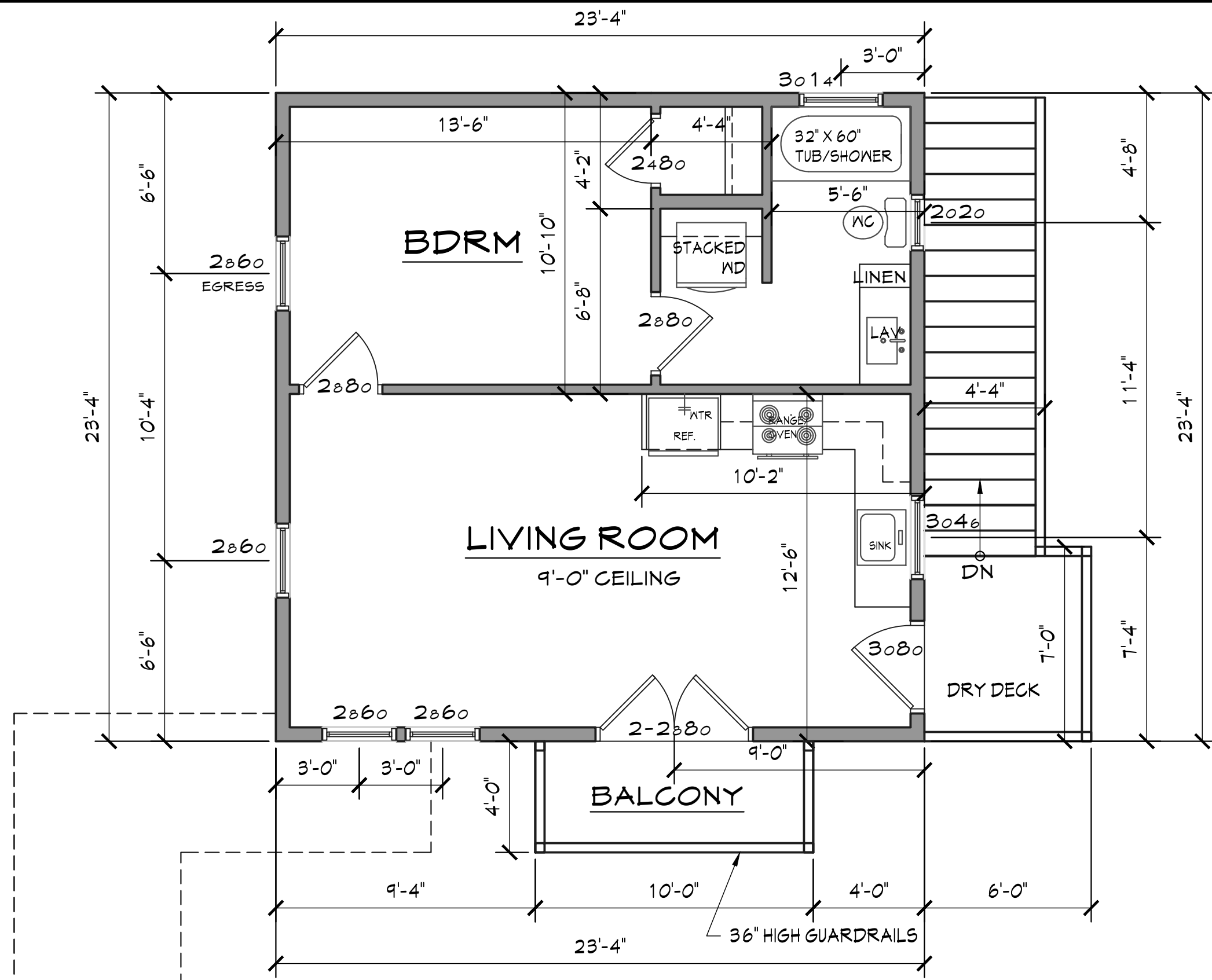
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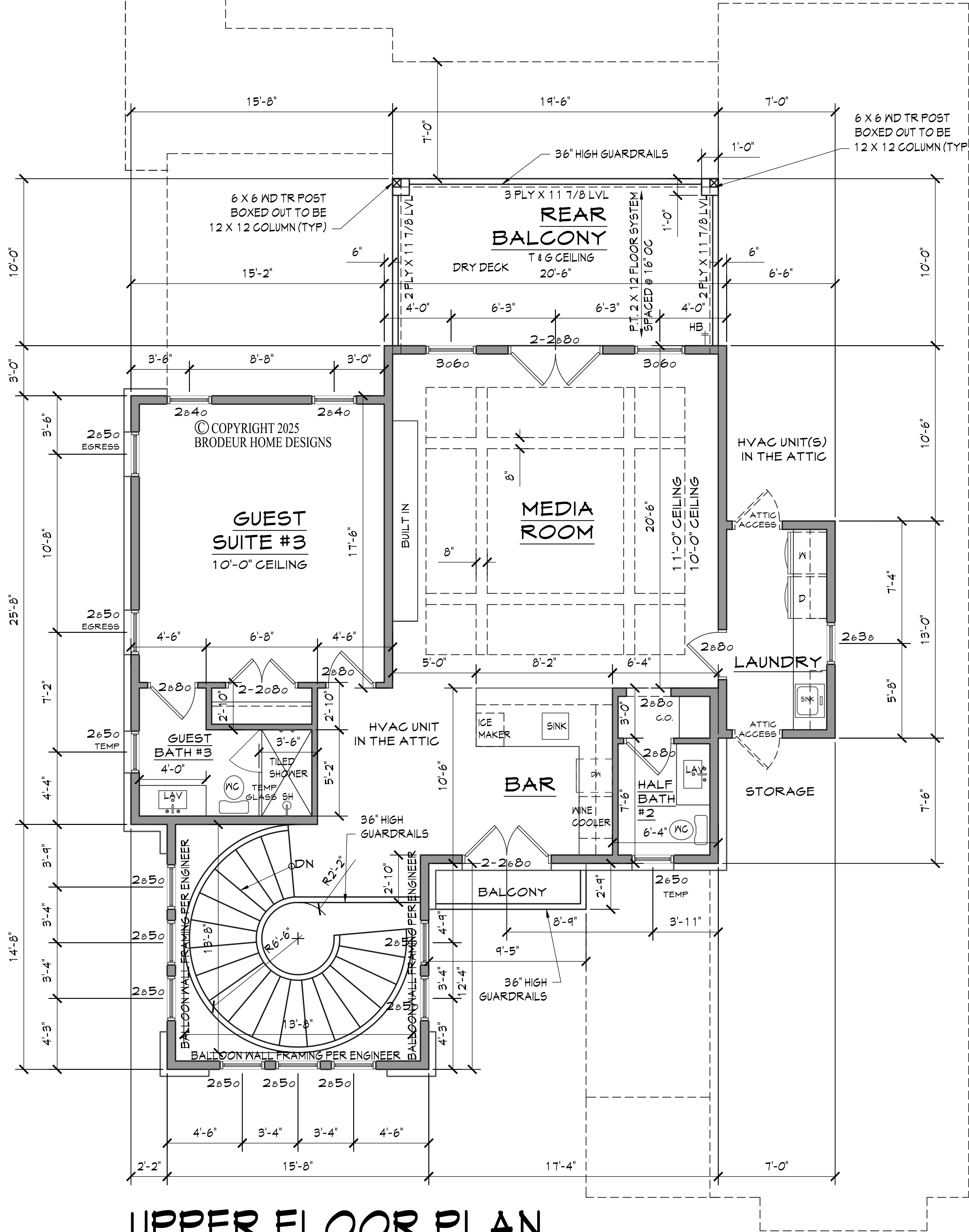
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REVISIONS



AREA CALCULATIONS:

MAIN FLOOR LIVING	2507 S.F.
UPPER FLOOR LIVING	1137 S.F.
TOTAL LIVING AREA	3644 S.F.
ADJ LIVING AREA	544 S.F.
GARAGE	586 S.F.
REAR PORCH	456 S.F.
COLONNADE	217 S.F.
FRONT PORCH	137 S.F.
REAR BALCONY	145 S.F.
TOTAL UNDER ROOF	5774 S.F.



UPPER FLOOR PLAN

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

A4

DRAWN BY:	JB
CHECKED BY:	JB
DATE:	
SCALE:	AS SHOWN
JOB NO.	
SHEET	

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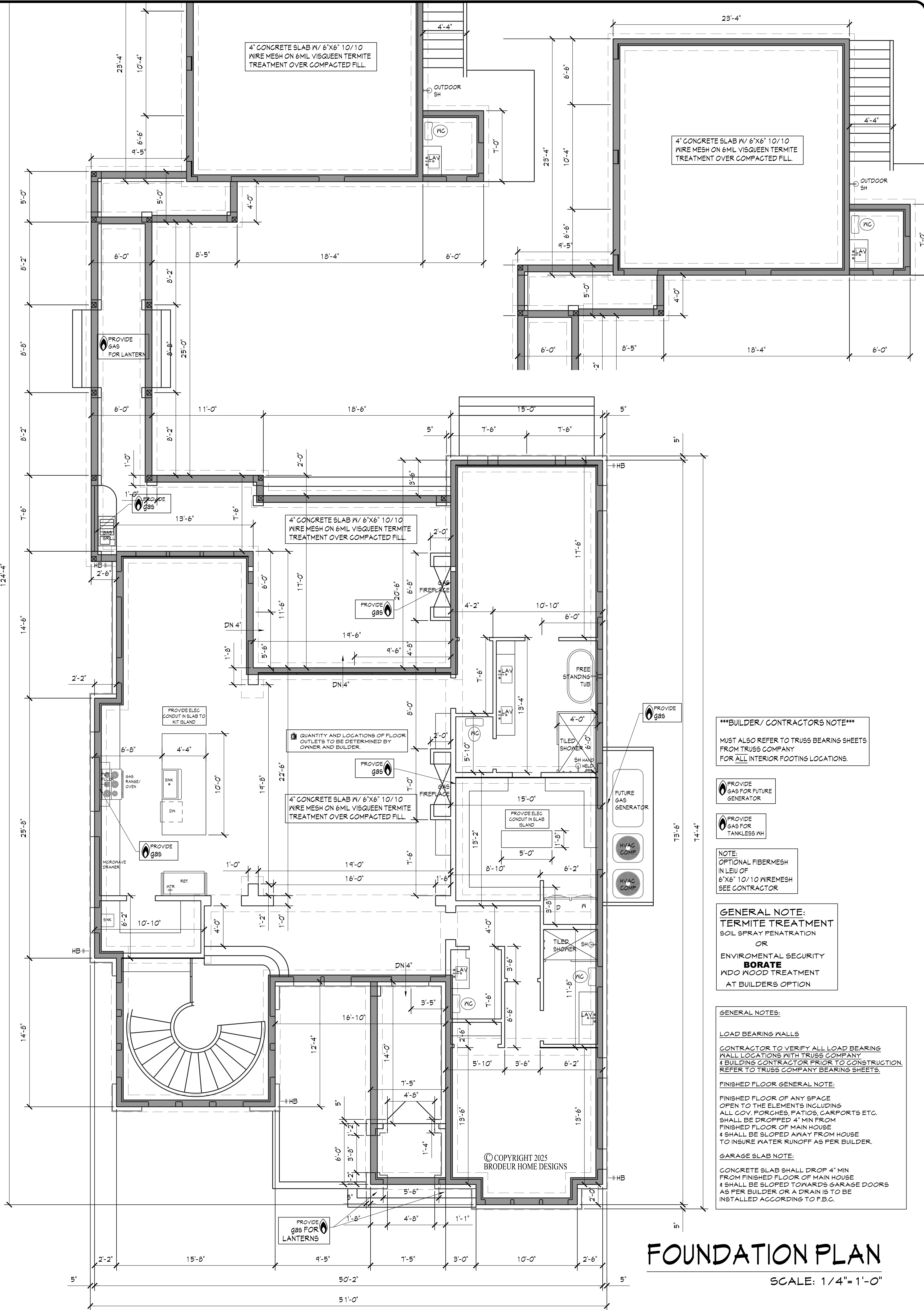
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REVISIONS



BUILDER/ CONTRACTORS NOTE
MUST ALSO REFER TO TRUSS BEARING SHEETS FROM TRUSS COMPANY FOR ALL INTERIOR FOOTING LOCATIONS.

PROVIDE GAS FOR FUTURE GENERATOR

PROVIDE GAS FOR TANKLESS WH

NOTE:
OPTIONAL FIBERMESH IN LIEU OF 6"X6" 10/10 WIREMESH SEE CONTRACTOR

GENERAL NOTE:
TERMITE TREATMENT
SOIL SPRAY PENETRATION
OR
ENVIROMENTAL SECURITY
BORATE
WDO WOOD TREATMENT
AT BUILDERS OPTION

GENERAL NOTES:

LOAD BEARING WALLS

CONTRACTOR TO VERIFY ALL LOAD BEARING WALL LOCATIONS WITH TRUSS COMPANY
4 BUILDING CONTRACTOR PRIOR TO CONSTRUCTION. REFER TO TRUSS COMPANY BEARING SHEETS.

FINISHED FLOOR GENERAL NOTE:

FINISHED FLOOR OF ANY SPACE OPEN TO THE ELEMENTS INCLUDING ALL COV, PORCHES, PATIOS, CARPORTS ETC. SHALL BE DROPPED 4" MIN FROM FINISHED FLOOR OF MAIN HOUSE
4 SHALL BE SLOPED AWAY FROM HOUSE TO INSURE WATER RUNOFF AS PER BUILDER.

GARAGE SLAB NOTE:

CONCRETE SLAB SHALL DROP 4" MIN FROM FINISHED FLOOR OF MAIN HOUSE
4 SHALL BE SLOPED TOWARDS GARAGE DOORS AS PER BUILDER OR A DRAIN IS TO BE INSTALLED ACCORDING TO F.B.C.

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

A5

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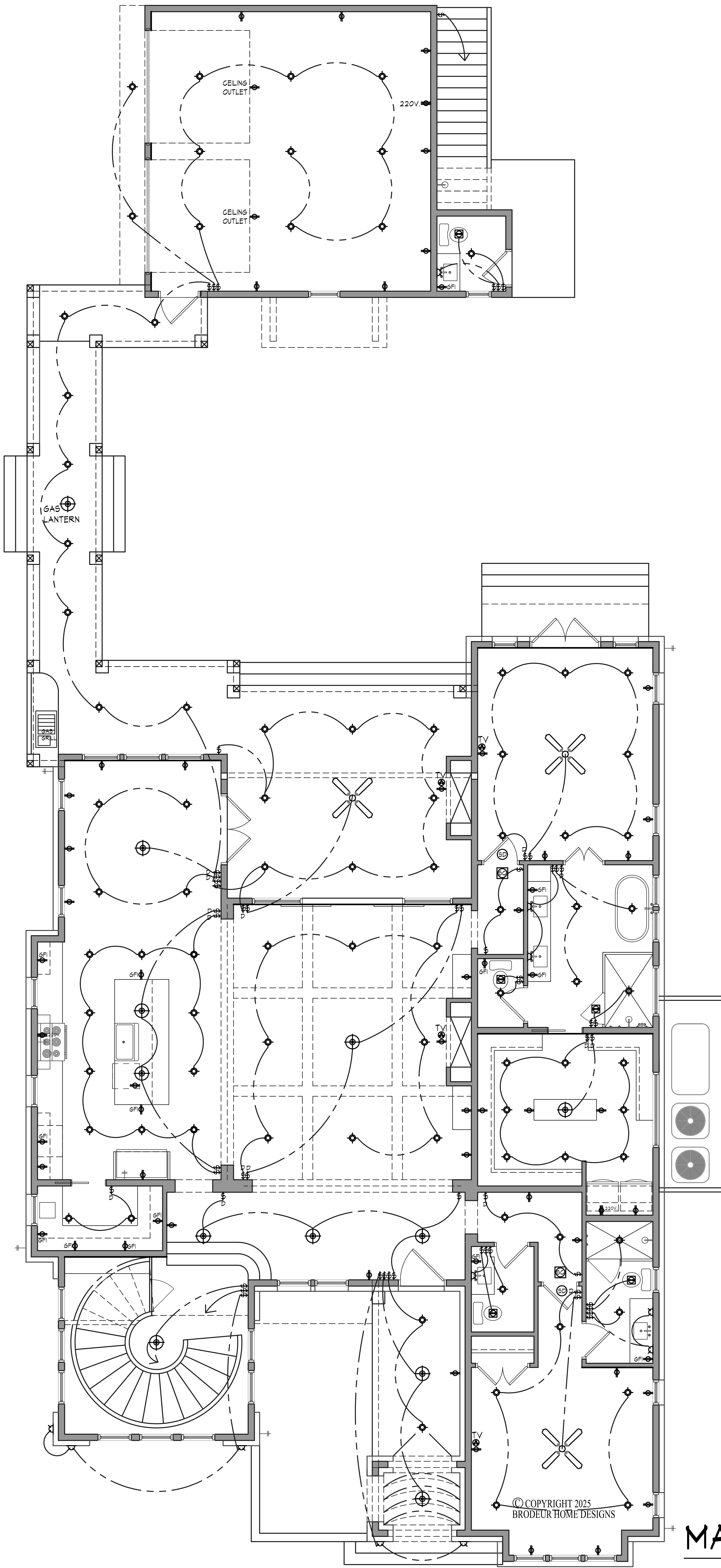
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RECESSED CAN LIGHT

DIRECTIONAL CAN LIGHT

MINI RECESSED CAN LIGHT

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HANGING/PENDANT LIGHT

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FLOURESCENT LIGHT IN CLOSET ABOVE DOOR

FLOODLIGHT (WITH MOTION DECTECTOR, ACTIVATES WITH MAIN SWITCH OVERRIDE)

EXHAUST FAN

EXHAUST FAN WITH LIGHT

CEILING FAN WITH LIGHT KIT

SWITCH

SMOKE DETECTOR

SMOKE DETECTOR W/ CARBON MONOXIDE DETECTOR

TV CABLE JACK

110 VOLT DUPLEX OUTLET MOUNTED AT BASEBOARD

110 VOLT DUPLEX OUTLET

220 VOLT OUTLET

GROUND FAULT INDICATOR RECEPTACLE

FLOOR OUTLET

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MAIN FLOOR ELECTRICAL

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

A7

SHEET

DRAWN BY:
JB

CHECKED BY:
JB

DATE:

SCALE:
AS SHOWN

JOB NO.

BRODEUR

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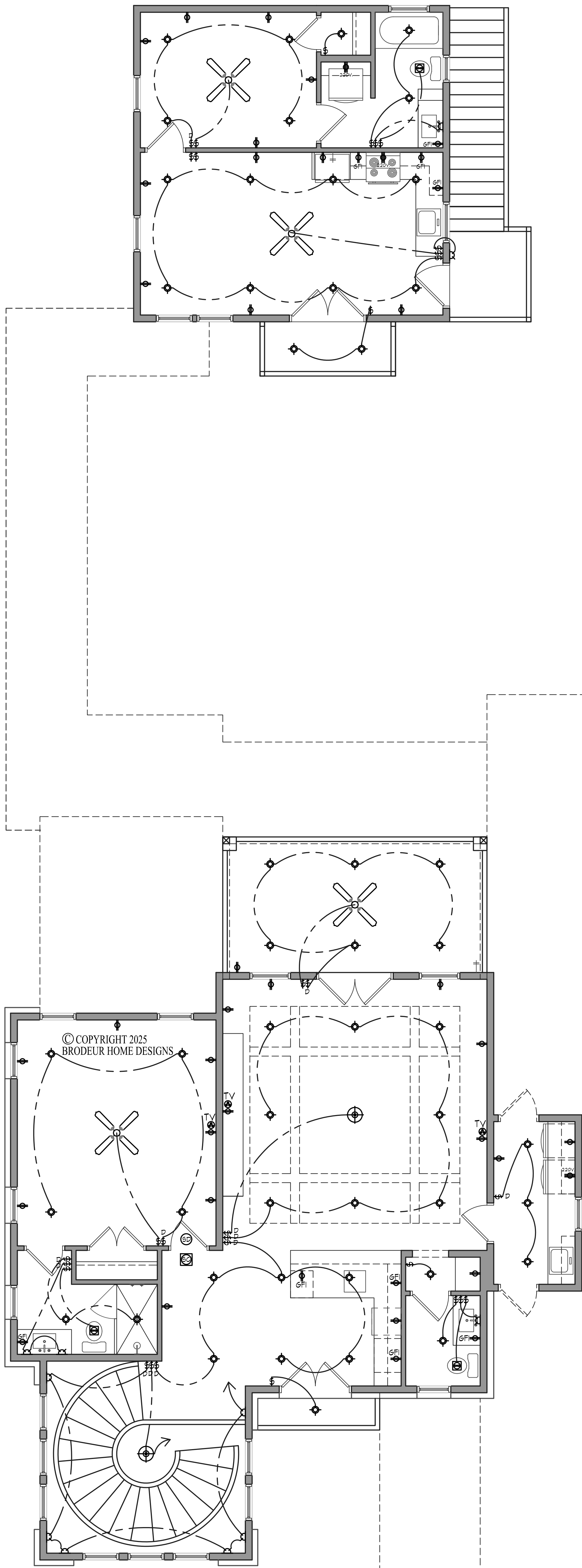
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UPPER FLOOR ELECTRICAL

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

ELECTRICAL LEGEND

- RECESSED CAN LIGHT
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- MINI RECESSED CAN LIGHT
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CARBON MONOXIDE DETECTORS INSTALLED WITHIN 10 FEET OF EACH ROOM USED FOR SLEEPING PURPOSES. (SEE ELECTRICAL PLAN)
THEY ARE TO BE HARDWIRED, INTERCONNECTED, & HAVE A BATTERY BACKUP.
COMBINATION SMOKE/CARBON MONOXIDE ALARMS SHALL BE LISTED OR LABELED BY A NATIONALLY RECOGNIZED TESTING LABORATORY.

ELECTRICAL DIAGRAM IS SUGGESTIVE ONLY. CONSULT OWNERS FOR FURTHER INFORMATION ON TYPE, NUMBER, AND LOCATION OF ALL ELECTRICAL RELATED UNITS

EXACT DUCT AND VENT SIZES AND LOCATIONS TO BE DETERMINED BY HEATING CONTRACTOR PRIOR TO CONSTRUCTION.
AIR UNIT SIZES, TYPE, AND ZONING AREAS TO BE DETERMINED BY HEATING CONTRACTOR

SERVICE POINT OF ATTACHMENT SHALL BE EXPOSED 18" FOR DRIP LEG

ALL CONNECTORS IN SERVICE PANEL SHALL BE TIGHT

SERVICE PANEL SHALL BE GROUNDED.

ALL CIRCUITS IN CIRCUIT PANEL SHALL BE LABELED.

SEE OWNER OR CONTRACTOR FOR GABLE AND PHONE JACK LOCATIONS

ALL HANGING LIGHTS AND CANS TO BE ON A DIMMER SWITCH

BRODEUR
HOME DESIGNS

PH.# (850) 377-6612

EMAIL: brodeurhomedesigns@gmail.com

CUSTOMER INFORMATION

NAME: WHITEHEAD - KEITH
ADDRESS: 1201 N BARCELONA ST

BUILDER / CONTRACTOR:

THE PURCHASER OF THESE PLANS IS ENTITLED TO THEIR USE FOR THE CONSTRUCTION OF NO MORE THAN ONE RESIDENCE. ANY UNAUTHORIZED USE MAY RESULT IN LEGAL ACTION UNDER THE COMMON COPYRIGHT ACT.

THE PLANS SHALL NOT BE REPRODUCED IN ANY WAY WITHOUT EXPRESSED WRITTEN PERMISSION FROM BRODEUR HOME DESIGNS

BUILDER/CONTRACTOR(S) NOTE:
BUILDER/CONTRACTOR TO VERIFY ALL DIMENSIONS, SIZES, AND LOCATIONS PRIOR TO ANY PHASE OF CONSTRUCTION

BUILDER/CONTRACTOR RESPONSIBLE FOR CONFORMING TO LOCAL, CITY/REGIONAL BUILDING CODES.

A8

DRAWN BY: JB
CHECKED BY: JB
DATE:
SCALE: AS SHOWN
JOB NO.
SHEET

REVISIONS

Page 76 of 168



Whitehead - Keith Estate

1201 NORTH BARCELONA
PENSACOLA, FLORIDA



ELAEOCARPUS 'JAPANESE BLUEBERRY'



OLIVE TREE - FRANTOIO (STANDARD)



OLIVE TREE - FRANTOIO (STANDARD)



DRIFT ROSE 'WHITE'



DRIFT ROSE 'WHITE'



DAVID AUSTIN ROSES 'CLIMBING ROSE'



DAVID AUSTIN ROSES 'CLIMBING ROSE'



AGAPANTHUS 'BLUE'



AGAPANTHUS 'BLUE'



HYDRANGEA 'LIMELIGHT'



HYDRANGEA 'LIMELIGHT'



PODOCARPUS 'MAKI'



PODOCARPUS 'MAKI'



BOXWOOD 'WINTERGREEN' GLOBES



BOXWOOD 'WINTERGREEN' GLOBES



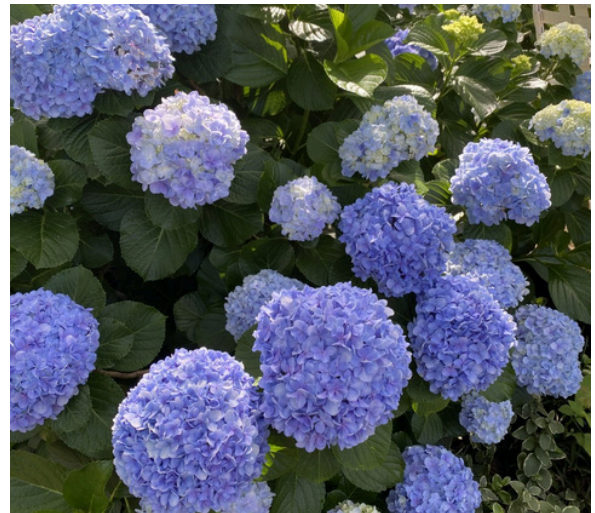
ILEX 'EMERALD COLONADE'



ILEX 'EMERALD COLONADE'



HYDRANGEA 'ENDLESS SUMMER'



HYDRANGEA 'ENDLESS SUMMER'



GRAY FLAGSTONE W/ DWARF MONDO GRASS



GRAY FLAGSTONE W/ DWARF MONDO GRASS



WINDMILL PALM



WINDMILL PALM



BAMBOO 'FERNLEAF'



BAMBOO 'FERNLEAF'



HYDRANGEA 'OAKLEAF'



HYDRANGEA 'OAKLEAF'



MAPLE- JAPANESE 'BLOODGOOD'



MAPLE- JAPANESE 'BLOODGOOD'



ASIATIC JASMINE (COVERING OAK
ROOTS UNDER TREE)



ASIATIC JASMINE (COVERING OAK
ROOTS UNDER TREE)



TRIO OF POTTERY:
LARGE, MEDIUM AND SMALL



LARGE & SMALL



MEDIUM



WATER FEATURE



BLUE STONE STEP TREADS



CREEPING FIG



DIAMOND PRO BLOCK



CONFEDERATE JASMINE TRELLIS



CONFEDERATE JASMINE TRELLIS



GEO ZOYISA TURF GRASS



GEO ZOYISA TURF GRASS



POOL PLASTER, COPING AND PAVER



POOL PLASTER: NPT QUARTZSCAPES
(REGULAR) 'FRENCH GREY'



PAVER: RIVIERA STONEWORKS 'FRENCH
GREY'



INTERIOR POOL TILE (HORIZONTAL -
RUNNING BOND) BESPOKE STUDIO 'MIST'



INDIAN CREEK JACKS PEA GRAVEL 3/8"



INDIAN CREEK JACKS PEA GRAVEL 3/8"



FAN PATTERN WALKWAY



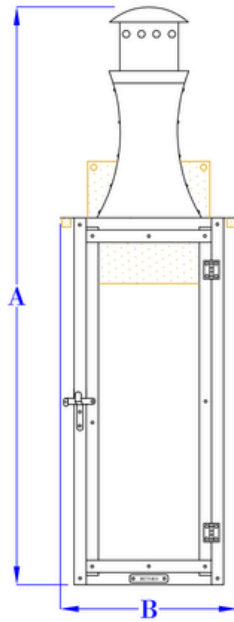
FAN PATTERN WALKWAY IN BLUE
TUMBLED MINI COBBLESTONE



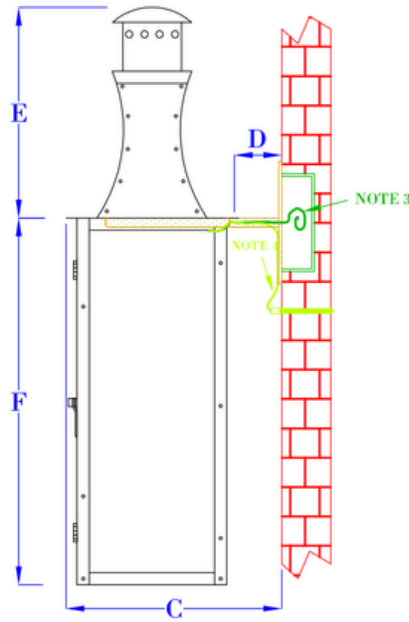
CITRUS TREES PLANTED IN LARGE
PLANTER



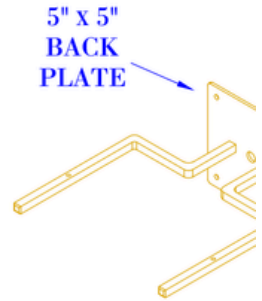
24' GAS LANTERN



FRONT VIEW
(NTS)



SIDE VIEW
(NTS)



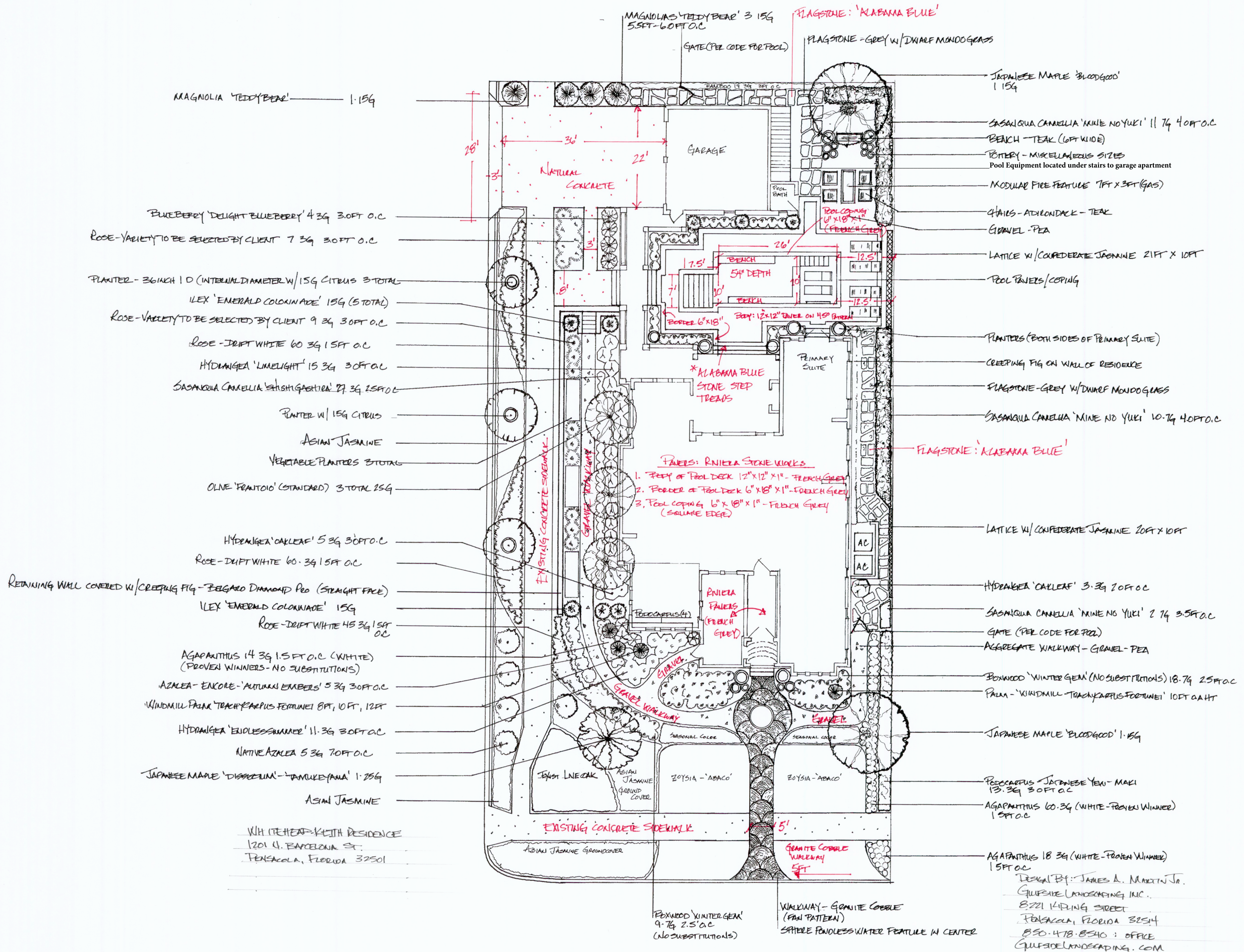
ISOMETRIC VIEW
(NTS-BRACKET ONLY)

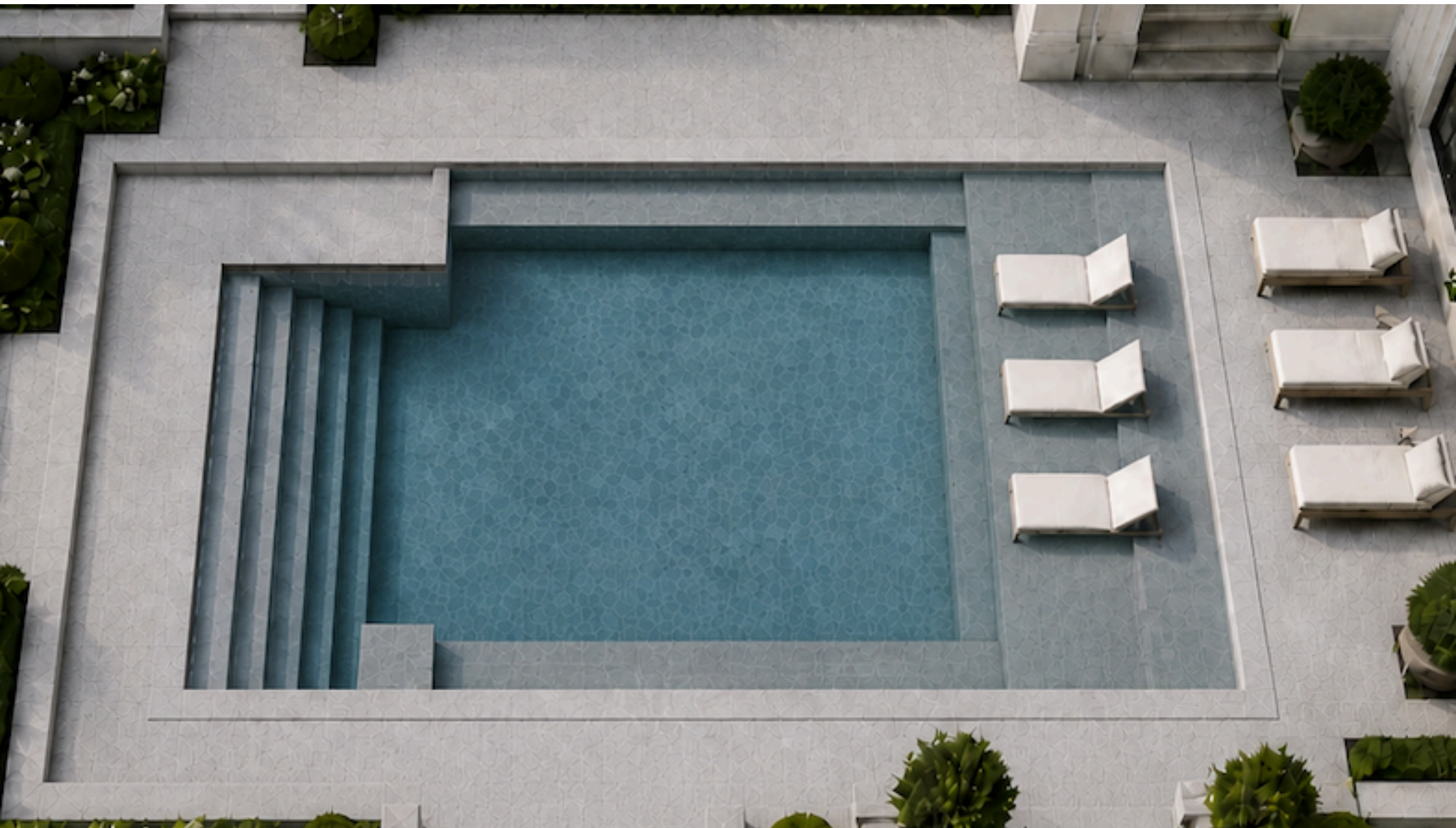
NOTES:

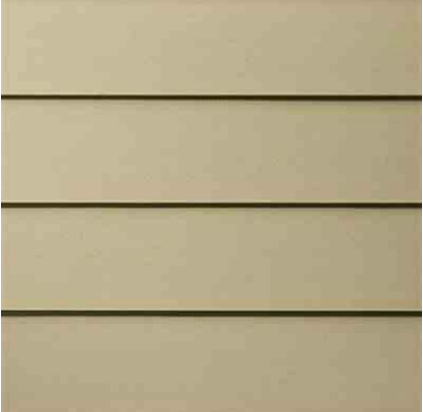
1. MOUNTING HARDWARE SUPPLIED BY OTHERS
2. FIXTURES ARE HANDCRAFTED. DIMENSIONS MAY VARY PLUS OR MINUS $\frac{1}{4}"$
3. ELECTRIC LIGHTS SUPPLIED WITH 18/2 WIRE WITH GROUND
4. GAS LIGHTS SUPPLIED WITH $\frac{3}{16}"$ COPPER GAS LINE AND $\frac{3}{16}" \times \frac{1}{4}"$ GAS LINE ADAPTOR

SIZE:	24"
A:	$23\frac{3}{8}"$
B:	7"
C:	$9\frac{1}{2}"$
D:	$2\frac{1}{2}"$
E:	$8\frac{3}{8}"$
F:	15"

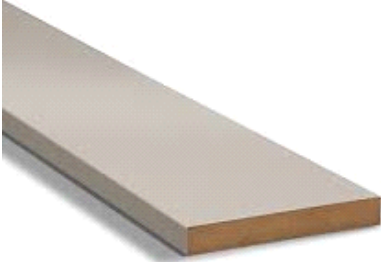
24' GAS LANTERN



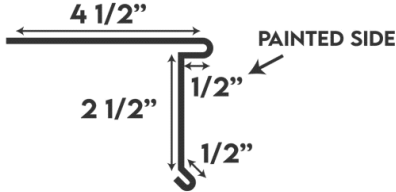
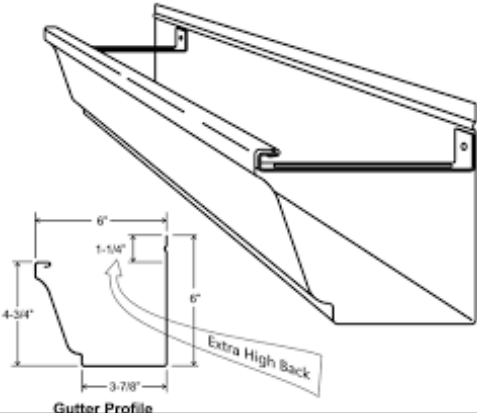


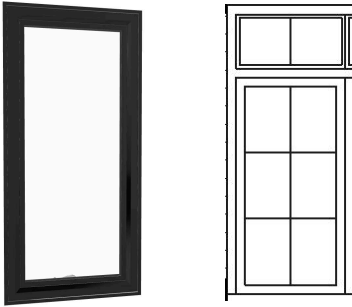
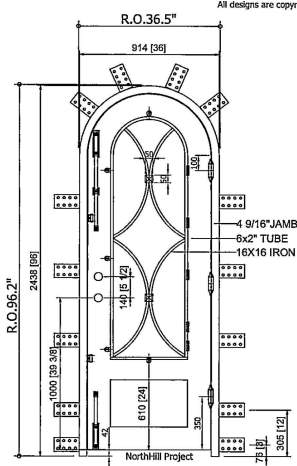
PRODUCT PHOTO	DESCRIPTION	MANUFACTURER	COLOR
	5-1/4" Composite Lap Siding - Smooth	James Hardie or similar	BM HC-166 Kendall Charcoal 
	Brick	Cherokee Brick	Ansley Park
	Mortar	Southern Heritage	Freedom Ivory

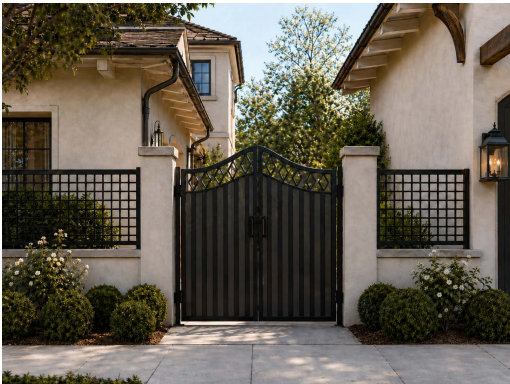
PRODUCT PHOTO	DESCRIPTION	MANUFACTURER	COLOR
	Composite Non-vented Soffit - Smooth	James Hardie or similar	BM HC-166 Kendall Charcoal 
	5/4" x 6" Composite Fascia - Smooth	Miratec or similar	BM HC-166 Kendall Charcoal 
	Porch Ceilings : Tonge and Groove Pine	Pine	Minwax- Provincial 211

PRODUCT PHOTO	DESCRIPTION	MANUFACTURER	COLOR
	5/4" Composite Trim - Smooth (2", 4", 6", 10", 12")	Miratec or similar	BM HC-166 Kendall Charcoal 
	1"x 6" Composite Balcony Decking	Trex Deck or similar	Citadel pictured left)
	36"H Black Aluminium Railing on Balconies	Custom Metalworks Pensacola	Black

PRODUCT PHOTO	DESCRIPTION	MANUFACTURER	COLOR
	Paintable Material, 4'H x 2'W	Custom Made	BM HC-166 Kendall Charcoal 
	Snap Lock Metal Roof DSS-675 Located over garage doors and kitchen windows facing Brainerd St	D7 Metal Roof	Dark Bronze (pictured left)
	Timberline HDZ Asphalt Dimensional Shingles	GAF	Charcoal (pictured left)

PRODUCT PHOTO	DESCRIPTION	MANUFACTURER	COLOR
DRIP EDGE 	2-1/2" Aluminum Drip Edge	Kaycan or similar	Black
	6" Aluminum Seamless Gutters	Kaycan or Similar	Bronze
	Aluminum Round Downspouts	Kaycan or Similar	Bronze

PRODUCT PHOTO	DESCRIPTION	MANUFACTURER	COLOR
	Mix of Casement and Fixed Windows Grid Pattern to be as plans show	PGT Winguard Vinyl	Bronze
 Technical drawing of an arched steel door. Dimensions include: Overall Width: 9'14" (3600mm), Overall Height: 8'0" (2438mm), Arch Radius: R.O. 36.5". Material specifications: 4 9/16" JAMB, 6x2" TUBE, 16X16 IRON. Other dimensions: 914 (36), 2438 (96), 149 (6 1/2), 610 (24), 73 (3), 305 (12). Text: 'All designs are copyright', 'NorthHill Project'.	8'0 x 3'0 Steel Door - see specifications sheet	Palm City Iron Works	Black Steel
	Garage Doors	Raynor or Similar	Cocoa Hickory 

PRODUCT PHOTO	DESCRIPTION	MANUFACTURER	COLOR
	Side Gate from entry walkway into courtyard to be similar to this style with diamond pattern Size 3'8" W x 4'H	Custom Metalworks Pensacola	Black (pictured left)
	Front door Gate to be similar to this style with diamond pattern at top. Front Entry Gate : 4' 8" Wx 7' H	Custom Metalworks Pensacola	Black (pictured left)
	Gate for breezeway Shaded for privacy Faces Brainerd	Custom Metalworks Pensacola	Black (pictured left)

PRODUCT PHOTO	DESCRIPTION	MANUFACTURER	COLOR
	Stairs to garage apartment will match other railings and be to code for height.	Custom Metalworks Pensacola	Black
	6' Pressure Treated Pine Vertical Shadow Box Privacy Fence	Yellawood or similar	No Color Added (pictured left)
	6' Pressure Treated Pine Vertical Shadow Box Privacy Fence Walking gate on far right side of home facing Barcelona and far left of garage facing Brainerd	Yellawood or similar	No Color Added (pictured left)

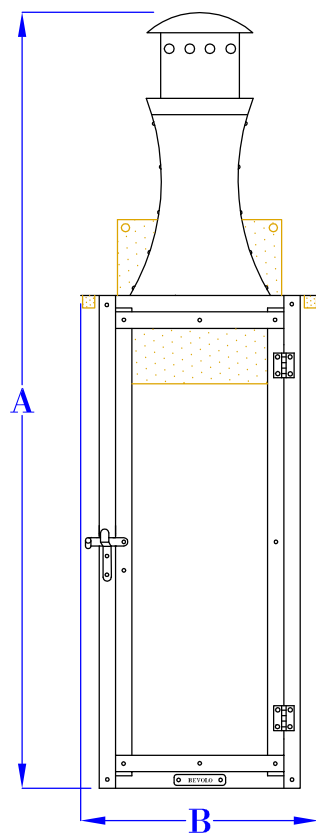
PRODUCT PHOTO	DESCRIPTION	MANUFACTURER	COLOR
	48"H x 5"W Sconces flanking Window Wall	Avenue Lighting	Black (pictured left)
	36" Governor Wall Mount Gas Lantern Flanking Entry Archway	Bevolo	Copper
	36" Governor Wall Mount Electric Lantern Flanking Garage Doors	Bevolo	Copper

PRODUCT PHOTO	DESCRIPTION	MANUFACTURER	COLOR
	French Quarter 21" on Small Yoke for bachyard covered walkway QTY 3	Bevolo	Copper
	Granite Fan Pattern Walkway	Material Provided and installed by Gulfside Landscaping	Grey / Natural As pictured
	Broom Finished Concrete Driveway, Sidewalk	Ready Mix USA	No Color Added (pictured left)

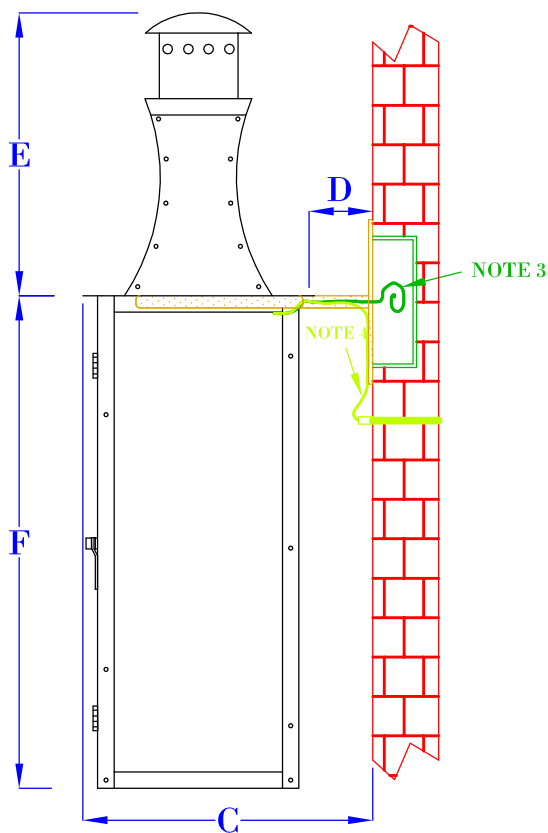


**Benjamin Moore
Kendall Charcoal
HC-166**

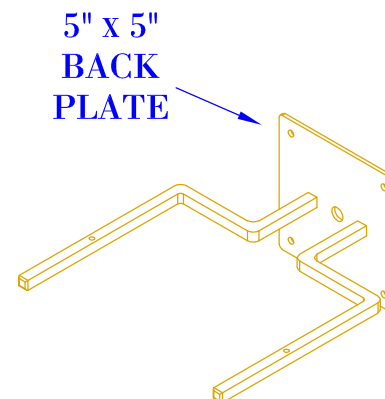
**All Hardi Areas,
soffits, and Corbels**



FRONT VIEW
(NTS)



SIDE VIEW
(NTS)



ISOMETRIC VIEW
(NTS-BRACKET ONLY)

NOTES:

1. MOUNTING HARDWARE SUPPLIED BY OTHERS
2. FIXTURES ARE HANDCRAFTED. DIMENSIONS MAY VARY PLUS OR MINUS $\frac{1}{4}$ "
3. ELECTRIC LIGHTS SUPPLIED WITH 18/2 WIRE WITH GROUND
4. GAS LIGHTS SUPPLIED WITH $\frac{3}{16}$ " COPPER GAS LINE AND $\frac{3}{16}$ " x $\frac{1}{4}$ " GAS LINE ADAPTOR

SIZE:	24"	30"	36"
A:	23 $\frac{3}{8}$ "	29 $\frac{1}{2}$ "	36"
B:	7"	8 $\frac{3}{4}$ "	10 $\frac{1}{2}$ "
C:	9 $\frac{1}{2}$ "	11 $\frac{1}{4}$ "	13"
D:	2 $\frac{1}{2}$ "	2 $\frac{1}{2}$ "	2 $\frac{1}{2}$ "
E:	8 $\frac{3}{8}$ "	10 $\frac{3}{4}$ "	13 $\frac{1}{2}$ "
F:	15"	18 $\frac{3}{4}$ "	22 $\frac{1}{2}$ "

BEVOLO GAS & ELECTRIC LIGHTS

DRW BY: JJG

LIGHT:

GOVERNOR

DATE:

APP. BY: JJG

BRACKET:

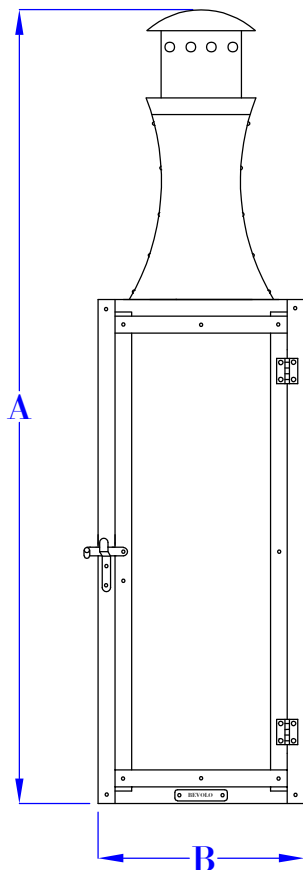
BRACKET MOUNT

11-30-17

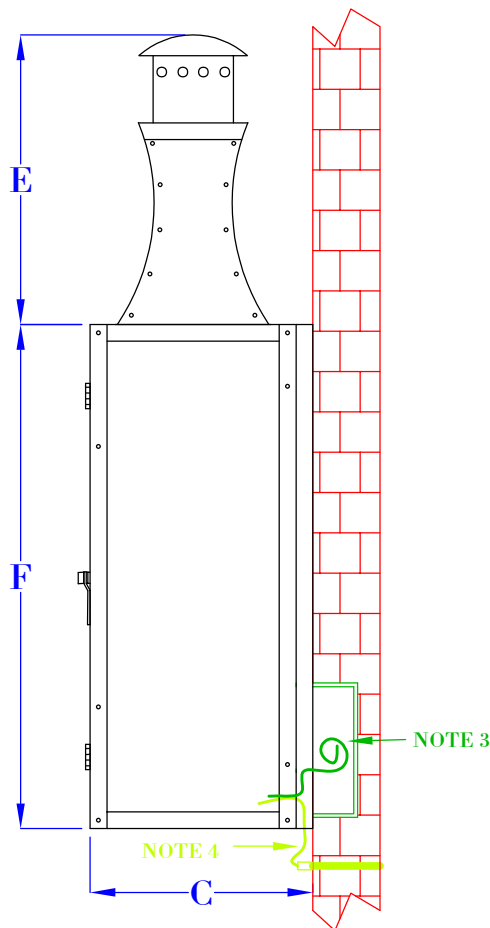
REVISION:

3

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FRONT VIEW
(NTS)



SIDE VIEW
(NTS)

**FLUSH MOUNTED
GAS FIXTURES
CANNOT BE MOUNTED TO
ANY COMBUSTIBLE
MATERIALS INCLUDING
WOOD, VINYL, PVC
OR COMPOSITES**

NOTES:

1. MOUNTING HARDWARE SUPPLIED BY OTHERS
2. FIXTURES ARE HANDCRAFTED. DIMENSIONS MAY VARY PLUS OR MINUS $\frac{1}{4}$ "
3. ELECTRIC LIGHTS SUPPLIED WITH 18/2 WIRE WITH GROUND
4. GAS LIGHTS SUPPLIED WITH $\frac{3}{16}$ " COPPER GAS LINE AND $\frac{3}{16}$ " x $\frac{1}{4}$ " GAS LINE ADAPTOR

SIZE:	24"	30"	36"
A:	23 $\frac{3}{8}$ "	29 $\frac{1}{2}$ "	36"
B:	6"	7 $\frac{1}{2}$ "	9"
C:	6 $\frac{1}{2}$ "	8"	9 $\frac{1}{2}$ "
E:	8 $\frac{3}{8}$ "	10 $\frac{3}{4}$ "	13 $\frac{1}{2}$ "
F:	15"	18 $\frac{3}{4}$ "	22 $\frac{1}{2}$ "

BEVOLO GAS & ELECTRIC LIGHTS

DRW BY: JJG

LIGHT:

GOVERNOR

DATE:

APP. BY: JJG

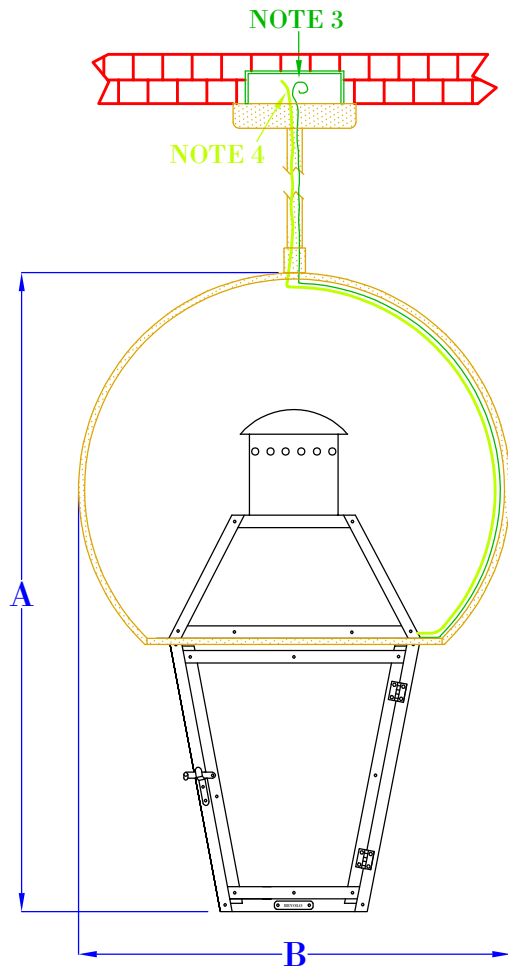
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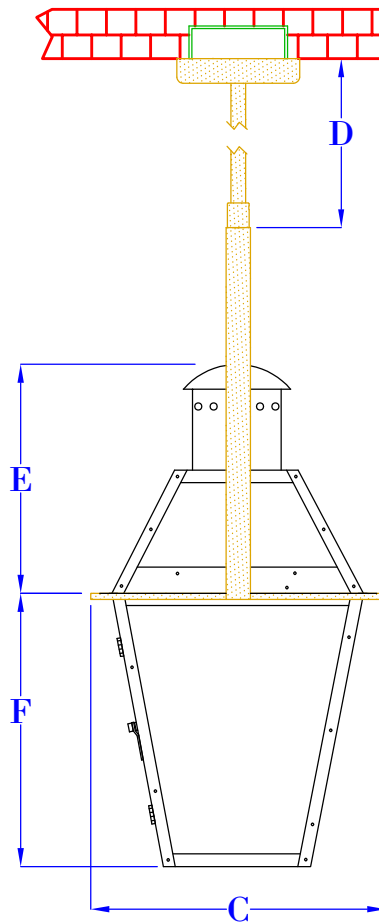
FLUSH MOUNT

5-17-24

REVISION: 4

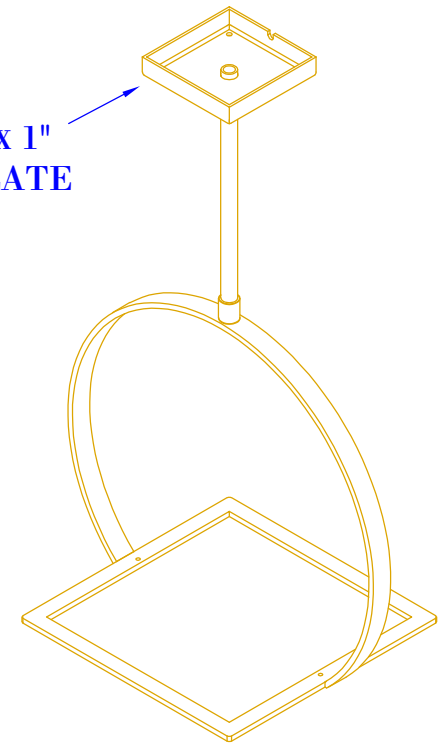


FRONT VIEW
(NTS)



SIDE VIEW
(NTS)

5" x 5" x 1"
BOX PLATE



ISOMETRIC VIEW
(NTS- BRACKET ONLY)

NOTES:

1. MOUNTING HARDWARE SUPPLIED BY OTHERS
2. FIXTURES ARE HANDCRAFTED. DIMENSIONS MAY VARY PLUS OR MINUS $\frac{1}{4}$ "
3. ELECTRIC LIGHTS SUPPLIED WITH 18/2 WIRE WITH GROUND
4. GAS LIGHTS SUPPLIED WITH $\frac{3}{16}$ " COPPER GAS LINE AND $\frac{3}{16}$ " x $\frac{1}{4}$ " GAS LINE ADAPTOR

SIZE:	14"	18"	21"	24"	27"	30"	36"
A:	20"	23 $\frac{1}{4}$ "	25 $\frac{5}{8}$ "	30"	32 $\frac{1}{2}$ "	37 $\frac{3}{8}$ "	45 $\frac{3}{8}$ "
B:	14 $\frac{1}{4}$ "	15 $\frac{7}{8}$ "	17 $\frac{1}{4}$ "	20 $\frac{1}{2}$ "	21 $\frac{7}{8}$ "	25 $\frac{7}{8}$ "	31"
C:	9 $\frac{7}{8}$ "	11 $\frac{1}{4}$ "	12 $\frac{1}{8}$ "	14 $\frac{3}{8}$ "	15 $\frac{1}{4}$ "	18 $\frac{1}{4}$ "	22 $\frac{1}{4}$ "
D:	VARIES	VARIES	VARIES	VARIES	VARIES	VARIES	VARIES
E:	6 $\frac{1}{4}$ "	7 $\frac{5}{8}$ "	9 $\frac{3}{8}$ "	12 $\frac{3}{8}$ "	11 $\frac{7}{8}$ "	14 $\frac{1}{2}$ "	17 $\frac{3}{8}$ "
F:	8"	10 $\frac{1}{8}$ "	11 $\frac{1}{8}$ "	12 $\frac{7}{8}$ "	14 $\frac{3}{8}$ "	16 $\frac{1}{8}$ "	19 $\frac{5}{8}$ "

BEVOLO GAS & ELECTRIC LIGHTS

LIGHT: FRENCH QUARTER

BRACKET: YOKE

DRW BY: JJG

DATE: APP. BY: JJG

3-11-25 REVISION: 13

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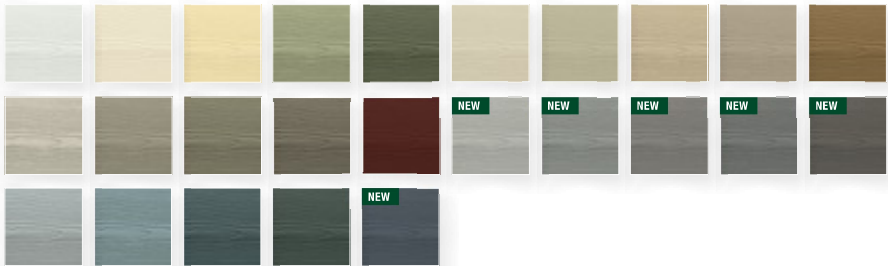


SMOOTH

Countrylane Red

Thickness	5/16 in.					
Length	12 ft. planks					
Width	5.25 in.	6.25 in.	7.25 in.	8.25 in.	9.25 in.*	12 in.**
Exposure	4 in.	5 in.	6 in.	7 in.	8 in.	10.75 in.
ColorPlus Pcs./Pallet	324	280	252	210		
Prime Pcs./Pallet	360	308	252	230	190	152
Pcs./Sq.	25.0	20.0	16.7	14.3	12.5	9.3

Available Colors



[View all HardiePlank Lap Siding Products](#)

*9.25 in. only available primed.
 **12 in. only available primed and in select areas.

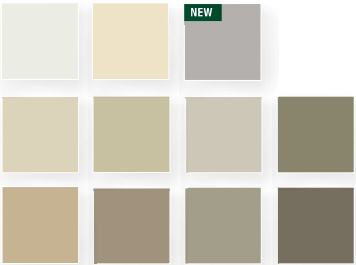


NON-VENTED SMOOTH

Cobble Stone

Thickness	1/4 in.			
Length	12 ft.	12 ft.	8 ft.	8 ft.**
Width	12 in.	16 in.	24 in.	48 in.
ColorPlus Pcs./Pallet	216	156	108	
Prime Pcs./Pallet	200	150	100	50

Available Colors



View all HardieSoffit Products

**These 48 in. x 8 ft. panels only available primed.

MIRATEC®

by JELD-WEN



Unlike other materials used for trim these days, MiraTEC® is the one product actually conceived and engineered to do the job. Moisture, rot, termites, checking, splitting and cracking are all challenges it boldly takes head-on and crushes. As the first wood composite trim to earn an evaluation report (ESR-3043) from ICC-ES and 14015-L from the CCMC, MiraTEC simply performs to a standard other composite trim products cannot. Not by chance, but by design.

NO OTHER TRIM PERFORMS LIKE MIRATEC

- Resists moisture, rot and termites.
- Reversible with a woodgrain texture on one side and a smooth surface on the other.
- Handles like wood; easy to machine, cut and nail.
- Won't check, split or crack.
- TEC™ patented manufacturing process makes MiraTEC a solid board that has uniform properties throughout for consistent performance in every piece.
- Primed 4 sides with an ultra-low VOC, primer containing a mildewcide.
- 50-year limited warranty.



ANYONE CAN TALK PERFORMANCE; MIRATEC PROVES IT

- ✓ Moisture resistant: As measured by ASTM D1037 for Water Absorption and Thickness Swelling.
- ✓ Rot resistant: Tested per AWPA E16 Field Test for Evaluation of Wood Preservatives to be Used Out of Ground Contact: Horizontal Lap-Joint Method.
- ✓ Termite resistant: Tested per AWPA E7 Standard Method of Evaluating Wood Preservatives by Field Tests with Stakes.



CCMC 14015-L

BUILDING CODE LISTED

U.S.: ESR-3043 from the ICC-ES and FL Building Code 22271

Canada: 14015-L from the CCMC



IN HEAD-TO-HEAD COMPETITION, IT'S NO CONTEST

MIRATEC VS. PRIMED WOOD TRIM

- Resists moisture, rot and termites – unlike wood.
- Won't warp, split or check – unlike wood.
- One solid piece with uniform density and consistent performance in every piece.
- Low maintenance; 50-year limited warranty.

MIRATEC VS. PVC TRIM

- Made from sustainable materials and renewable resources.
- Better value and costs up to 50% less than PVC.
- Accepts all shades of paint beautifully and is not prone to thermal expansion.

MIRATEC OUT PERFORMS LP IN LONG TERM PERFORMANCE TESTING

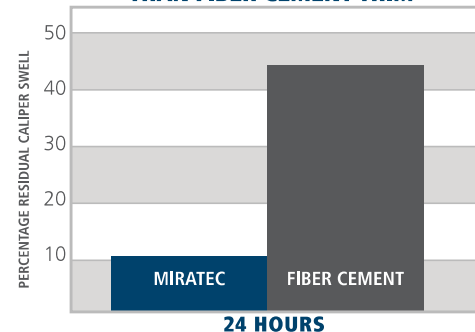
- LP SmartSide is a scant product – up to 16.7% thinner than a full 4/4 trim.
- Smaller reveal when used with traditional lap siding.
- LP SmartSide is a laminated product.
- MiraTEC technology enables better performance – steam injection creates a board with uniform properties in each piece.
- MiraTEC can be machined/routed for decorative use.



MIRATEC VS. FIBER CEMENT TRIM

- Better performance and usability than fiber cement trim, at a better value.
- Handles like wood; no special tools and techniques required.
- More authentic woodgrain texture.
- Highly resistant to moisture. Independent tests show fiber cement absorbs 5X more water.¹
- MiraTEC is not brittle, or difficult to stack and move on the job site.
- 100% silica free, a known carcinogen.
- 50-year limited warranty for all product; fiber cement warranties vary by climate.

MIRATEC ABSORBS LESS WATER THAN FIBER CEMENT TRIM¹

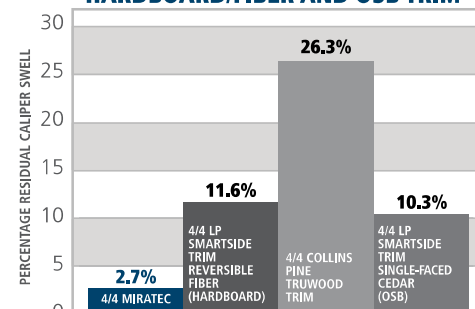


MIRATEC VS. HARDBOARD/FIBER AND OSB TRIM

- MiraTEC 5/8" compares to the 440 Series.
- MiraTEC 1" (5/4) compares to the 540 Series.
- MiraTEC performs 9X better in third party weatherability testing.²
- MiraTEC is one single piece; it is not laminated.
- MiraTEC is reversible, providing design flexibility.



WEATHERABILITY TEST PROVES MIRATEC PERFORMS BETTER THAN HARDBOARD/FIBER AND OSB TRIM³



¹TEST PERFORMED BY STORK TWIN CITY TESTING CORPORATION

²TEST PERFORMED BY FORINTEK.

³SOURCE: TEST PERFORMED BY FPINNOVATIONS.

FOR DETAILS OF EITHER TEST EMAIL MIRATEC-TESTDETAILS@JELDWEN.COM



SIZE MATTERS

5/8" ACTUAL THICKNESS

Compare to 440 Series and other scant 3/4" products

2" MIRATEC
BATTEN

SIZE		16' PIECES	
NOMINAL	ACTUAL	BUNDLE	UNIT
2" x 192"	2"	12	336
3" x 192"	2 3/4"	8	320
4" x 192"	3 1/2"	8	240
5" x 192"	4 1/2"	8	200
6" x 192"	5 1/2"	4	160
8" x 192"	7 1/4"	4	120
10" x 192"	9 1/4"	4	100
12" x 192"	11 1/4"	4	80
16" x 192"	15 1/2"	2	60

3/4" ACTUAL THICKNESS (4/4 Nominal)

SIZE		16' PIECES	
NOMINAL	ACTUAL	BUNDLE	UNIT
2" x 192"	2"	12	336
3" x 192"	2 3/4"	8	320
4" x 192"	3 1/2"	8	240
5" x 192"	4 1/2"	8	200
6" x 192"	5 1/2"	4	160
8" x 192"	7 1/4"	4	120
10" x 192"	9 1/4"	4	100
12" x 192"	11 1/4"	4	80
16" x 192"	15 1/2"	2	60

1" ACTUAL THICKNESS (5/4 Nominal)

Compare to 540 Series and other similar products

2" MIRATEC
BATTEN

SIZE		16' PIECES	
NOMINAL	ACTUAL	BUNDLE	UNIT
2" x 192"	2"	9	252
3" x 192"	2 3/4"	6	240
4" x 192"	3 1/2"	6	180
5" x 192"	4 1/2"	6	150
6" x 192"	5 1/2"	3	120
8" x 192"	7 1/4"	3	90
10" x 192"	9 1/4"	3	75
12" x 192"	11 1/4"	3	60
16" x 192"	15 1/2"	2	42

1-1/4" ACTUAL THICKNESS (6/4 Nominal) Smooth Both Sides

SIZE		16' PIECES	
NOMINAL	ACTUAL	BUNDLE	UNIT
4" x 192"	3 1/2"	4	144
6" x 192"	5 1/2"	3	96
8" x 192"	7 1/4"	3	72
10" x 192"	9 1/4"	3	60
12" x 192"	11 1/4"	3	48

MIRATEC[®]
by JELD-WEN



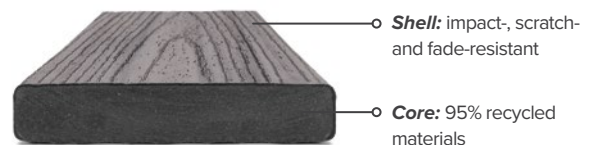
1.800.255.0785 | miratecextira.com

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PREMIUM HIGH-PERFORMANCE DECKING & FASCIA

Trex Transcend® decking and Trex® Fascia are wood thermoplastic composite lumber (WTCL) boards with an integrated shell that covers the boards on the top surface and sides. The integrated shell consists of a proprietary surface formulation that produces a natural, wood-like grain pattern finish. An alternative to naturally durable hardwood lumber, Transcend Decking and Fascia are ICC-ES SAVE-certified to be a minimum of 95.4% recycled content by weight.



DECKING

FASCIA



FEATURES	DECKING BOARDS		FASCIA BOARDS	
	1" x 6"	2" x 6"	8"	12"
Actual Dimensions - Standard	.94" x 5.5"	1.3" x 5.5"	.56" x 7.25"	.56" x 11.375"
Actual Dimensions - Metric	24 mm x 140 mm	33 mm x 140 mm	14 mm x 184 mm	14 mm x 288 mm
Available Lengths - Standard	12', 16', 20'	12', 16', 20'	12'	12'
Available Lengths - Metric	365 cm, 487 cm, 609 cm	365 cm, 487 cm, 609 cm	365 cm	365 cm
Grooved Edge	X			
Square Edge	X	X	X	X
Transcend Lineage*	X		X	X
Transcend Tropicals	X	X	X	X
Transcend Earth Tones	X		X	X
Weight per Lineal Foot	2.4 lbs	3.6 lbs	2.0 lbs	3.3 lbs

*Transcend® Lineage™ square edge profiles are not available in 12' lengths

PHYSICAL & MECHANICAL PROPERTIES

TEST	TEST METHOD	VALUE
Flame Spread	ASTM E 84	70
Thermal Expansion	ASTM D 1037	1.9×10^{-5} in/in/°F
Moisture Absorption	ASTM D 1037	< 1%
Screw Head Pull-Through	ASTM D1761	161 lbf/screw*
Fungus Resistance	ASTM D1413	Rating – no decay
Termite Resistance	AWPAE1-72	Rating = 9.6

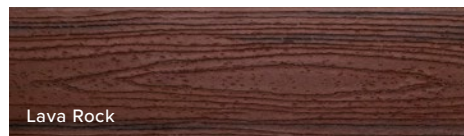
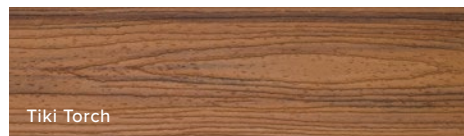
*Fastener used in testing: #8 x 2.5" HEADCOTE Stainless Steel Screw

COLORS

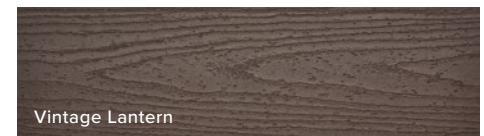
Lineage (neutral multi-tonal)



Tropicals (vibrant multi-tonal)



Earth Tones (monochromatic)



FASTENERS



Trex Hideaway® Hidden Fastening System

Self-gapping, glass-filled nylon fastener with 304 grade stainless steel, sharp point screw for wood framing.

Other approved fasteners include, color-matched composite deck screw, matching composite plug with composite screw, color-coordinated fascia screw and uncoated stainless steel fascia screw.

For a full list of approved fasteners, download our Installation Guide at [trex.com/literature](https://www.trex.com/literature)

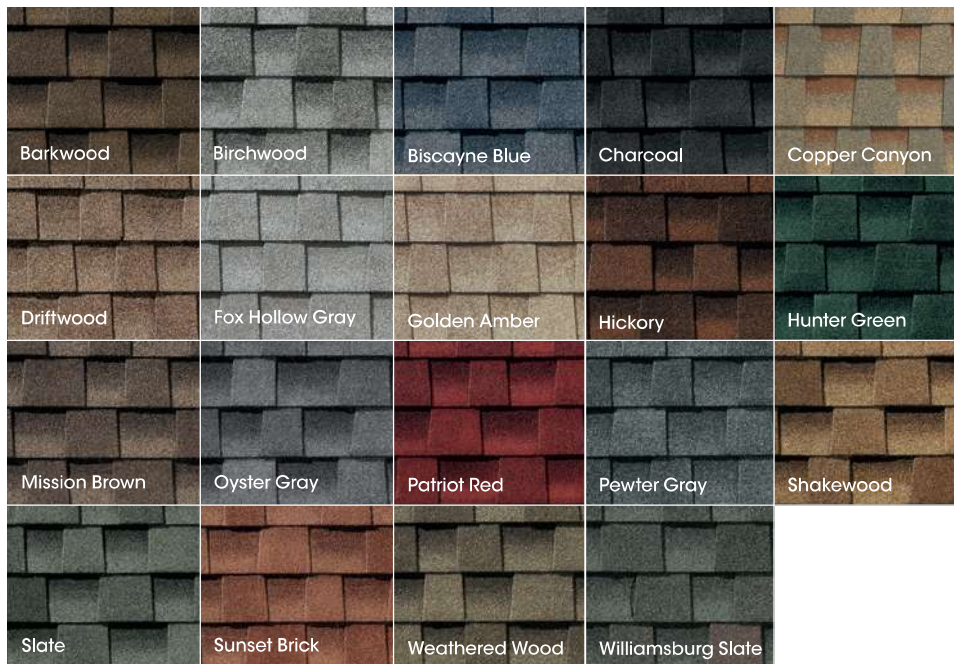




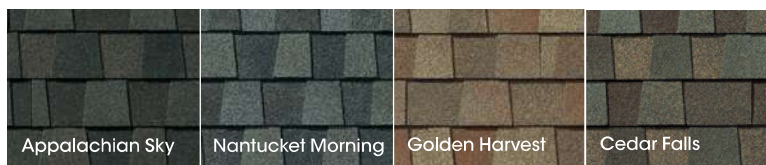
Benefits:

- **LayerLock® technology** — mechanically fuses the common bond between overlapping shingle layers
- **Up to 99.9% nailing accuracy** — the StrikeZone® nailing area is so easy to hit that a roofer placed 999 out of 1,000 nails correctly in our test¹
- **WindProven™ Limited Wind Warranty** — when installed with the required combination of GAF accessories, Timberline HDZ® shingles are eligible for a wind warranty with no maximum wind speed limitation²
- **Dura Grip™ sealant** pairs with the microgranule surface of the StrikeZone® nailing area, and an asphalt-to-asphalt monolithic bond cures for durability, strength, and exceptional wind-uplift performance
- **25-year StainGuard Plus™ Algae Protection Limited Warranty** against blue-green algae discoloration.³ Proprietary GAF time-release algae-fighting technology helps protect your shingles from unsightly stains.
- **For the best look** — use TimberTex® premium ridge cap shingles or TimberCrest® premium SBS-modified ridge cap shingles

Colors:



Harvest Blend Colors⁵



Product details:

Product/System Specifics

- Fiberglass asphalt construction
- **Dimensions (approx.):** 13 1/4" x 39 3/8" (337 mm x 1,000 mm)
- **Exposure:** 5 5/8" (143 mm)
- **Bundles/Square:** 3
- **Pieces/Square:** 64
- **StainGuard Plus™ Algae Protection Limited Warranty**³
- **Hip/Ridge:** TimberTex®; TimberCrest®; Seal-A-Ridge®; Z®Ridge; Ridglass®⁴
- **Starter:** Pro-Start®; QuickStart®; WeatherBlocker™

Applicable Standards & Protocols:

- Passes UL 2218 Impact-Resistance Test with Class 3 rating
- UL Listed to ANSI/UL 790 Class A
- State of Florida Approved
- Classified by UL in accordance with ICC-ES AC438
- Meets ASTM D7158, Class H
- Meets ASTM D3161, Class F
- Meets ASTM D3018 Type 1
- Meets ASTM D3462⁵
- Miami-Dade County Product Control Approved
- ICC-ES Evaluation Reports ESR-1475 and ESR-3267
- Meets Texas Department of Insurance Requirements
- Rated by the CRRC; Can be used to comply with Title 24 Cool Roof Requirements (some colors)

¹ Lifetime refers to the length of warranty coverage provided and means as long as the original individual owner(s) of a single-family detached residence (or eligible second owner(s)) owns the property where the qualifying GAF products are installed. For other owners/structures, Lifetime coverage is not applicable. Lifetime coverage on shingles requires the use of GAF Lifetime shingles only. See the *GAF Shingle & Accessory Limited Warranty* for complete coverage and restrictions. Visit gaf.com/LRS for qualifying GAF products. Lifetime coverage on shingles and accessories requires the use of any GAF Lifetime shingle and at least 3 qualifying GAF accessories. See the *GAF Roofing System Limited Warranty* for complete coverage and restrictions. For installations not eligible for the *GAF Roofing System Limited Warranty*, see the *GAF Shingle & Accessory Limited Warranty*. Visit gaf.com/LRS for qualifying GAF products.

² Results based on study conducted by Home Innovation Research Labs, an independent research lab, comparing installation of Timberline HDZ® Shingles to Timberline HDZ® Shingles on a 16-square roof deck using standard 4-nail nailing pattern under controlled laboratory conditions. Actual results may vary.

³ 15-year WindProven® Limited Wind Warranty on GAF shingles with LayerLock® technology requires the use of GAF starter strips, roof deck protection, ridge cap shingles, and leak barrier or attic ventilation. See *GAF Roofing System Limited Warranty* for complete coverage and restrictions. Visit gaf.com/LRS for qualifying GAF products. For installations not eligible for the *GAF WindProven™ Limited Warranty*, see the *GAF Shingle & Accessory Limited Warranty*.

⁴ 25-year StainGuard Plus™ Algae Protection Limited Warranty against blue-green algae discoloration is available only on products sold in packages bearing the StainGuard Plus™ logo. See *GAF Shingle & Accessory Limited Warranty* for complete coverage and restrictions and qualifying products.

⁵ Harvest Blend colors are only available on TimberTex® Ridge Cap Shingles, Seal-A-Ridge® Ridge Cap Shingles, and TimberCrest® Premium SBS-Modified Ridge Cap Shingles.

⁶ Periodically tested by independent and internal labs to ensure compliance with ASTM D3462 at time of manufacture.



Note: It is difficult to reproduce the color clarity and actual color blends of these products. Before selecting your color, please ask to see several full-size shingles.

We protect what matters most™





Charcoal

Charcoal can add dramatic counterpoint to contemporary exterior color palettes, as well as to stucco or brick facades.

Note: It is difficult to reproduce the color clarity and actual color blends of these products. Before selecting your color, please ask to see several full-size shingles.



City of Pensacola

222 West Main Street
Pensacola, FL 32502

Memorandum

File #: 26-599

Architectural Review Board

5/21/2026

QUASI-JUDICIAL HEARING

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 re-designed 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 29,739 sq ft grocery store; two historic walls along Garden Street and Spring Street; several patios; a large parking lot; a "pocket park" on the corner of Garden Street and Spring Street; a colonnade 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

[12-3-58](#) Required visibility triangle

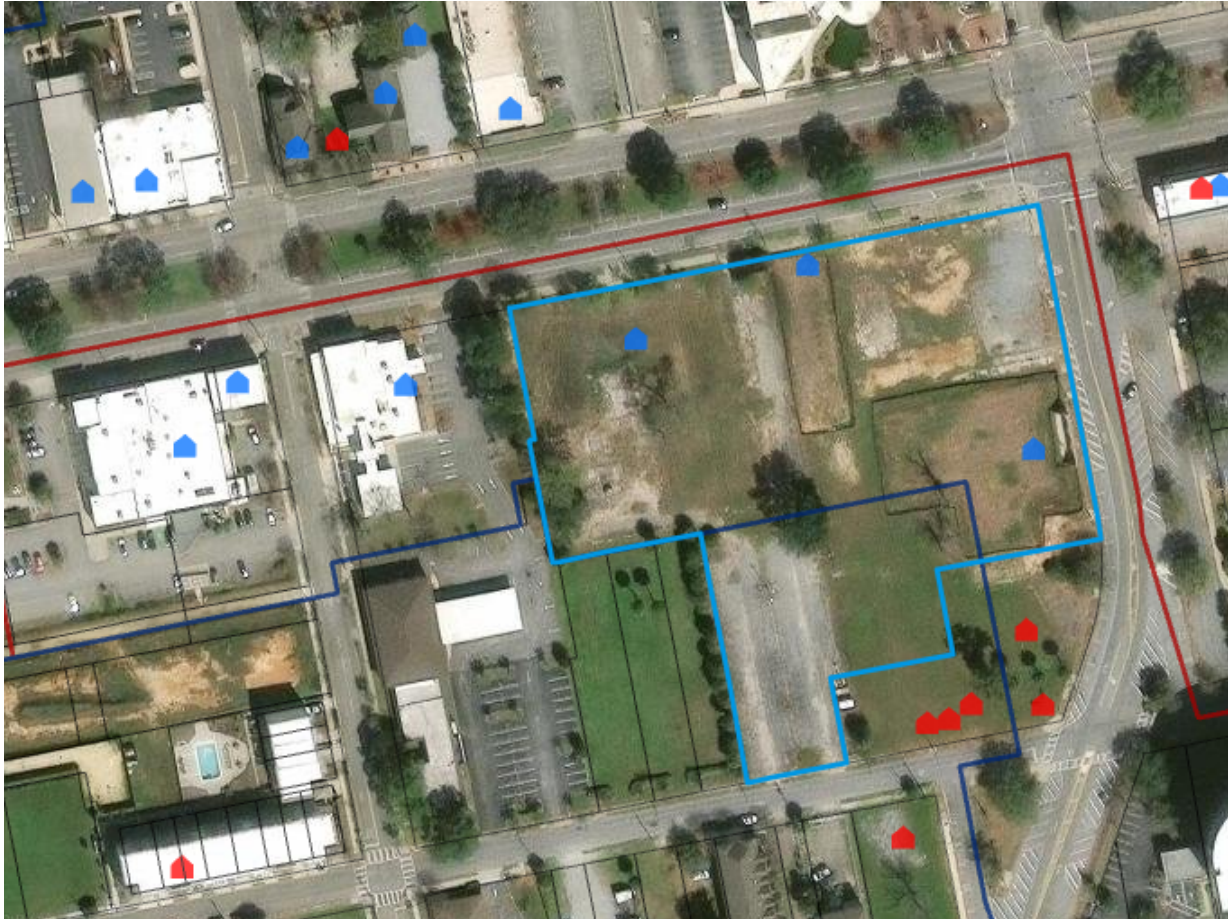
[12-4-1\(2\)](#) Off street parking spaces requirements; Parking requirements for specific land uses
12-5-4(b) Permanent accessory signs; Major transportation thoroughfares zoned commercial or industrial

[12-5-4\(d\)](#) Permanent accessory signs; Shopping centers / malls

ATTACHMENTS:

1. 200 W. Garden St_Images
2. 200 W. Garden St_Application & Materials

200 W. Garden Street







**Architectural Review Board Application
Full Board Review**

Application Date: 4/30/2026

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:

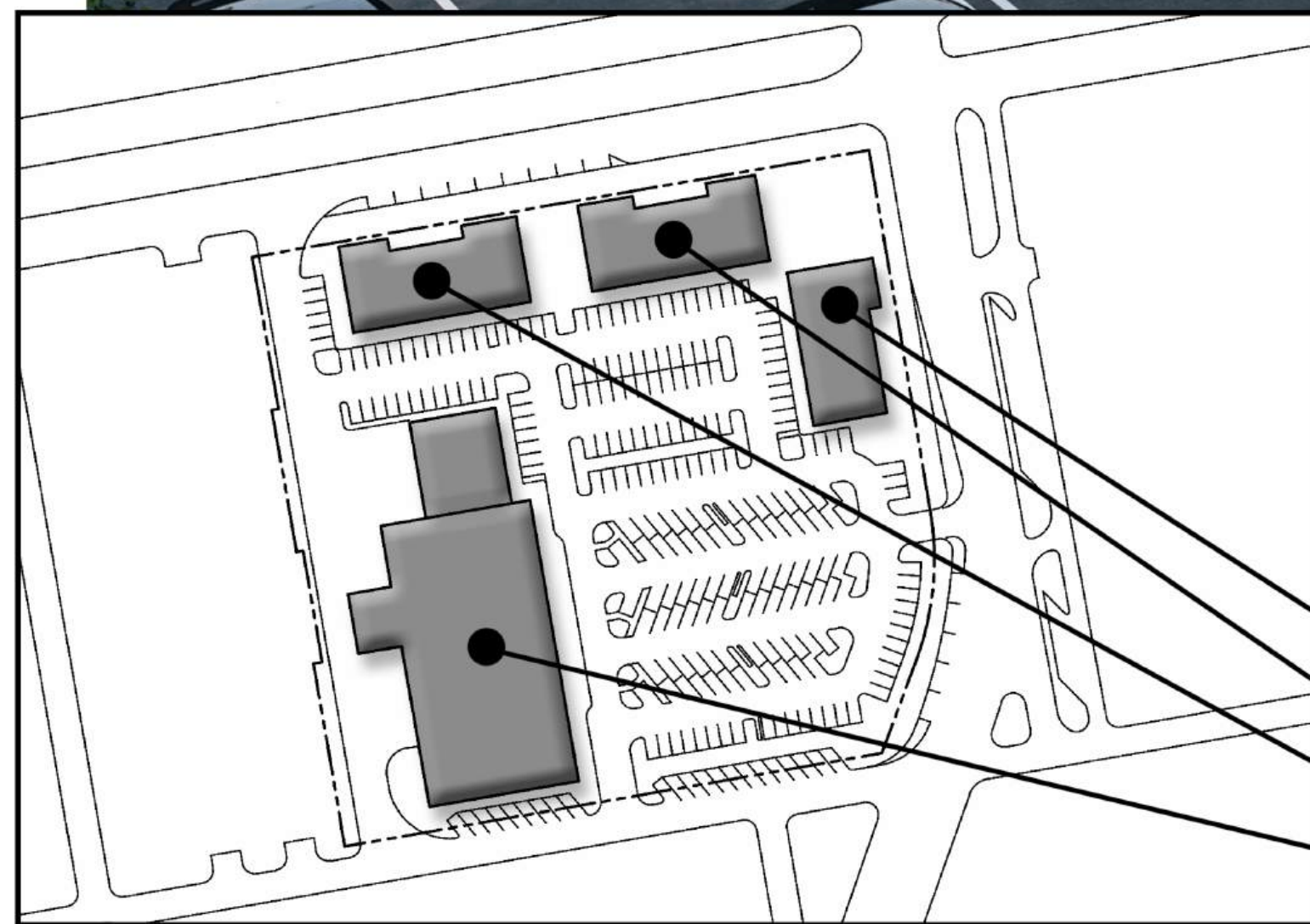
PLEASE SPECIFY IF CONCEPTUAL DISCUSSION ITEM, CONCEPTUAL REVIEW, OR FINAL REVIEW.

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.

Applicant Signature

03/31/26
Date



- BLDG 400
- BLDG 300
- BLDG 200
- BLDG 100



BRANCH

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CONCEPTUAL DESIGN RENDERING
GROCER + SHOPS
2026.04.30

DOWNTOWN PENSACOLA
GARDEN STREET & SPRING STREET
PENSACOLA, FLORIDA





GARDEN STREET ELEVATION STRING



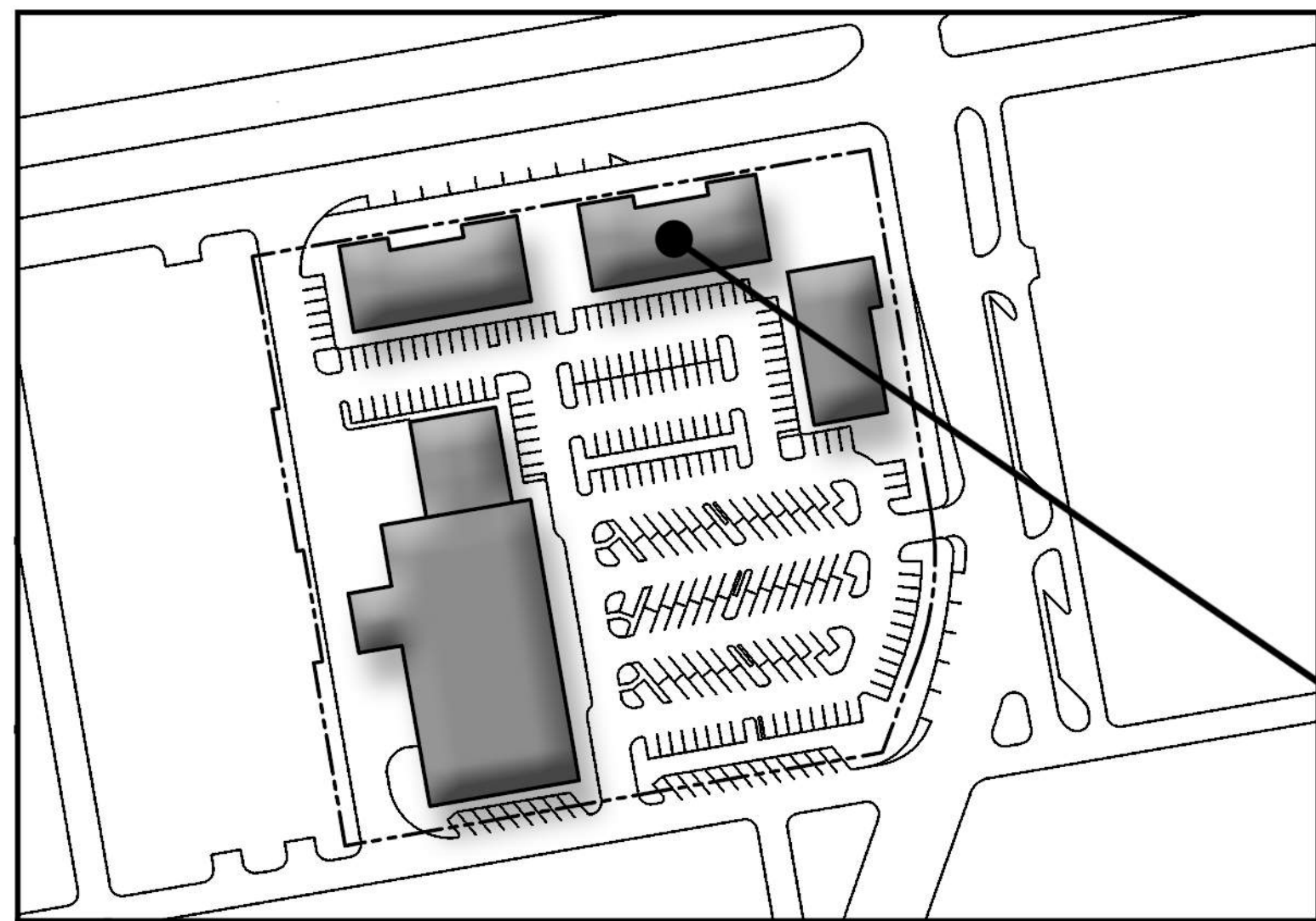
(GARDEN STREET FACADE)



(SPRING STREET/POCKET PARK FACADE)



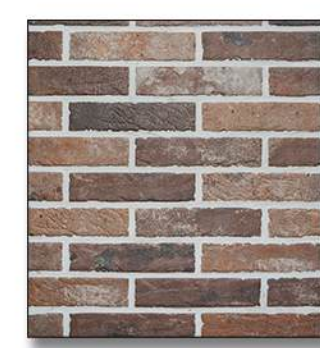
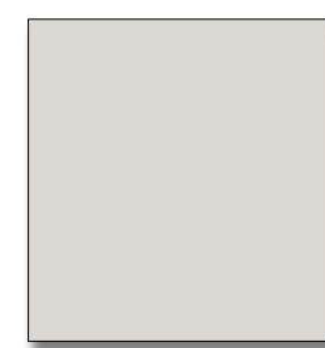
(PASEO FACADE)



BLDG 300



(INTERIOR LOT FACADE)

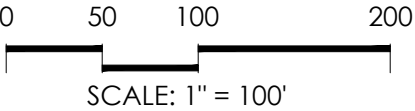
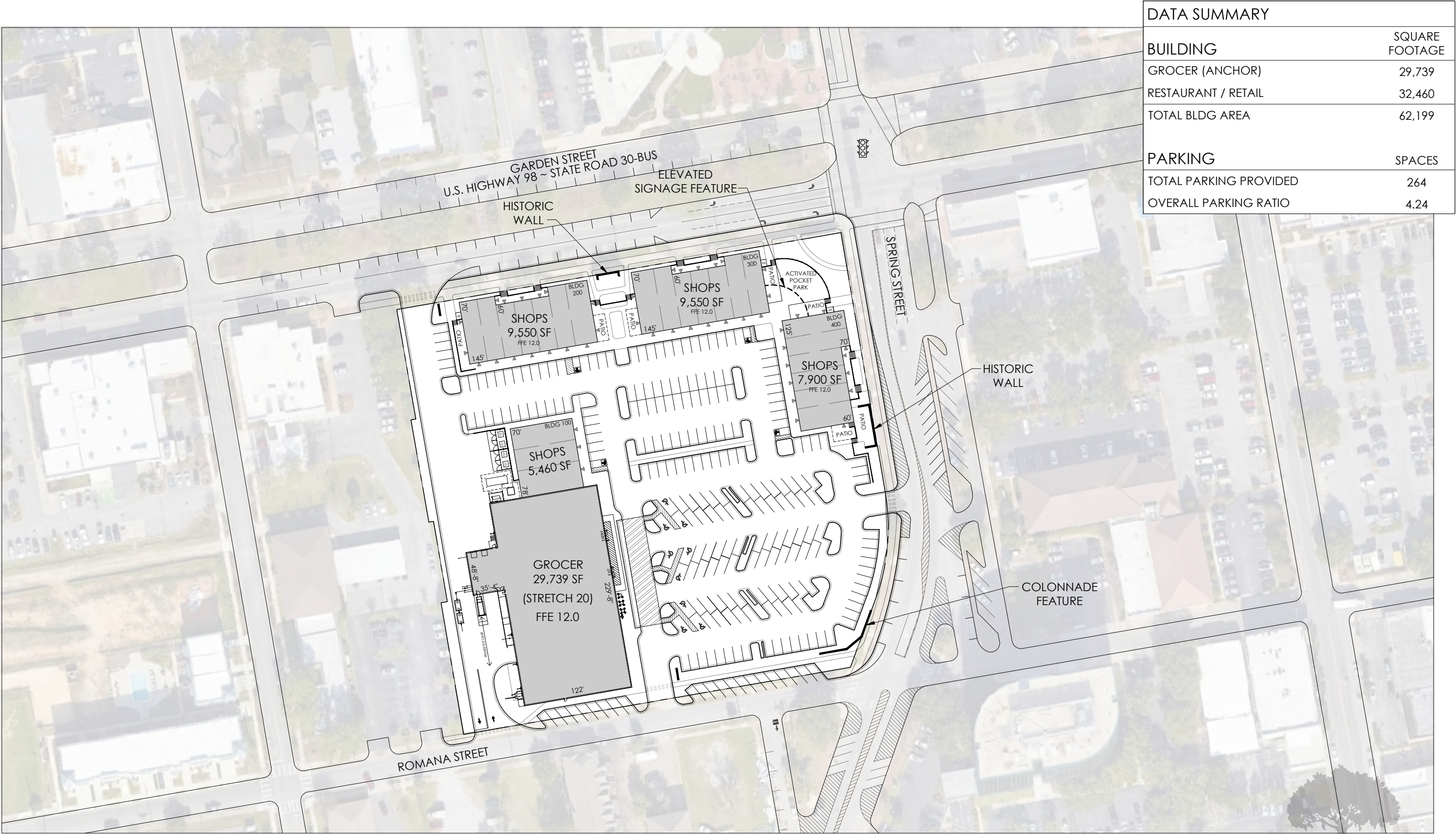


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CONCEPTUAL DESIGN RENDERING
REASTAURANT + RETAIL
2026.04.30

DOWNTOWN PENSACOLA
GARDEN STREET & SPRING STREET
PENSACOLA, FLORIDA

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DOWNTOWN PENSACOLA
WEST GARDEN STREET
PENSACOLA, FLORIDA

SP-5.12
SCHEMATIC SITE PLAN
2026.04.24

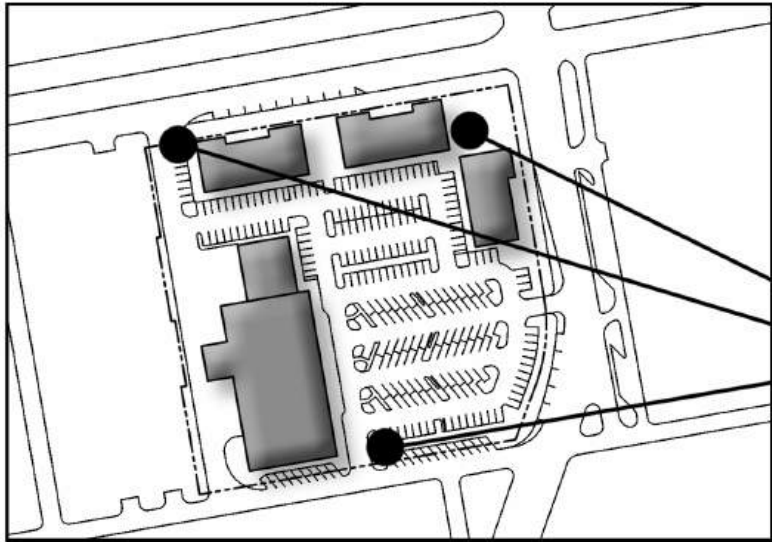
SPRING STREET FREESTANDING SIGN (GROCER TENANT NAME TO BE DISPLAYED)



*STREET FACING TENANT SIGNAGE WILL BE EXTERNALLY LIT. LIGHTING DIRECTED TOWARD THE SIGN WILL BE SHIELDED SO THAT IT ILLUMINATES ONLY THE FACE OF THE SIGN PER (SEC.12-5-2)

*SIGN FACE AREA SHALL BE THE SUM OF THE AREAS OF THE REGULAR GEOMETRIC SHAPE THAT CAN ENCOMPASS ALL WORDS, FIGURES, AND EMBLEMS PER (SEC. 12-5-3)

*LIMIT TO ONE (1) FREESTANDING OR ONE (1) PROJECTING SIGN PER STREET FRONTAGE (SEC.12-5-4(a.))



SIGN LIMITATIONS FOR GARDEN STREET SIGNAGE SPECIFICALLY (SEC.12-5-4(b.)(1)THROUGH (4)):

- ONE (1) FREESTANDING OR PROJECTING SIGN NOT TO EXCEED 100SF
- ONE (1) ATTACHED WALL SIGN, OR COMBINATION OF WALL SIGNS AT 10% OF THE BUILDING STREET FRONT ELEVATION, NOT TO EXCEED 200SF
- SIGN MAY BE PLACED ON THE FRONT OR ONE SIDE OF THE BUILDING
- FREESTANDING SIGNS NOT TO EXCEED 25' IN HEIGHT



TYPICAL RETAIL STOREFRONT SCENERIO



*ALL TENANT WALL SIGNAGE TO BE ONE OF THE FOLLOWING SIGN TYPES:

1. EXTERNALLY LIT
2. HALO LIT
3. ROUTED PUSH-THROUGH

NOTE: INTERNALLY LIT SIGNS ARE NOT PERMITTED

*EACH TENANT SUITE PERMITTED ONE (1) SIGN PER FACADE

*THE SIZE OF TENANT WALL SIGNS FACING INTERNAL TO THE SITE IS NOT SUBJECT TO THE LIMITATIONS THAT APPLY TO THOSE THAT ARE STREET FACING.

FREESTANDING SIGN EXAMPLE.

- SIGNS #2 & #3 NOT TO EXCEED 200SF OR 35' IN HEIGHT (SEC.12-5-4 (d.)(1)THROUGH(2))

*CALCULATED SIGN AREA IS EXCLUSIVE OF STRUCTURE



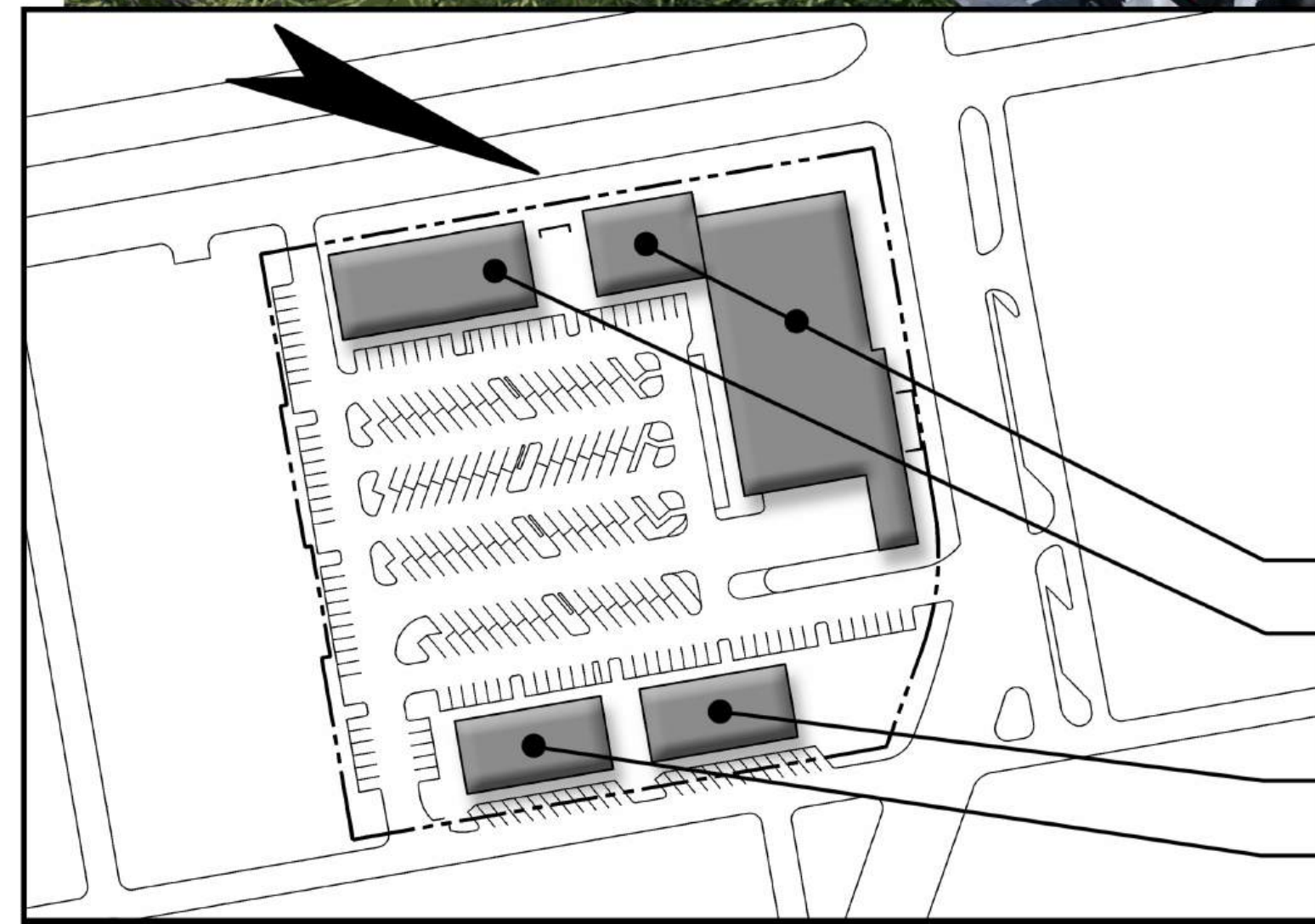
*EXAMPLE SQUARE FOOTAGE CALCULATION FOR BLDG 300
*MAX PERMITTED AREA 200 SF

- SIGN #1 (SPRING STREET)
- SIGN #2 (GARDEN STREET)
- SIGN #3 (ROMANA STREET)

ANY & ALL SIGN STRUCTURE MATERIALS TO MATCH THOSE PROVIDED ON THE BUILDINGS TO MAINTAIN A UNIFORM APPEARANCE

PANTONE COLOR #363C TO BE USED FOR GROCER





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



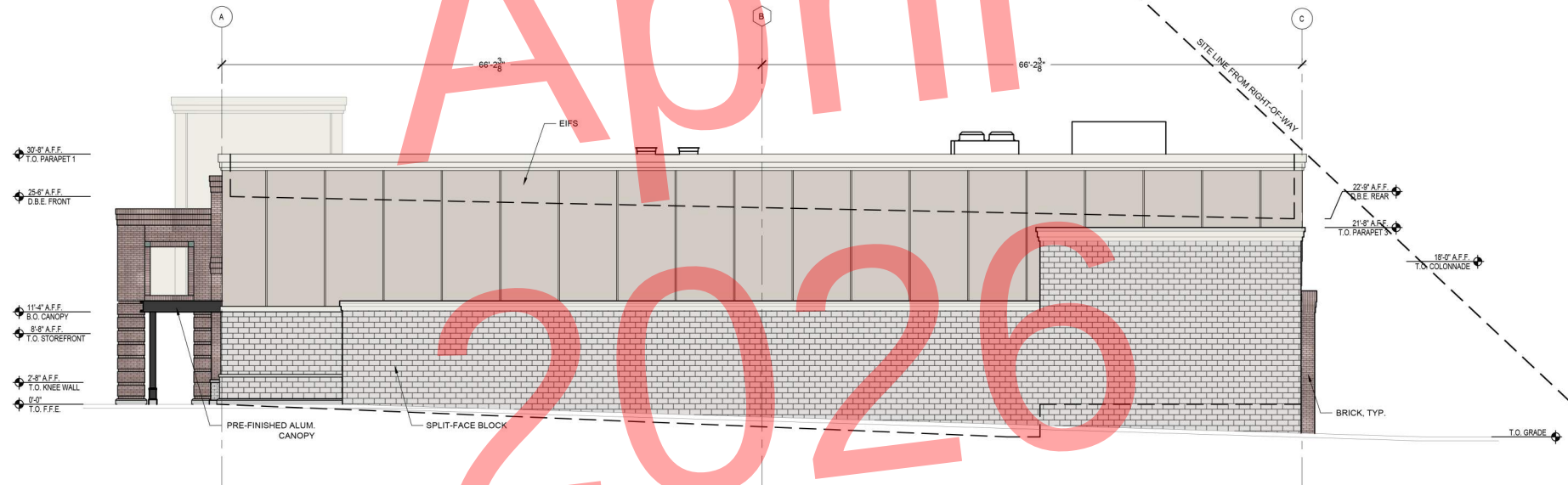
CONCEPTUAL DESIGN RENDERING
ANCHOR + SHOPS 100
2026.03.30

DOWNTOWN PENSACOLA
GARDEN STREET & SPRING STREET
PENSACOLA, FLORIDA

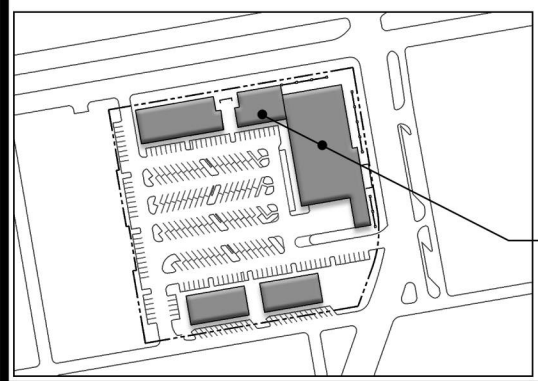

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1 FRONT ELEVATION
LOD-1.2 SCALE: 1:20



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



BLDG 100 (GROCER & SHOPS)

April 2026

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



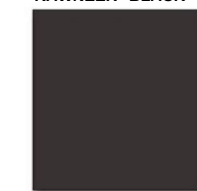
STO-1 SIMILAR TO
SHERWIN WILLIAMS
SW-7005 "PURE
WHITE"



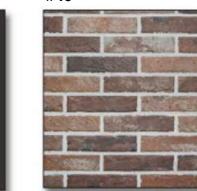
STO-2 SIMILAR TO
SHERWIN WILLIAMS
SW-7029
"AGREEABLE GRAY"



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"



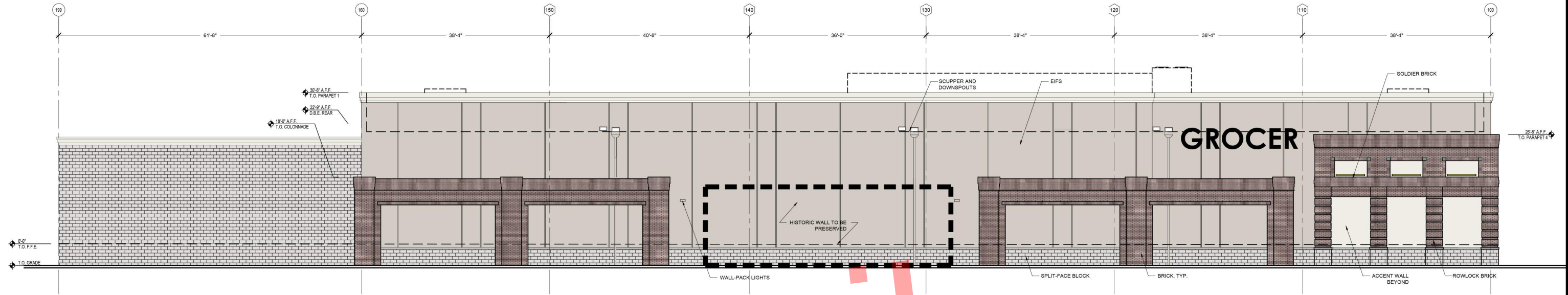
SIGNAGE SHOWN FOR SAMPLE PURPOSES ONLY - FINAL SIZE, COLOR, FONT
TO BE FILED UNDER SEPARATE SUBMITTAL. CONCPETUAL BUILDING DESIGN
SUBJECT TO ALTERATION.



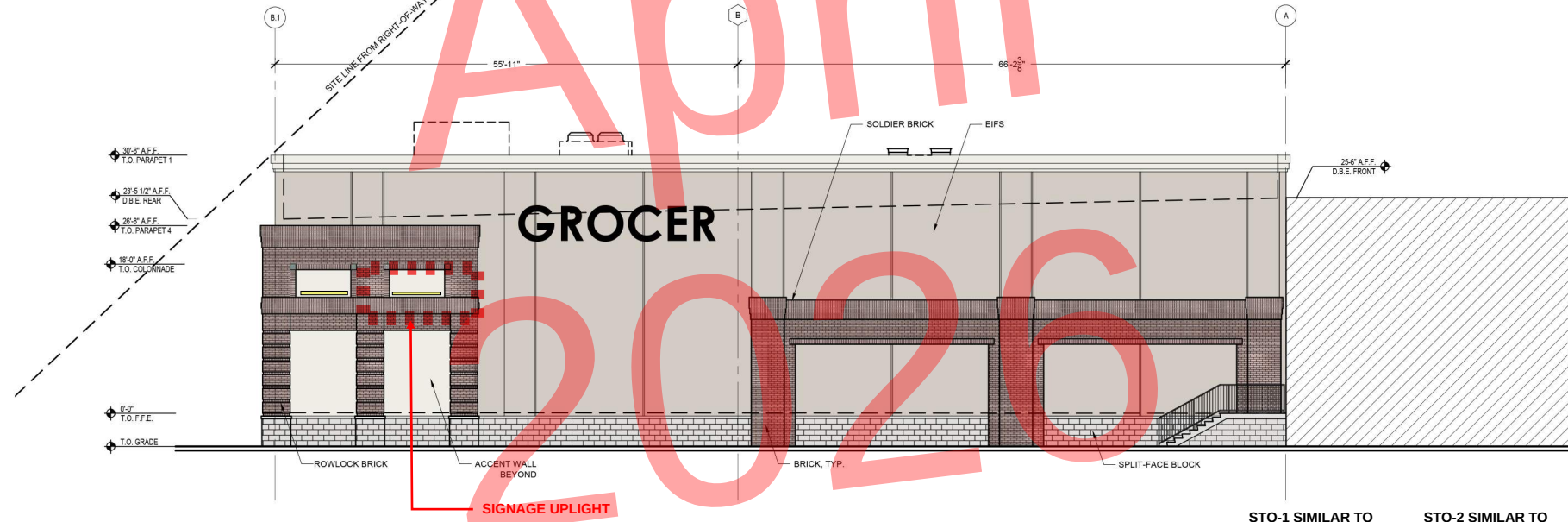
DOWNTOWN PENSACOLA
PENSACOLA, FL

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

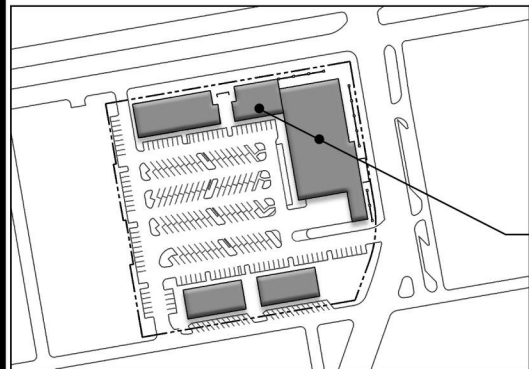




1 REAR ELEVATION
LOD-1.3 SCALE: 1:20



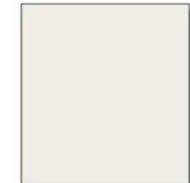
2 RIGHT (SIDE) ELEVATION
LOD-1.3 SCALE: 1:20



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-1.3 - GROCER CONCEPTUAL
ELEVATIONS

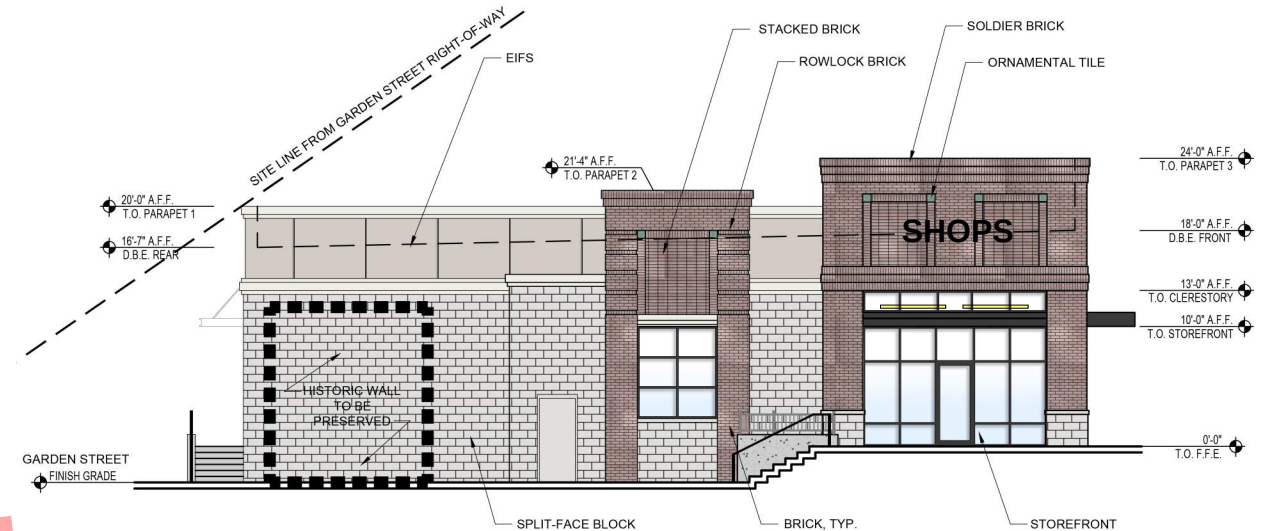


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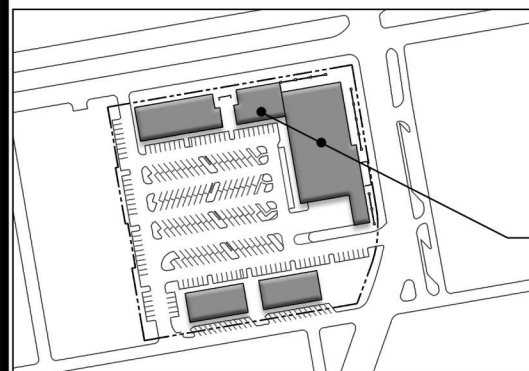
1 FRONT ELEVATION
LOD-1.4 SCALE: 1/16" = 1'-0"



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

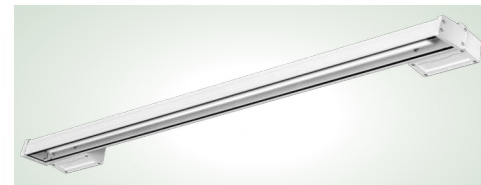


3 REAR ELEVATION
LOD-1.4 SCALE: 1/16" = 1'-0"

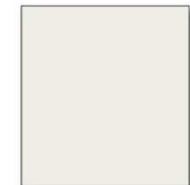


BLDG 100 (GROCER & SHOPS)

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: 03.24.2026 | BY: ART / MRE
DRAWING: LOD-1.4 - SHOPS 100 CONCEPTUAL
ELEVATIONS



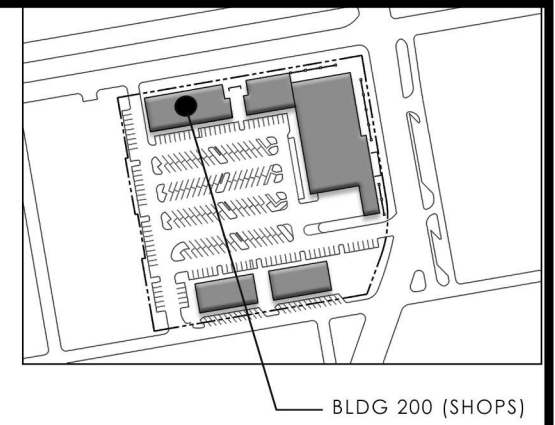
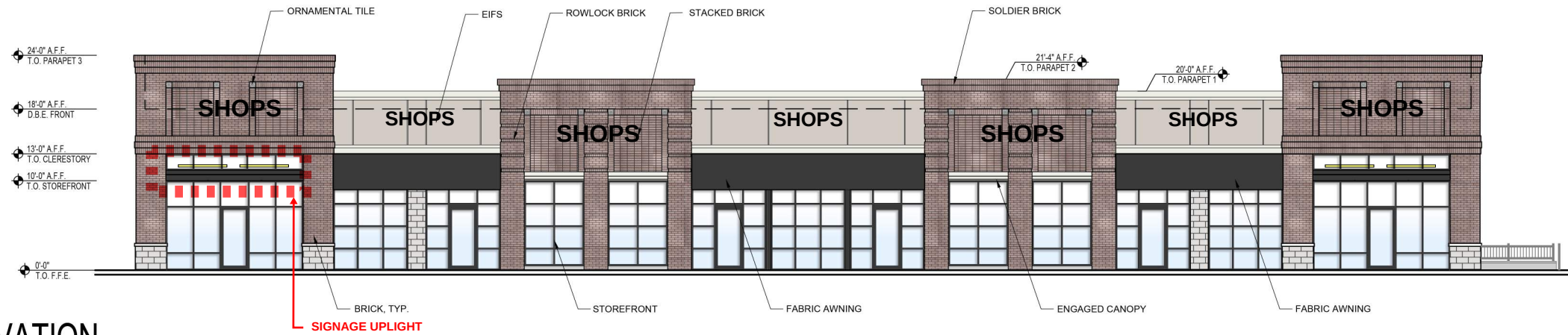
PHILLIPS
ARCHITECTURE • CONSULTANTS

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

1
LOD-2.2

FRONT ELEVATION

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



2
LOD-2.2

REAR ELEVATION

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
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BRICK SIMILAR TO
GENERAL SHALE
LWM "MILLSTONE
#40"



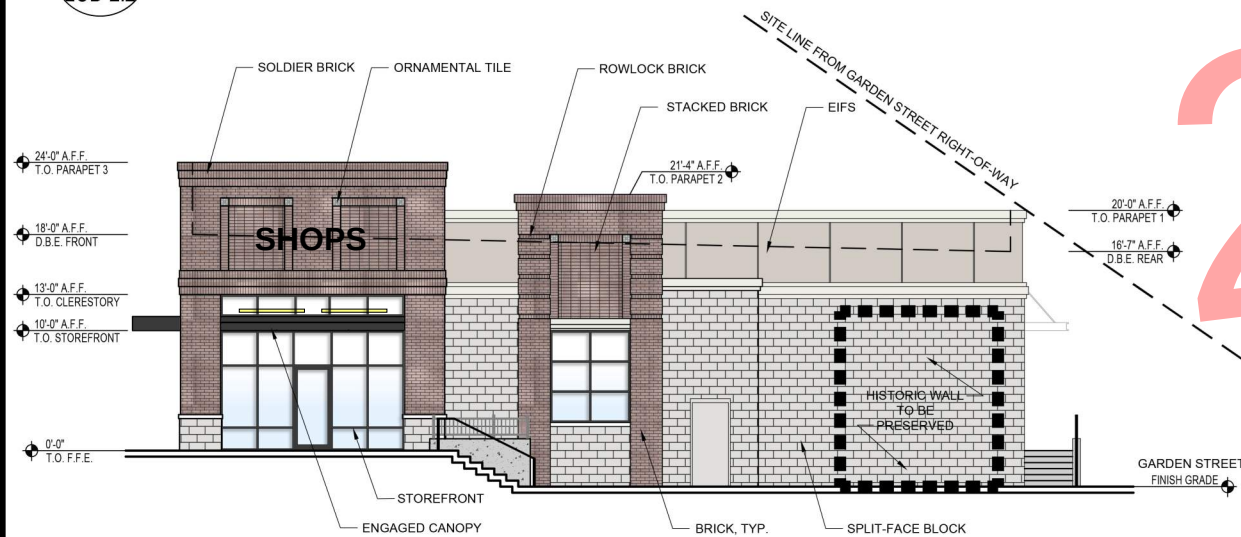
LARGE MASONRY
UNIT SIMILAR TO
GMS OLDCASTLE
"LIGHT CREAM-W"



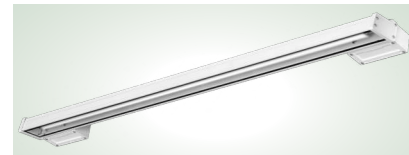
3
LOD-2.2

RIGHT (SIDE) ELEVATION

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



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



4
LOD-2.2

LEFT (SIDE) ELEVATION

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



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



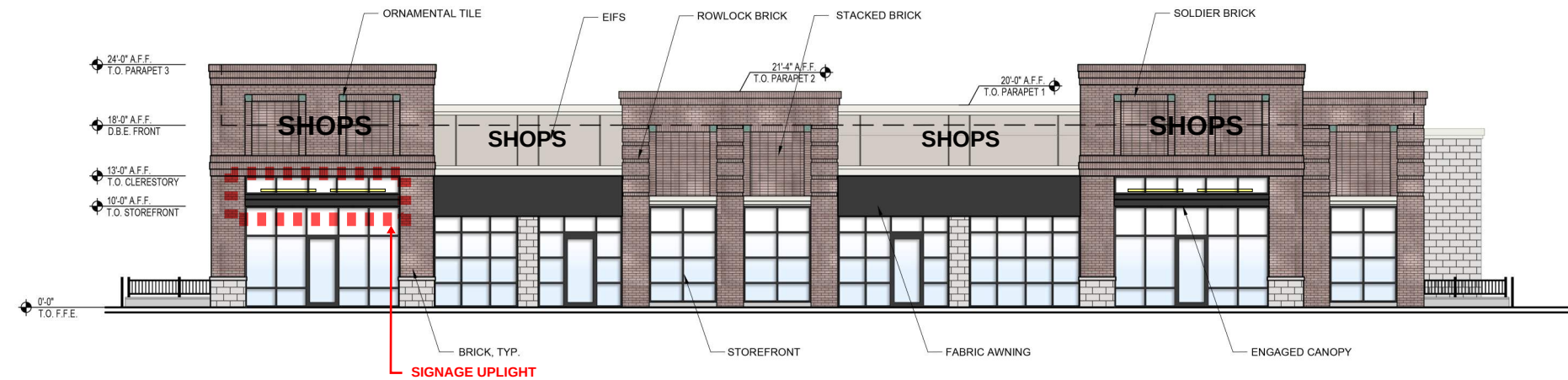
DOWNTOWN PENSACOLA
PENSACOLA, FL

JOB NUMBER: 2617702 | DATE: 03.23.2026 | BY: ART / MRE
DRAWING: LOD-2.2 - SHOPS 200 CONCEPTUAL
ELEVATIONS

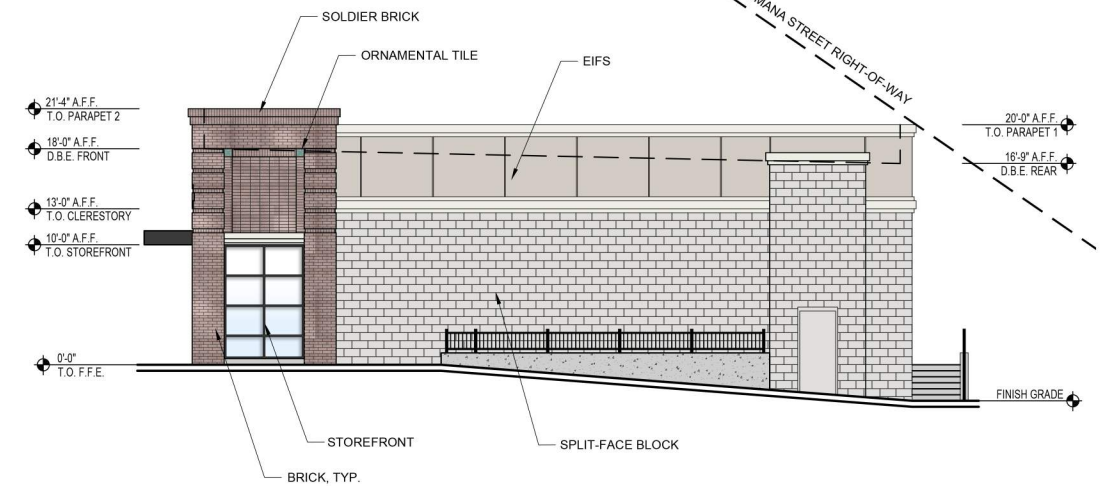


PHILLIPS
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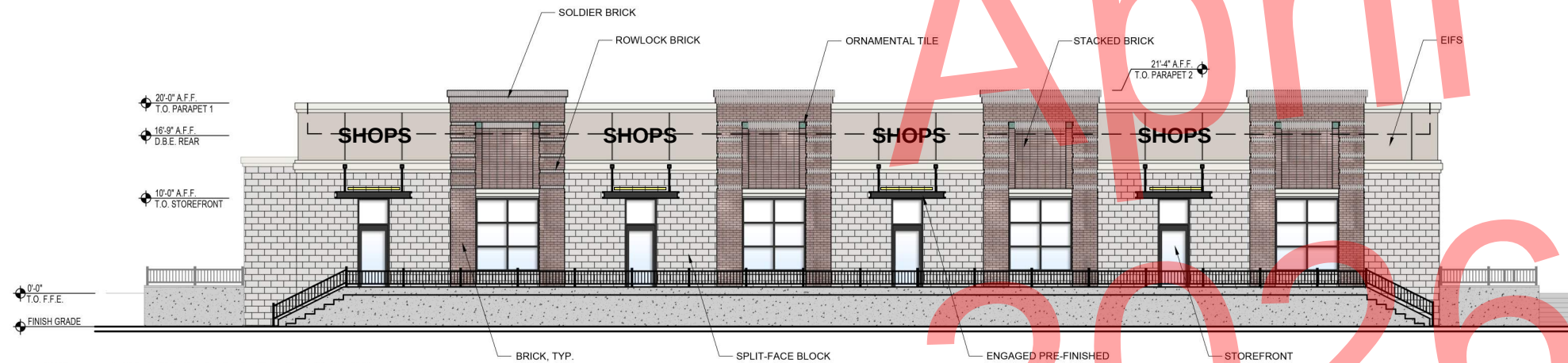
5901 PEACHTREE DUNWOODY RD. • SUITE A450 • ATLANTA, GA 30328 • 770.394.1616



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



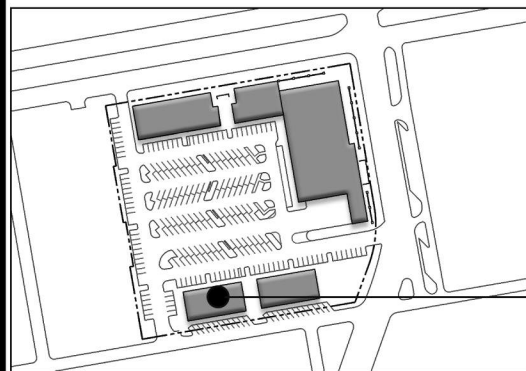
3 RIGHT (SIDE) ELEVATION
LOD-3.2 SCALE: 1/16" = 1'-0"



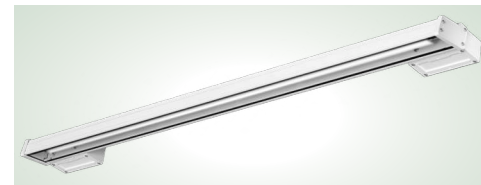
2 REAR ELEVATION
LOD-3.2 SCALE: 1/16" = 1'-0"



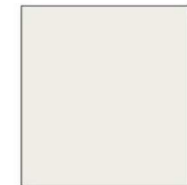
4 LEFT (SIDE) ELEVATION
LOD-3.2 SCALE: 1/16" = 1'-0"



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-3.2 - SHOPS 300 CONCEPTUAL
ELEVATIONS

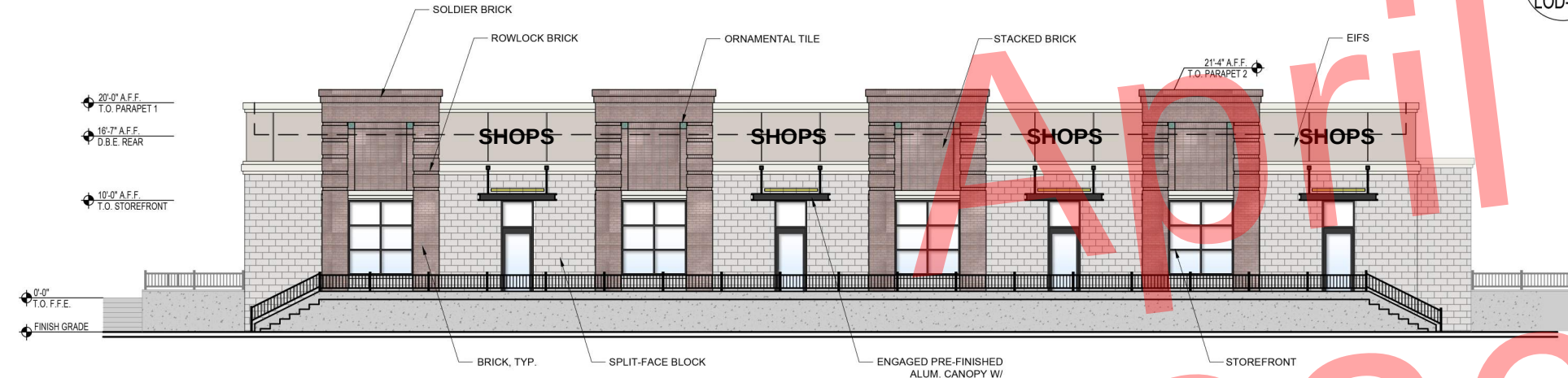


PHILLIPS
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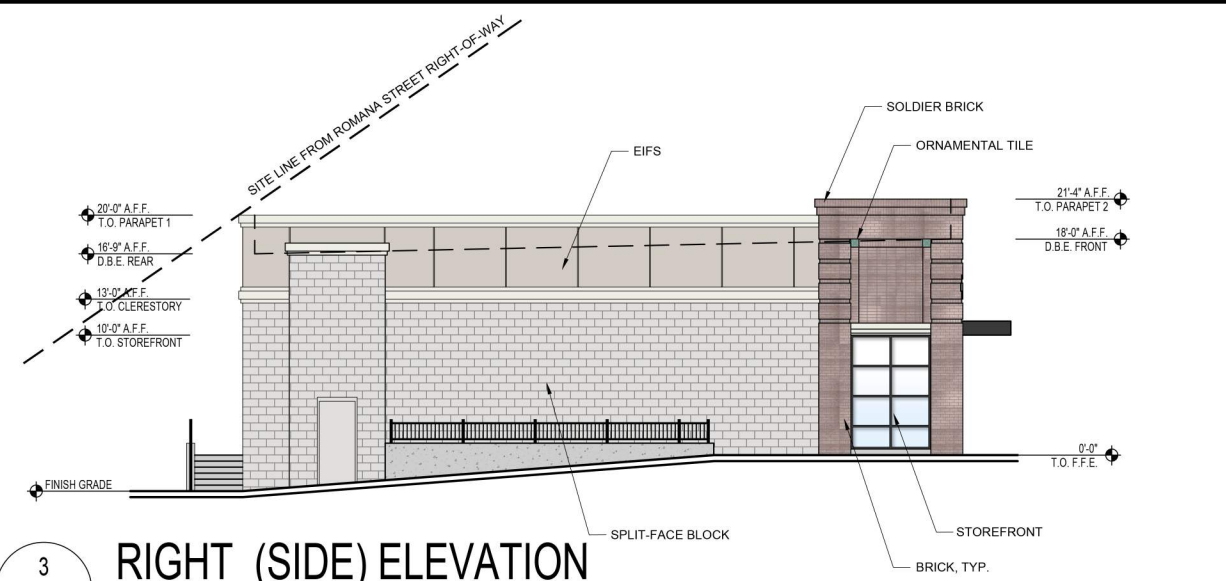
5901 PEACHTREE DUNWOODY RD. • SUITE A450 • ATLANTA, GA 30328 • 770.394.1616



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



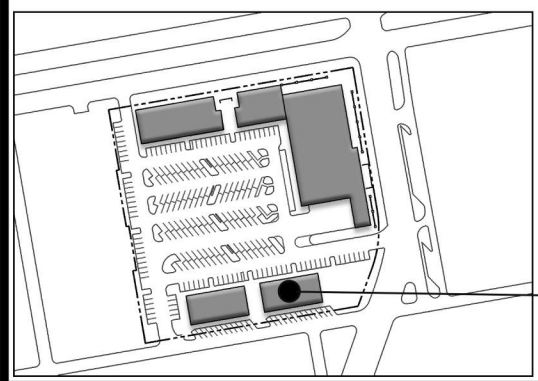
2
LOD-4.2
REAR ELEVATION
SCALE: 1/16" = 1'-0"



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



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



April 2026

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



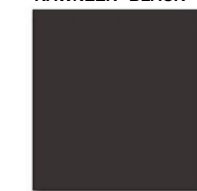
STO-1 SIMILAR TO
SHERWIN WILLIAMS
SW-7005 "PURE
WHITE"



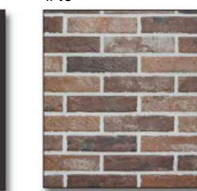
STO-2 SIMILAR TO
SHERWIN WILLIAMS
SW-7029
"AGREEABLE GRAY"



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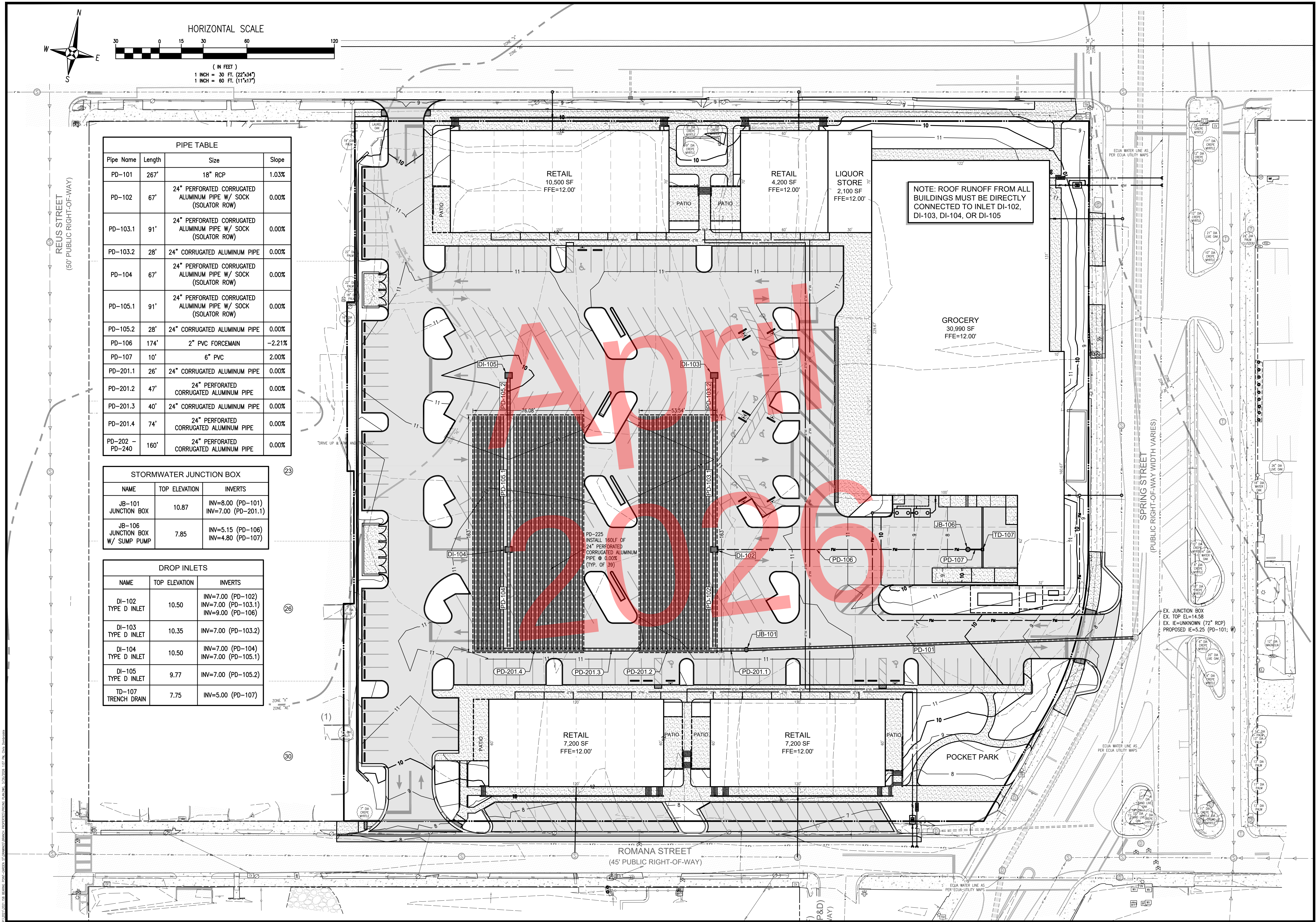
SIGNAGE SHOWN FOR SAMPLE PURPOSES ONLY - FINAL SIZE, COLOR, FONT
TO BE FILED UNDER SEPARATE SUBMITTAL. CONCPETUAL BUILDING DESIGN
SUBJECT TO ALTERATION.



DOWNTOWN PENSACOLA
PENSACOLA, FL

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





REUS STREET
(50' PUBLIC RIGHT-OF-WAY)

ROMANA STREET
(45' PUBLIC RIGHT-OF-WAY)

SPRING STREET
(PUBLIC RIGHT-OF-WAY WIDTH VARIES)

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 (12" 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, FL 33305
Telephone: 850.438.0400 Fax: 850.438.0448
LE7916

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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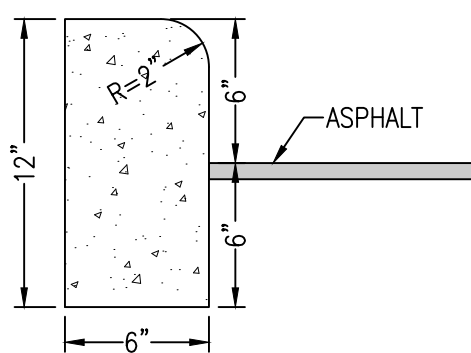
Page 138 of 168

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	1 1/2 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	1 3/4 Inches

Table 3 - Recommended Flexible Pavement Sections

STANDARD DUTY PAVEMENT SECTION (PARKING STALLS, ETC.)	
Asphaltic surface course (SuperPave SP-Fine)	1 1/2 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)	1 1/2 inches
FDOT Approved Graded Aggregate Base (GAB) or Crushed Limerock Base	8 inches
Stabilized Subgrade Course (min. LBR 40)	12 inches



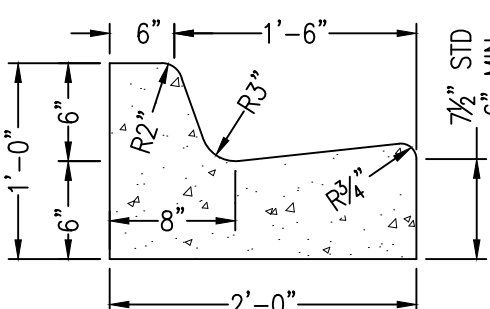
NOTES:

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:

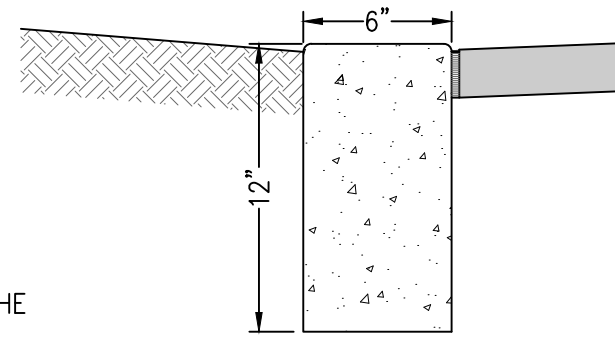
1. WHEN USED ON HIGH SIDE OF ROADWAYS, THE CROSS SLOPE OF THE GUTTER SHALL MATCH THE CROSS SLOPE OF THE ADJACENT PAVEMENT AND THE THICKNESS OF THE LIP SHALL BE 6", UNLESS OTHERWISE SHOWN ON PLANS.

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.



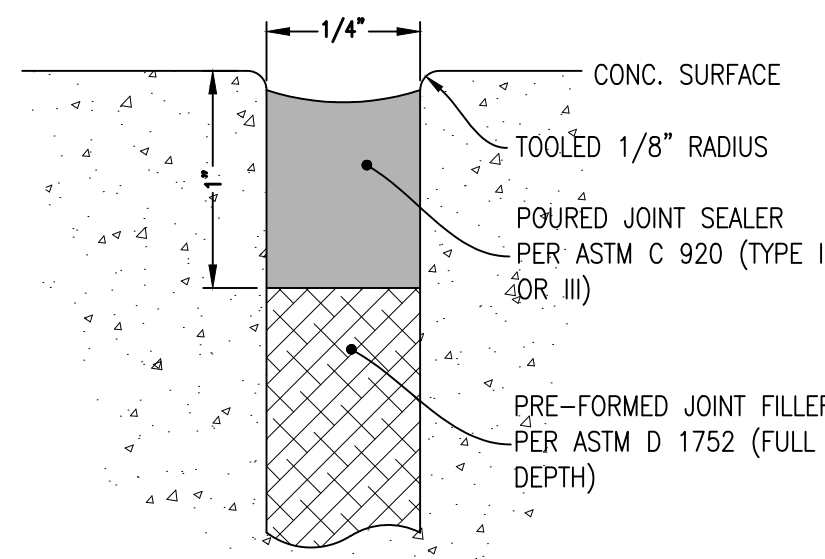
NOTES:

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.



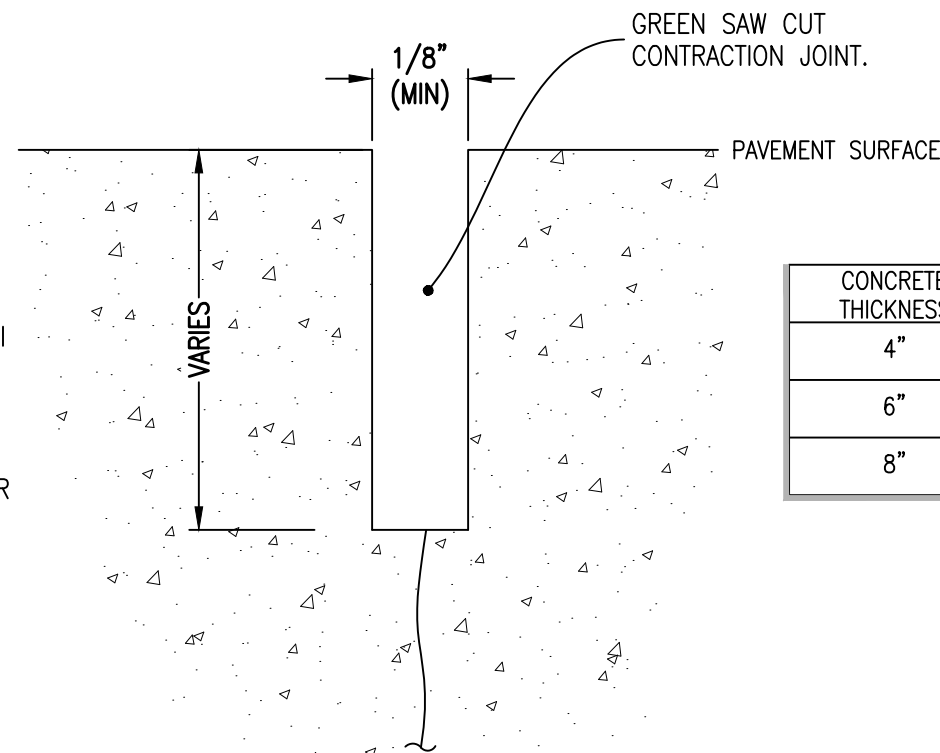
NOTES:

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.



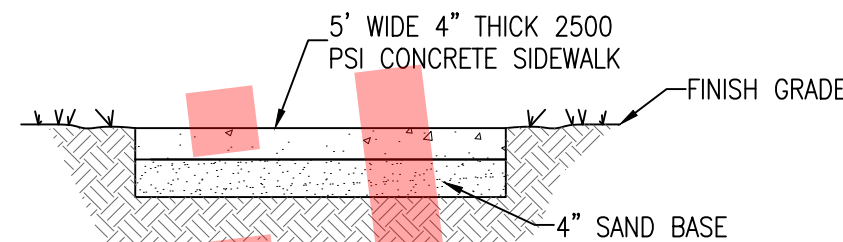
CONCRETE THICKNESS	REQUIRED DEPTH OF JOINT
4"	1"
6"	1.5"
8"	2"

CONTRACTION JOINT DETAIL

N.T.S.

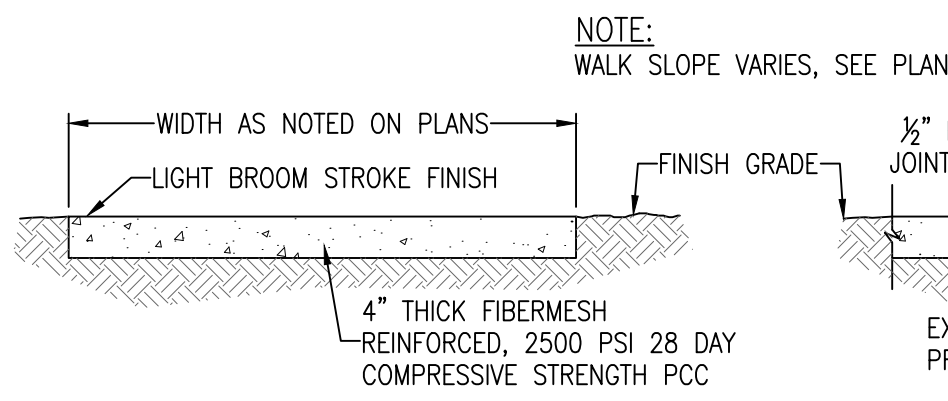
DRIVEWAY NOTE:

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



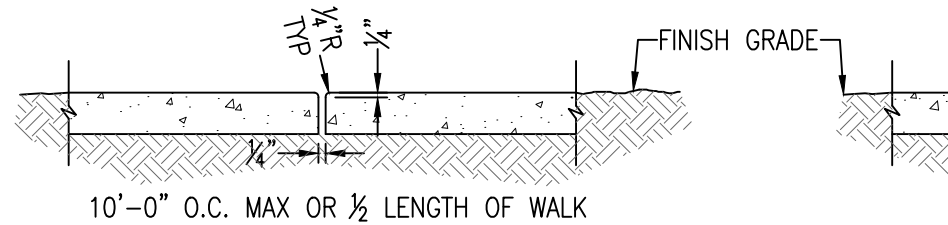
SIDEWALK DETAIL

N.T.S.



WALK SECTION

EXPANSION JOINT



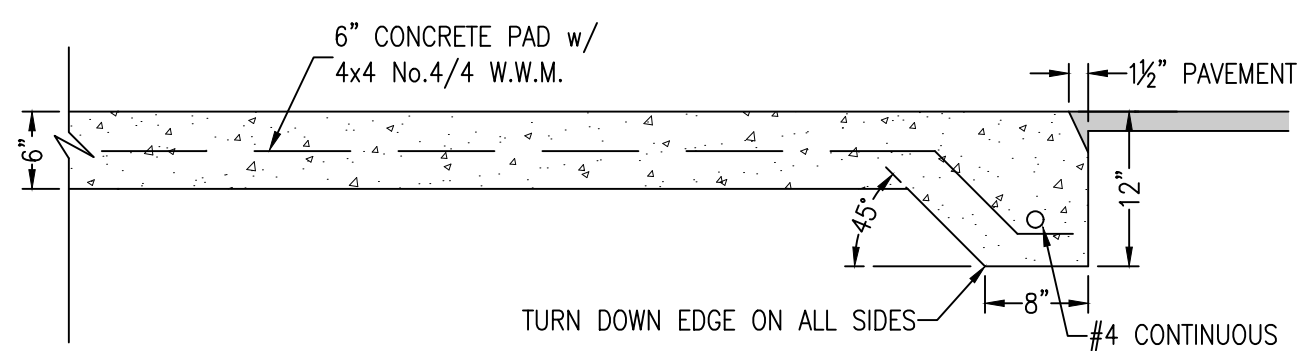
CONSTRUCTION JOINT

DUMMY GROOVE



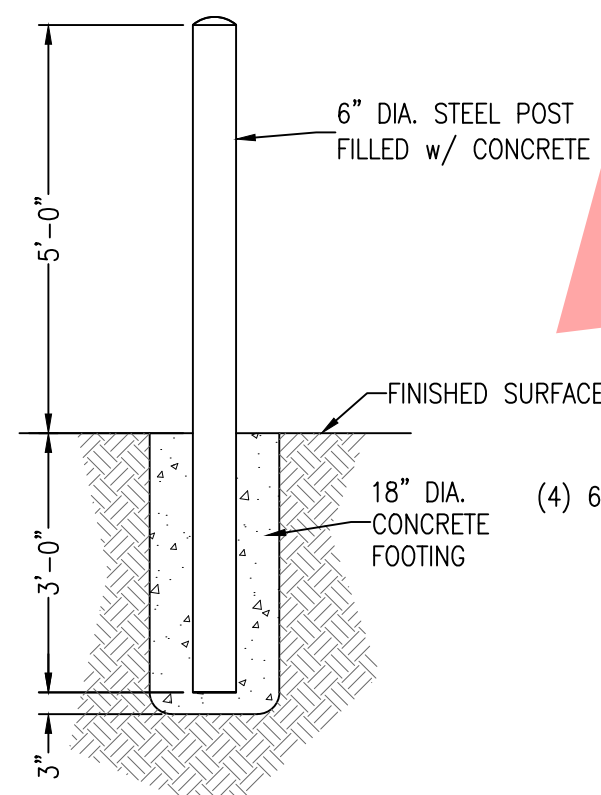
SIDEWALK JOINT DETAILS

N.T.S.



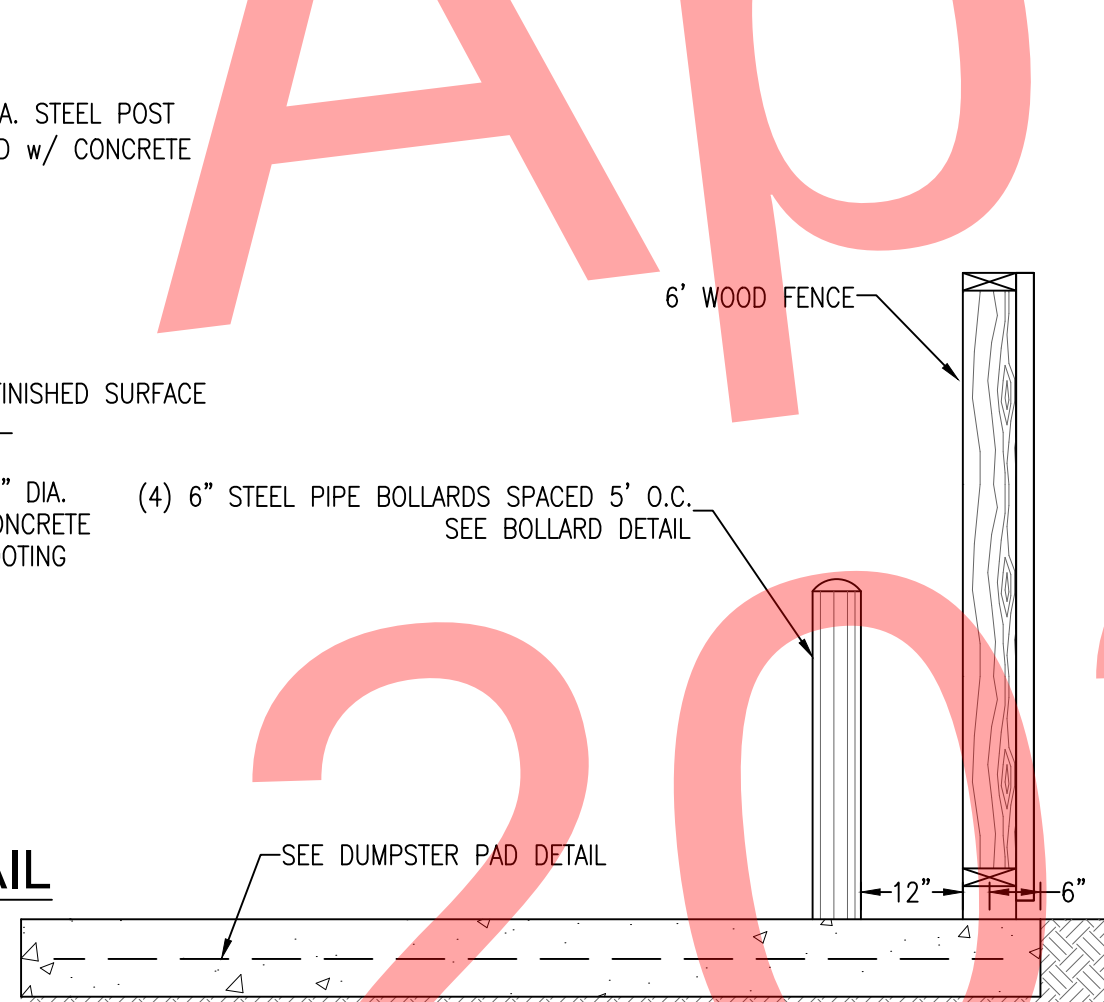
DUMPSTER PAD DETAIL

N.T.S.

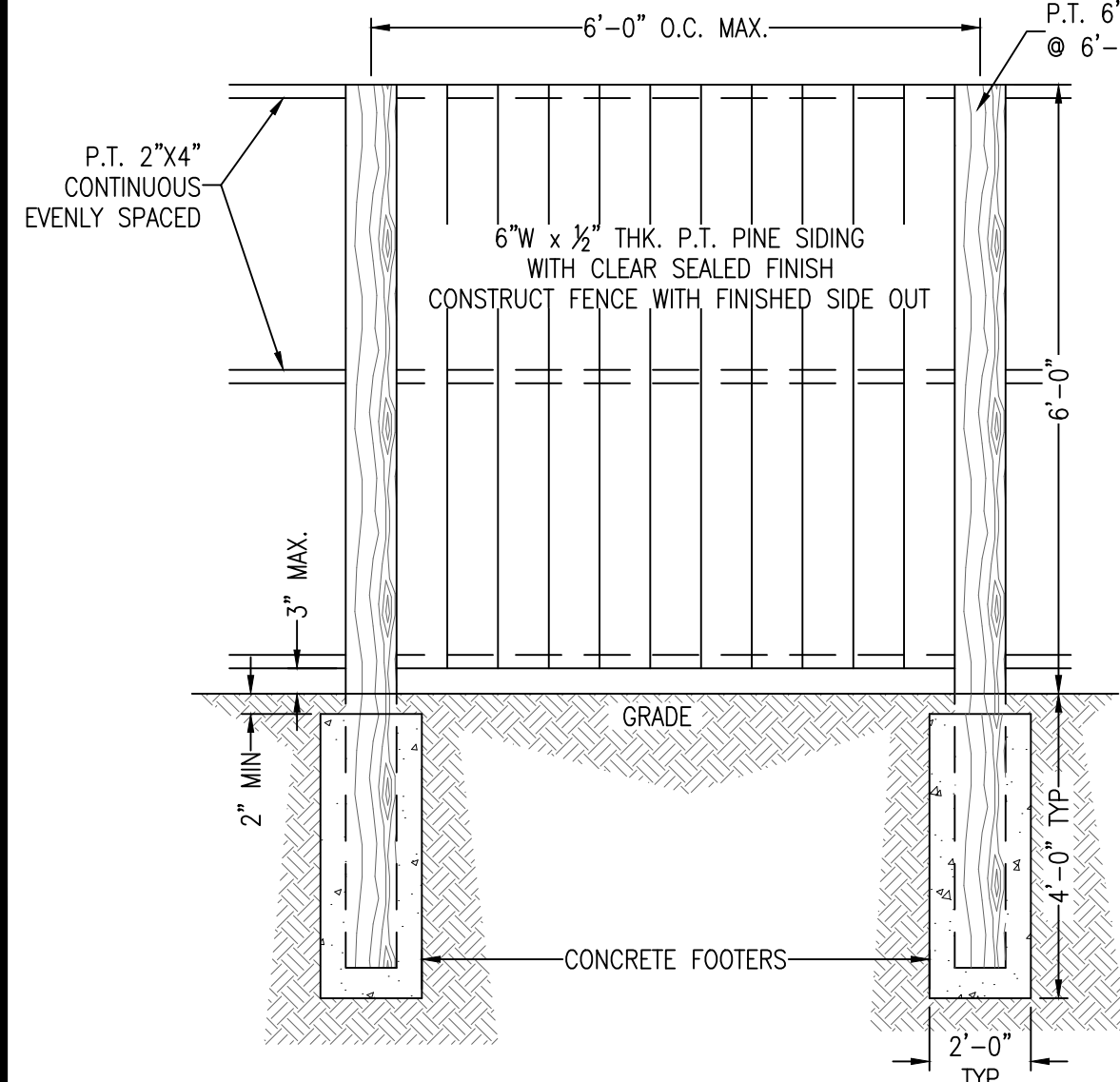


BOLLARD DETAIL

N.T.S.



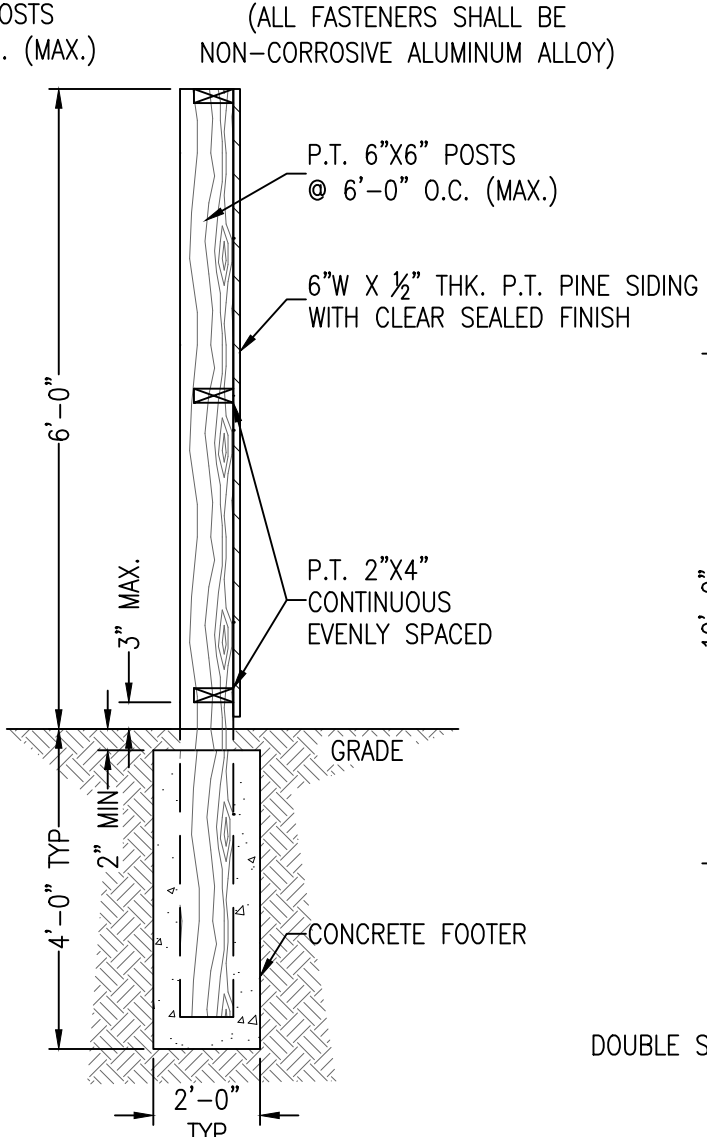
DUMPSTER PAD SECTION



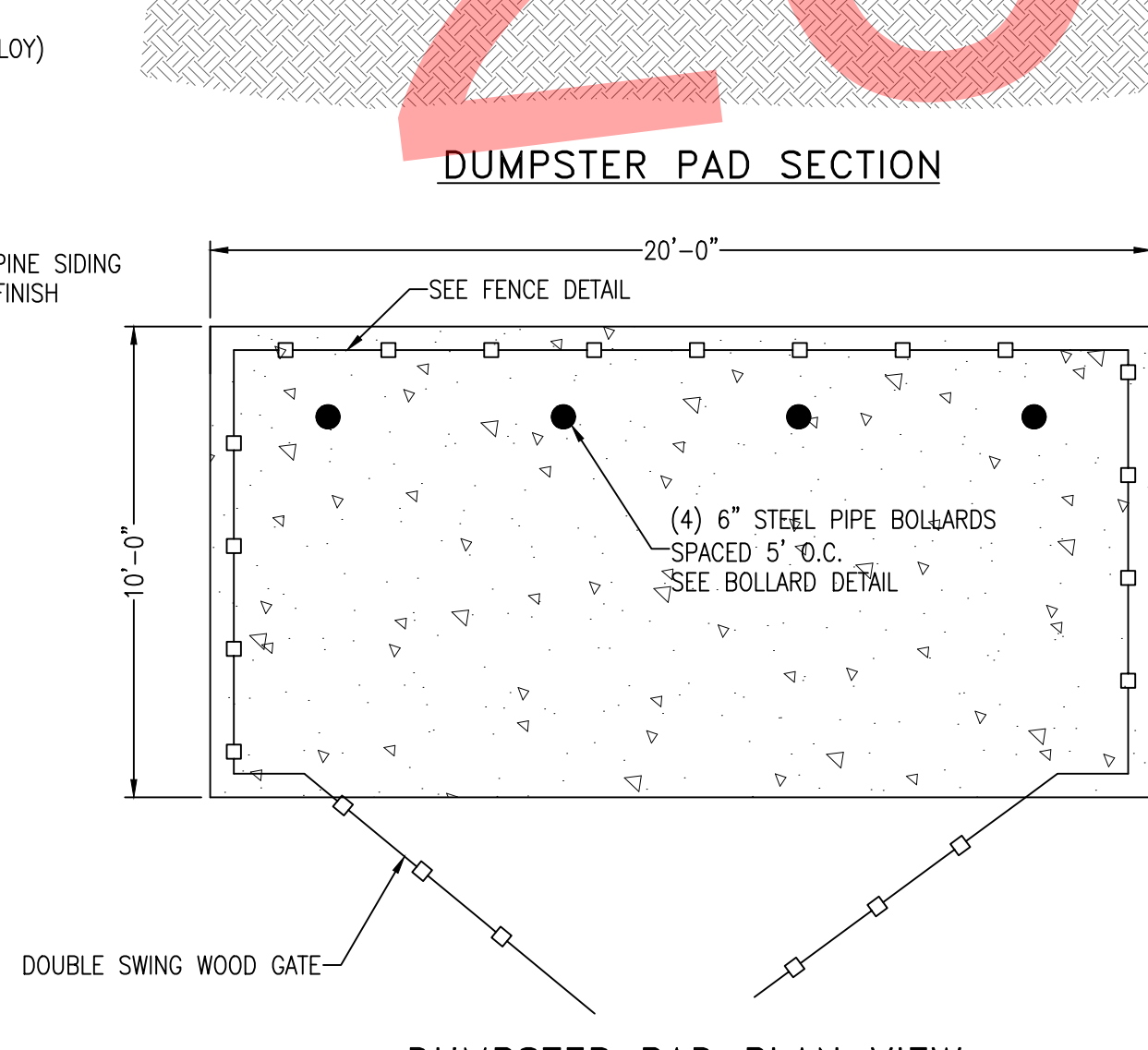
FRONT VIEW

6' WOOD FENCE DETAIL

N.T.S.



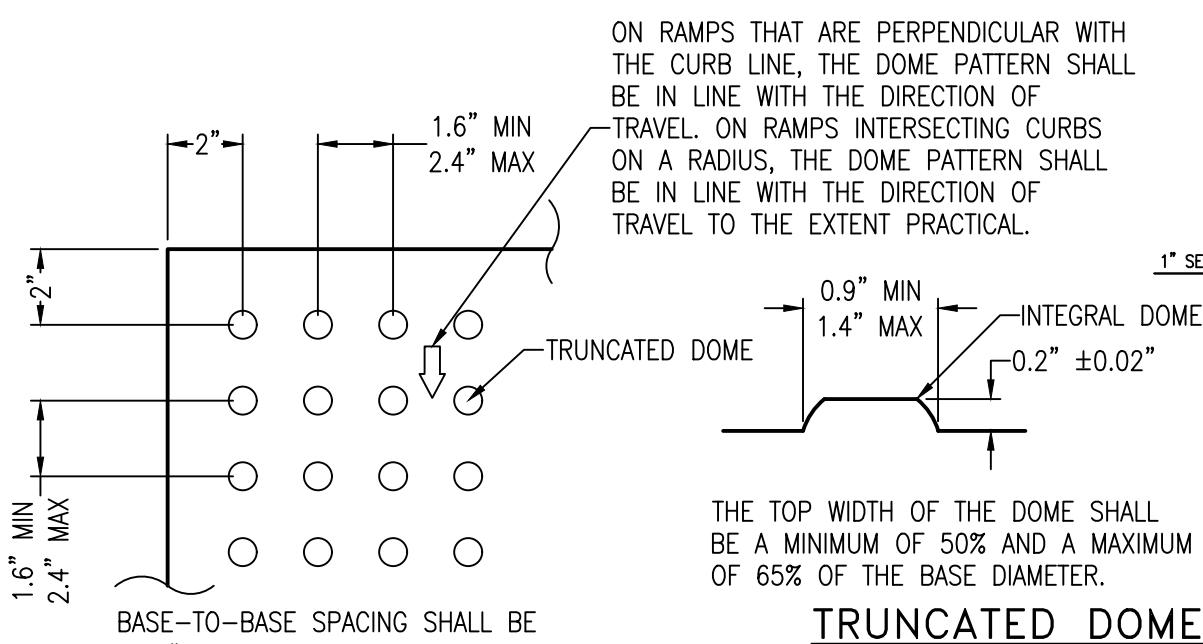
SIDE VIEW



DUMPSTER PAD PLAN VIEW

DUMPSTER ENCLOSURE DETAIL

N.T.S.



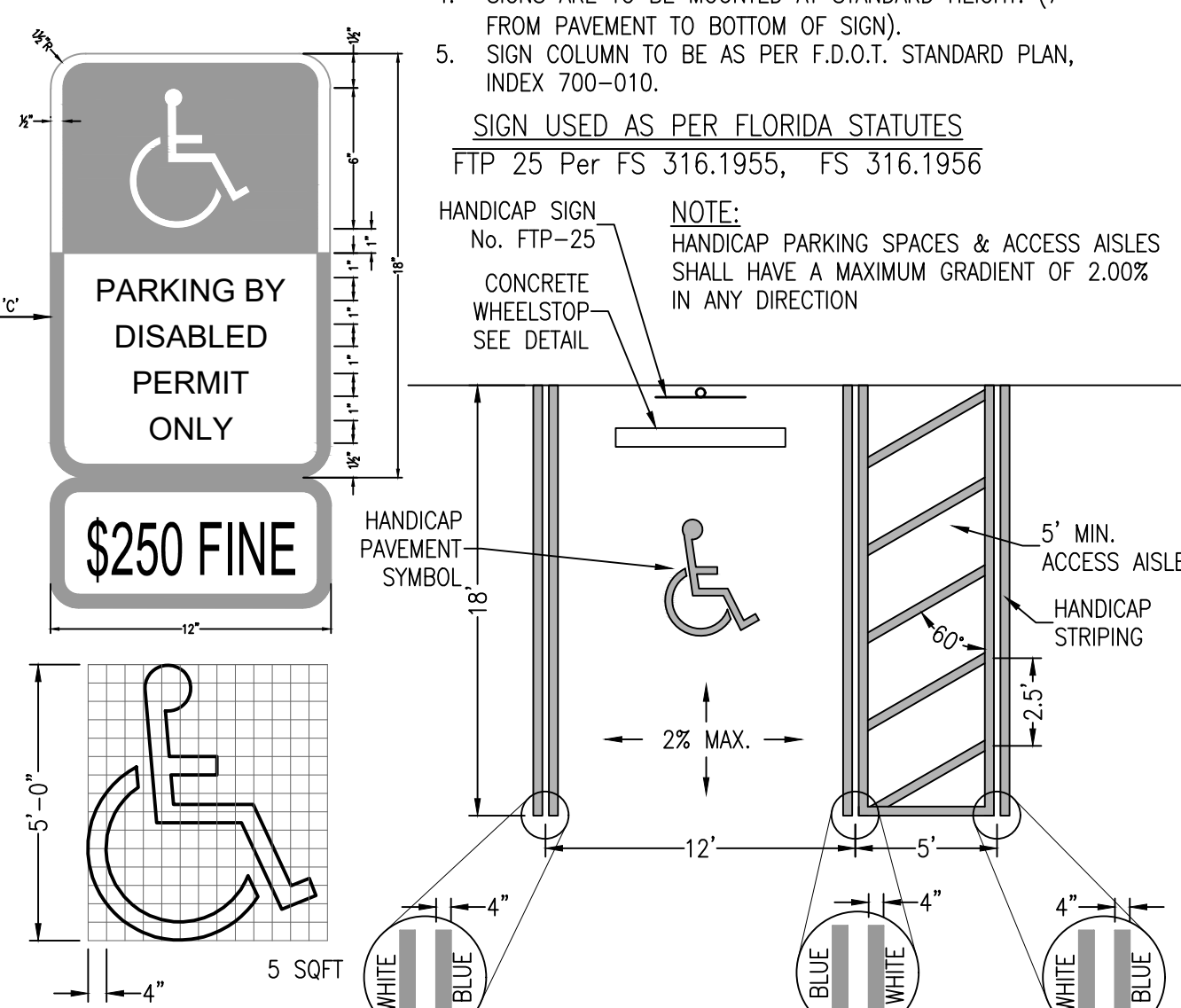
NOTES:

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

N.T.S.

NOTES:

1. TOP PORTION OF FTP 25 SHALL HAVE A REFLECTIVE BLUE BACKGROUND WITH WHITE REFLECTIVE SYMBOL AND BORDER.

2. BOTTOM PORTION SHALL HAVE A REFLECTIVE WHITE BACKGROUND WITH BLACK OPAQUE LEGEND AND BORDER.

3. FTP 25 MAY BE FABRICATED ON ONE PANEL OR TWO.

4. SIGNS ARE TO BE MOUNTED AT STANDARD HEIGHT. (7' FROM PAVEMENT TO BOTTOM OF SIGN).

5. SIGN COLUMN TO BE AS PER F.D.O.T. STANDARD PLAN, INDEX 700-010.

SIGN USED AS PER FLORIDA STATUTES

FTP 25 Per FS 316.1955, FS 316.1956

HANDICAP SIGN

No. FTP-25

CONCRETE WHEELSTOP

SEE DETAIL

NOTE: HANDICAP PARKING SPACES & ACCESS AISLES SHALL HAVE A MAXIMUM GRADIENT OF 2.00% IN ANY DIRECTION

CONCEPTUAL PRICING PLAN SITE CONSTRUCTION DETAILS

GARDEN STREET RETAIL CENTER

200 W. Garden St
Pensacola, FL
Branch Properties

REVISION	
No.	DATE

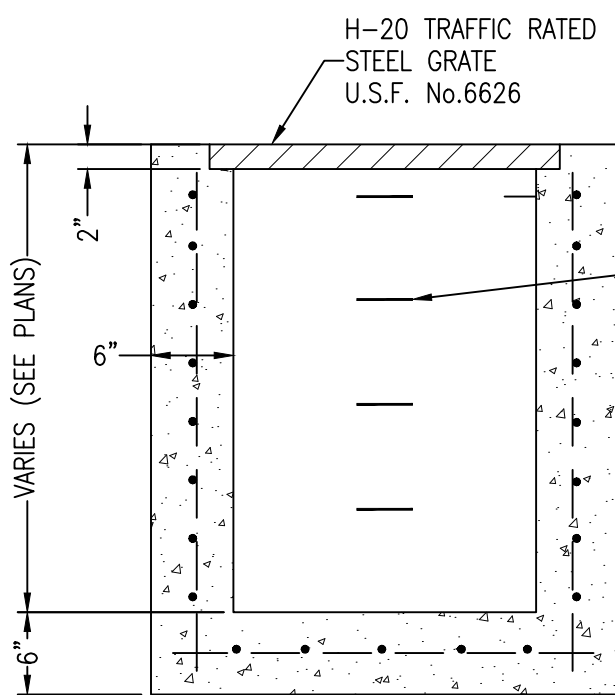
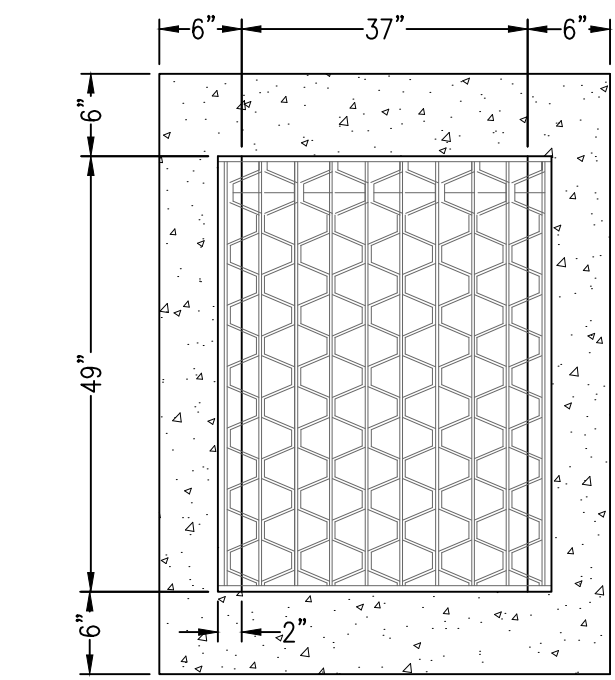
SEAL	
NOT FOR CONSTRUCTION	
CHRIS DOMBROSKIE, P.E. No.73867	

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

DRAWING No.

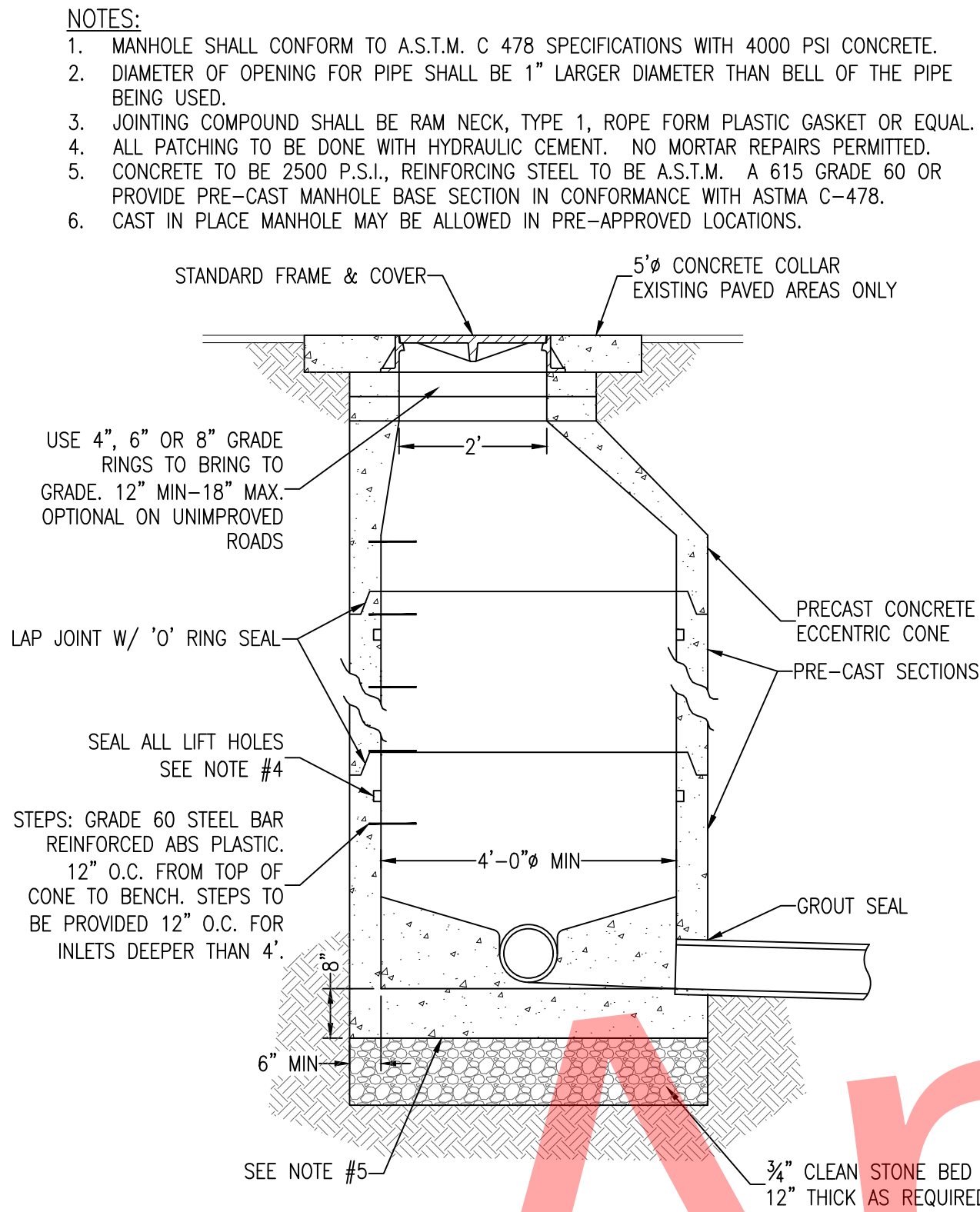
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SHEET 3 OF 4

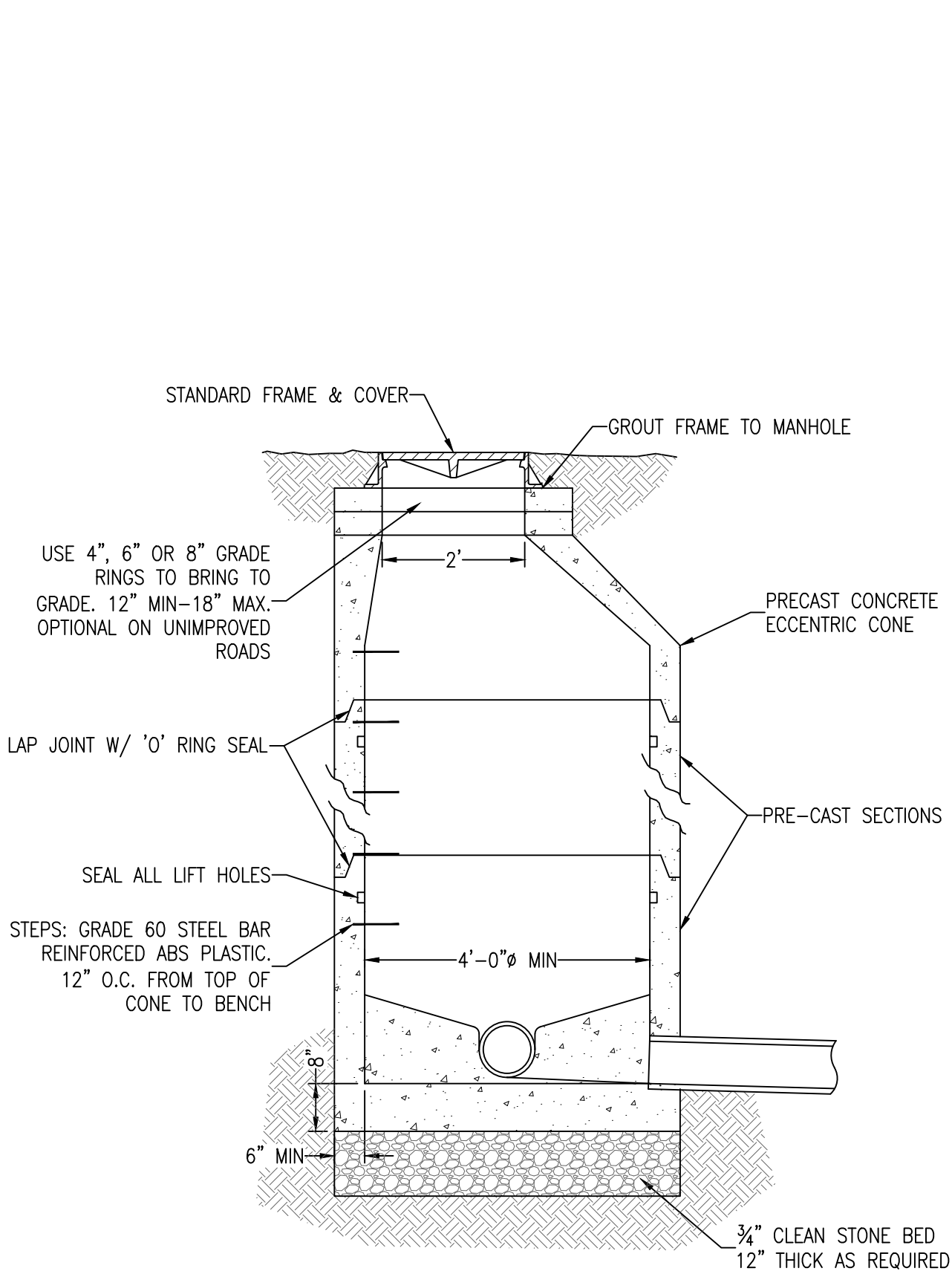
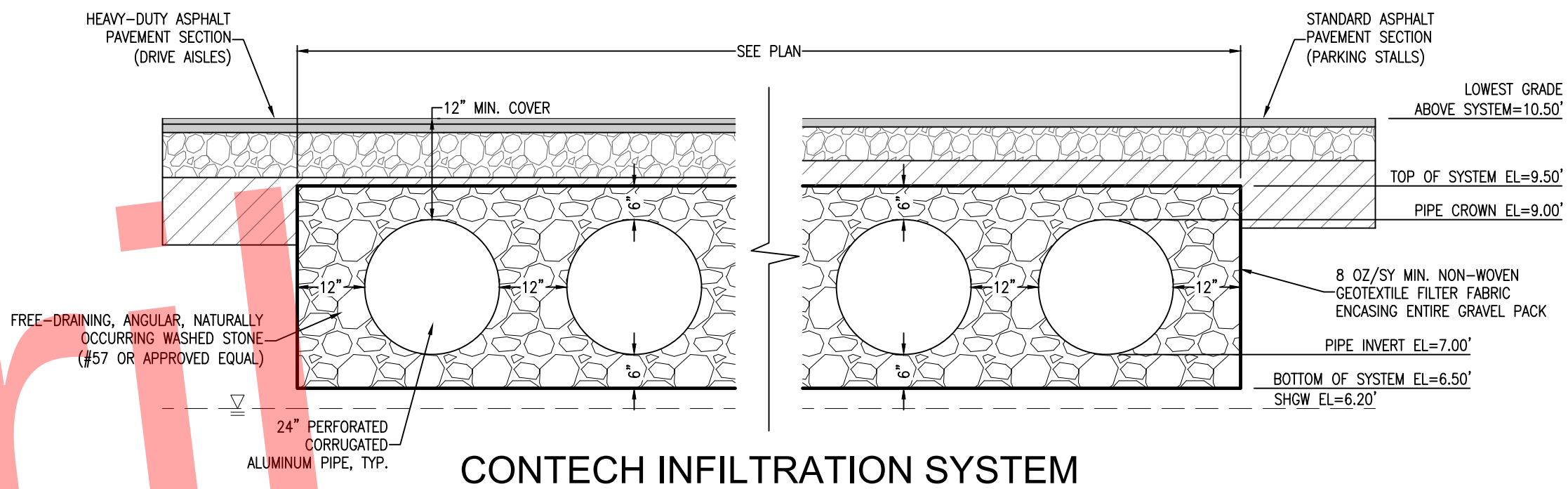


STEPS: GRADE 60 STEEL BAR REINFORCED ABS PLASTIC. STEPS TO BE PROVIDED 12" O.C. FOR INLETS DEEPER THAN 4'.

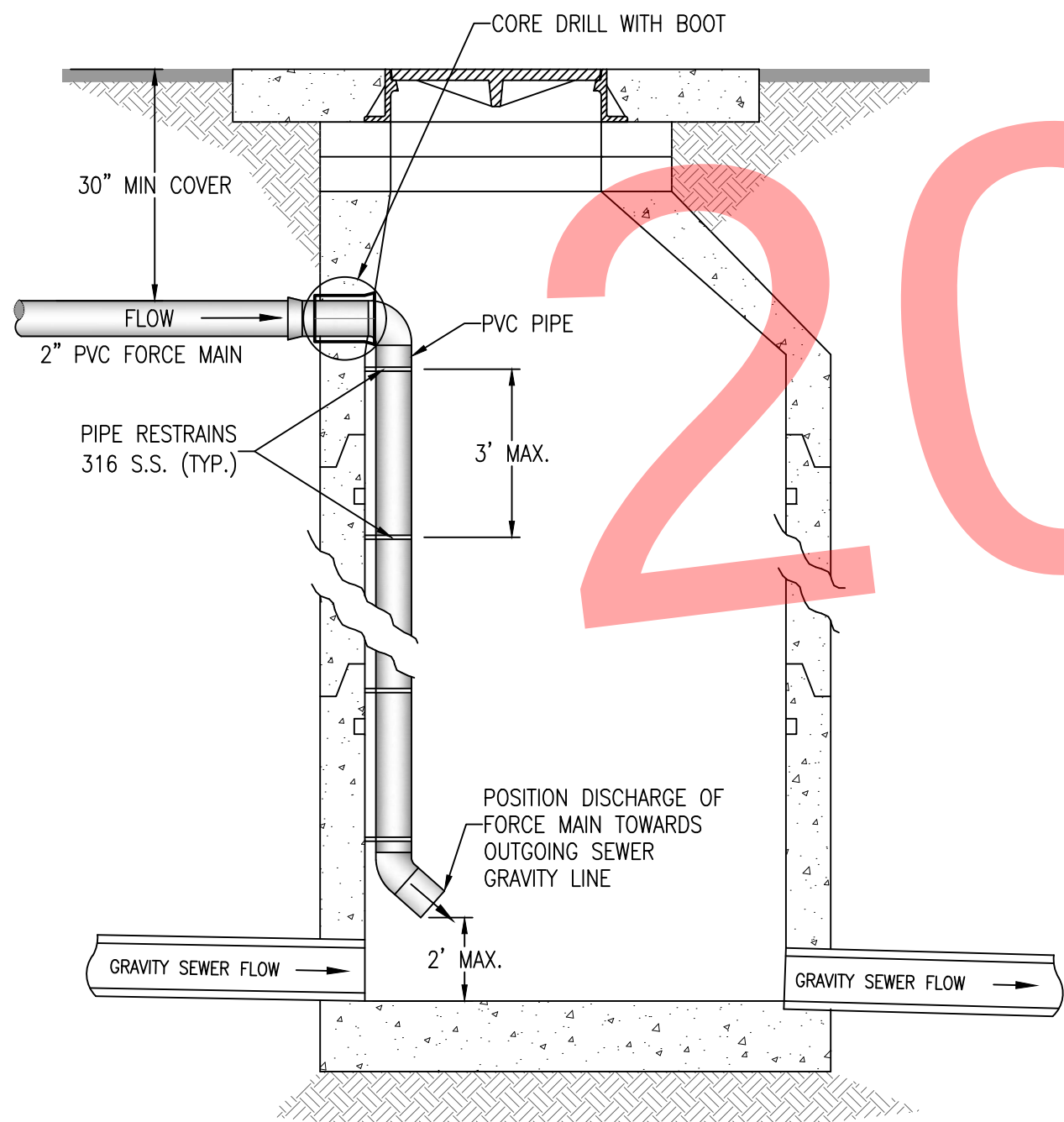
FDOT TYPE 'D' INLET
N.T.S.



STORMWATER MANHOLE DETAIL
N.T.S.

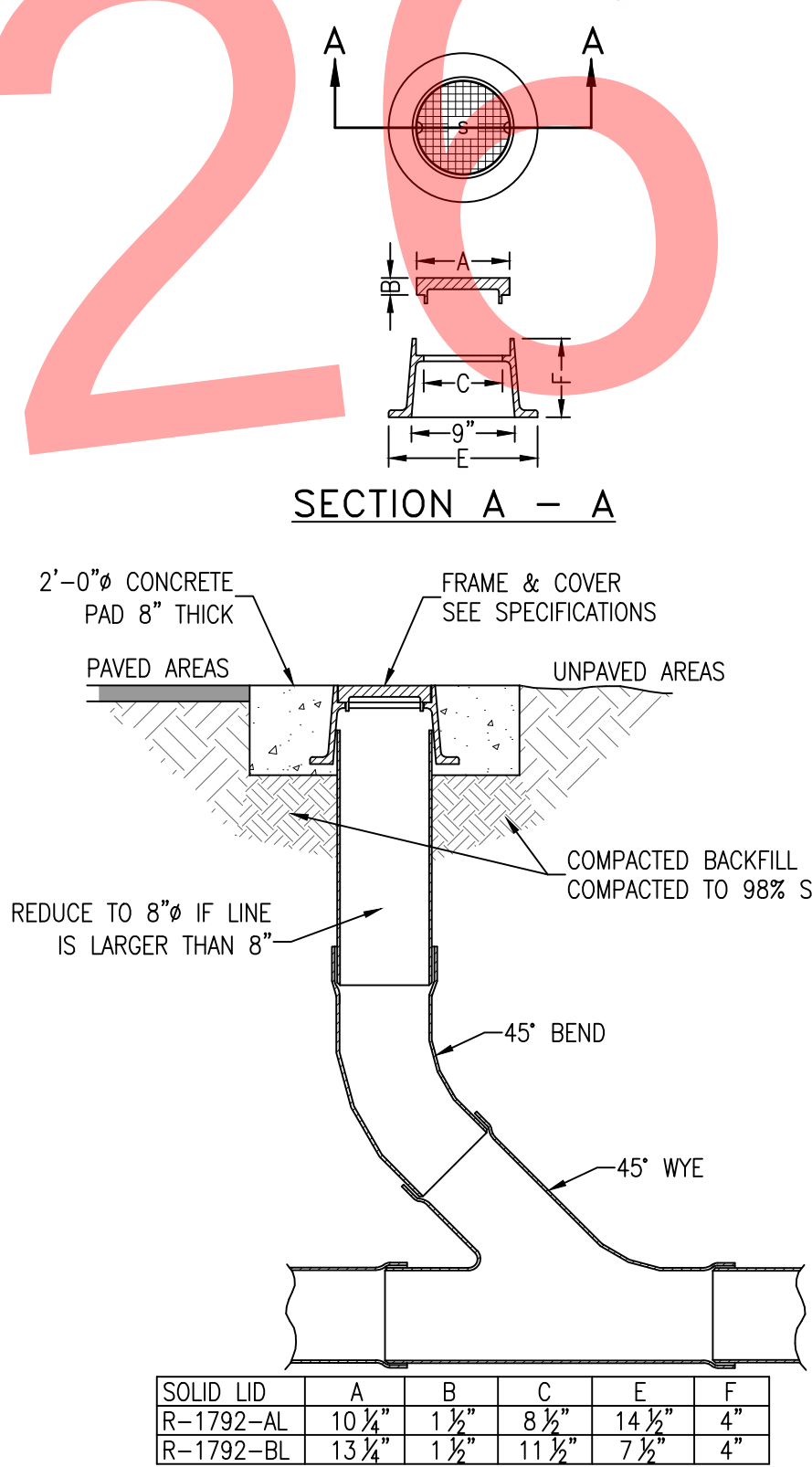


SANITARY SEWER MANHOLE DETAIL
N.T.S.

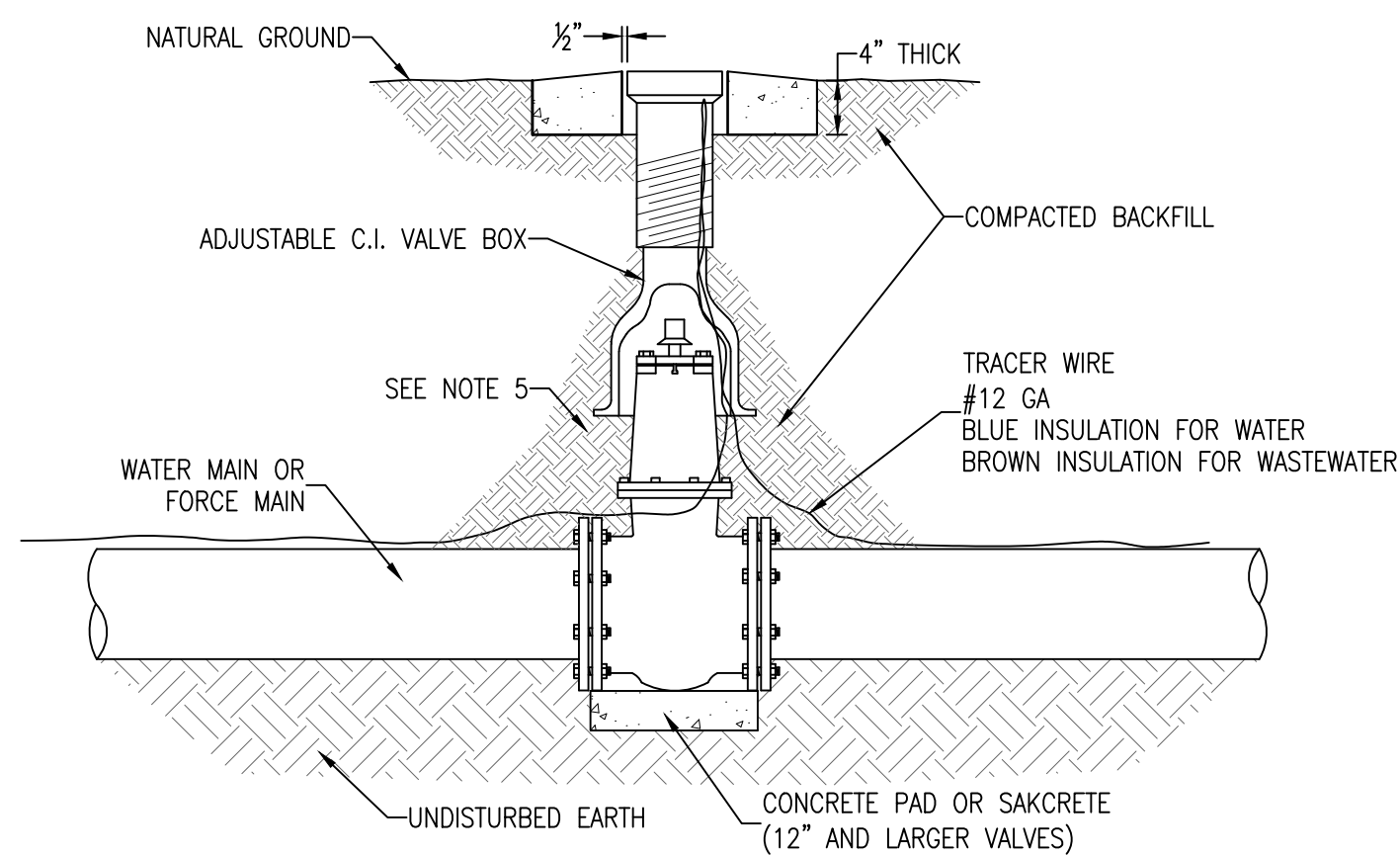
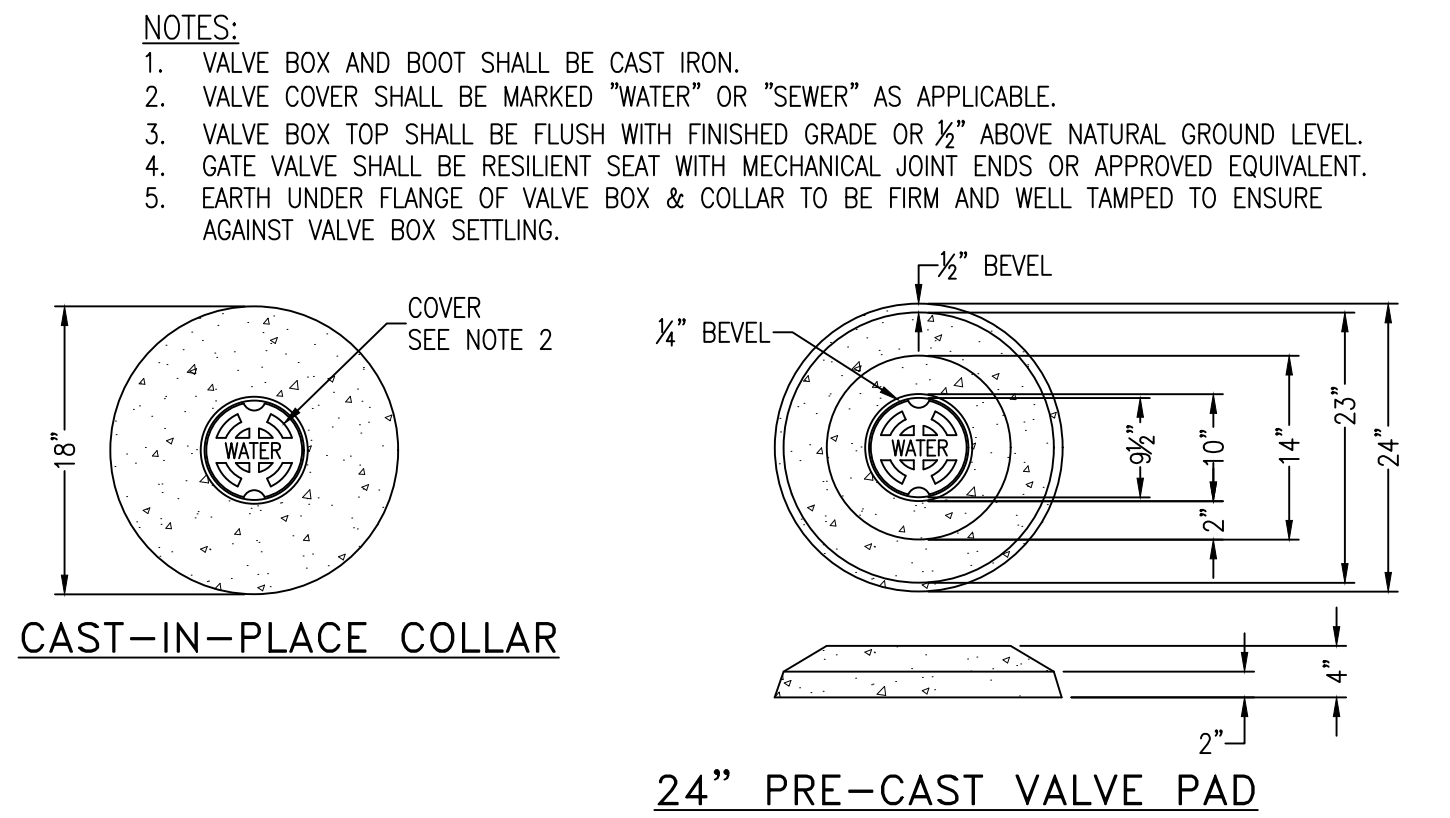


- NOTES:
1. THIS DETAIL APPLIES TO FORCE MAINS UP TO 4" IN DIAMETER. FORCE MAINS GREATER THAN 4" SHALL USE AN OUTSIDE DROP CONNECTION.
 2. PIPE GLUE FITTINGS/JOINTS REQUIRED IN MANHOLE ALONG WITH A MINIMUM OF THREE (3) S.S. SCREWS IN EVERY FITTING.
 3. SPRAY-APPLY CEMENT-BASED OR CEMENT/EPOXY COMPOSITE 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).

FORCE MAIN CONNECTION DETAIL
N.T.S.



CLEANOUT DETAIL
N.T.S.



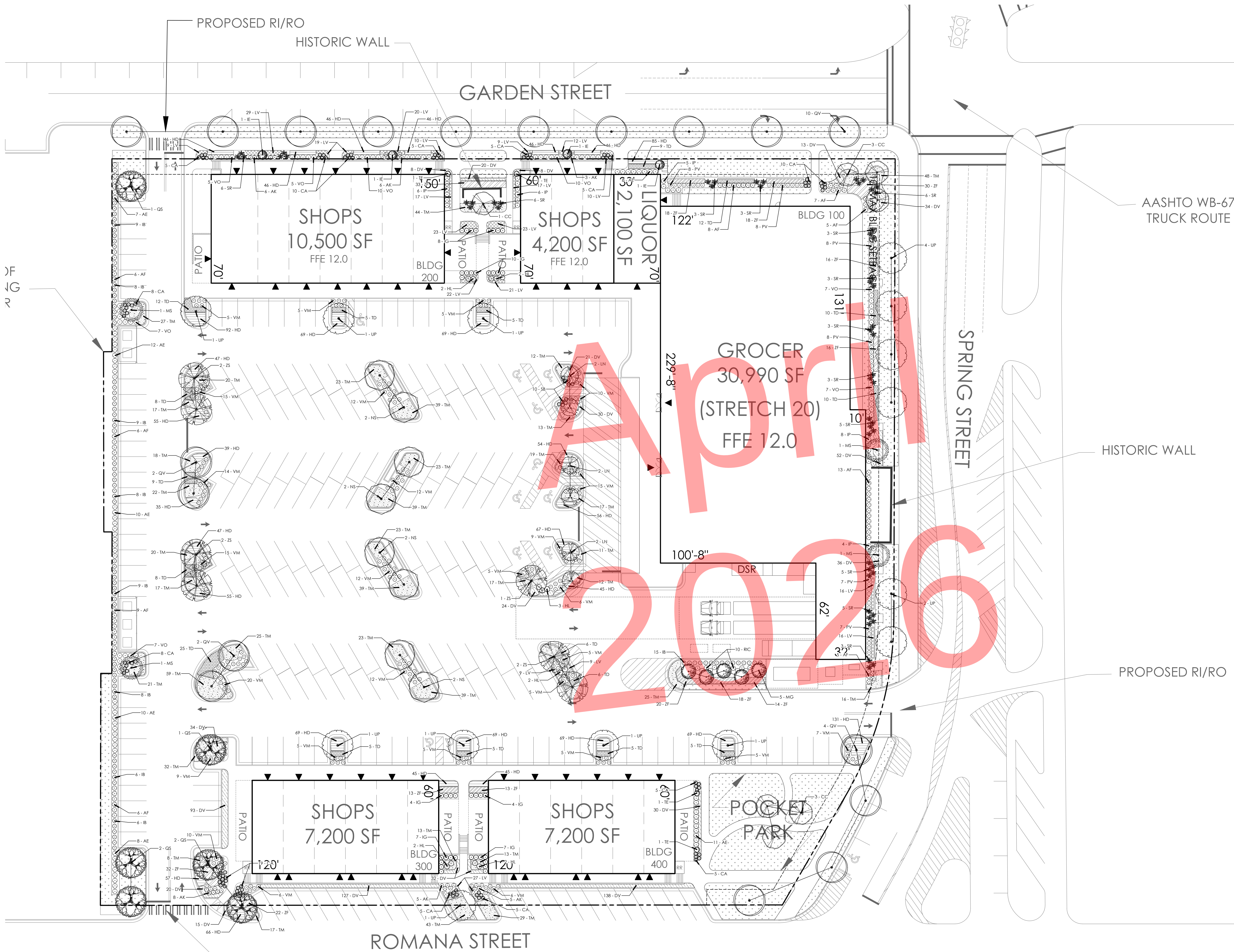
TYPICAL VALVE & BOX INSTALLATION
N.T.S.

REVISION	
No.	DATE

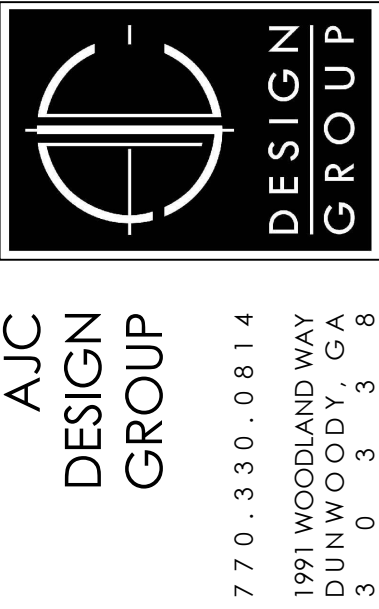
SEAL	
NOT FOR CONSTRUCTION	
CHRIS DOMBROSKIE, P.E. No.73867	

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

DRAWING No.
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

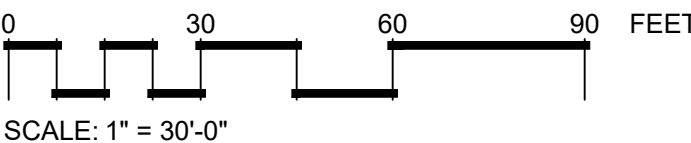


GARDEN STREET RETAIL
PENSACOLA, FLORIDA
200 W. GARDEN STREET
PENSACOLA, FLORIDA

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

LANDSCAPE
PLAN
PROJECT NUMBER:
26-0201

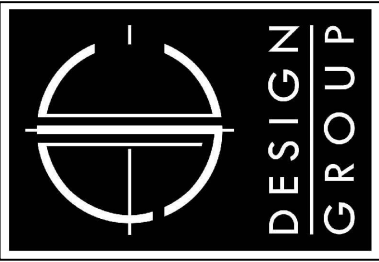
L501



LANDSCAPE INSTALLATION NOTES :

1. THE CONTRACTOR SHALL FIELD VERIFY ALL EXISTING CONDITIONS AND BASE INFORMATION PRIOR TO INITIATING PLANTING INSTALLATION. ALL EXISTING PLANTING SHALL REMAIN INTACT AND UNDISTURBED UNLESS OTHERWISE NOTED ON THE PLANS.
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.
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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.
8. CONTRACTOR SHALL PERFORM SOIL TESTING PRIOR TO INSTALLATION TO DETERMINE NUTRIENTS PRESENT IN SOIL, PH OF SOIL, AND SOIL TEXTURE OF TOP 12" OF SOIL. BASED ON THE RESULTS OF THE TESTS THE CONTRACT SHALL MAKE THE NECESSARY AMENDMENTS TO SUPPORT THE HEALTH OF THE NEWLY INSTALLED PLANTS.
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.
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11. ALL TREES SHALL HAVE SIX FEET (6') CLEAR TRUNK UNLESS OTHERWISE SPECIFIED.
12. ALL CONTAINER SIZES NOTED ON PLANT LIST ARE MINIMUM. INCREASE SIZE IF NECESSARY TO CONFORM TO PLANT SIZE AND SPECIFICATIONS. ANY MATERIAL NOT MEETING THE SPECIFIED SIZE SHALL BE REMOVED AND REPLACED AT CONTRACTOR'S EXPENSE.
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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



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

PROJECT

ISSUE SCHEDULE

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

SHEET NAME:
PLANTING
SCHEDULE

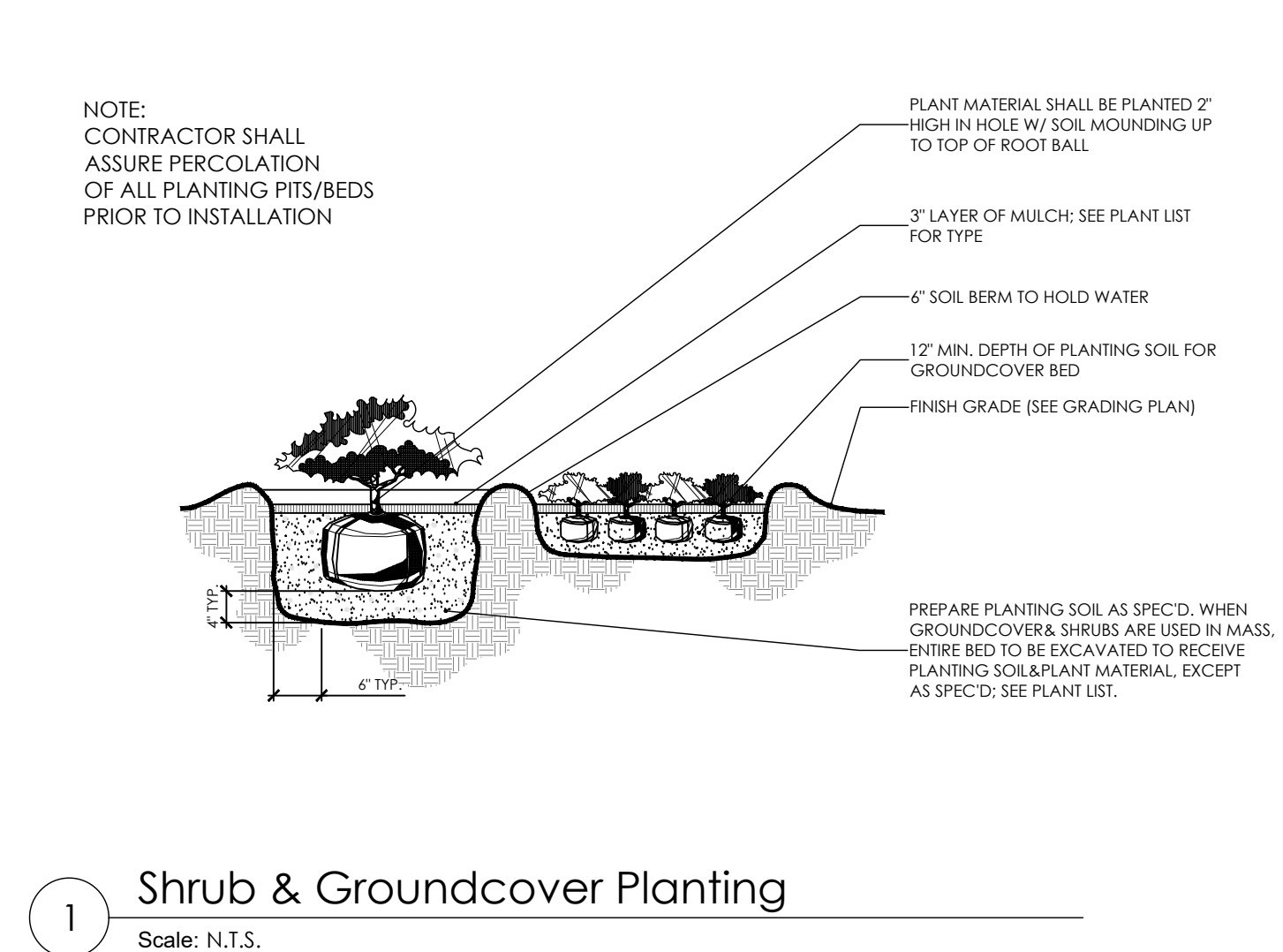
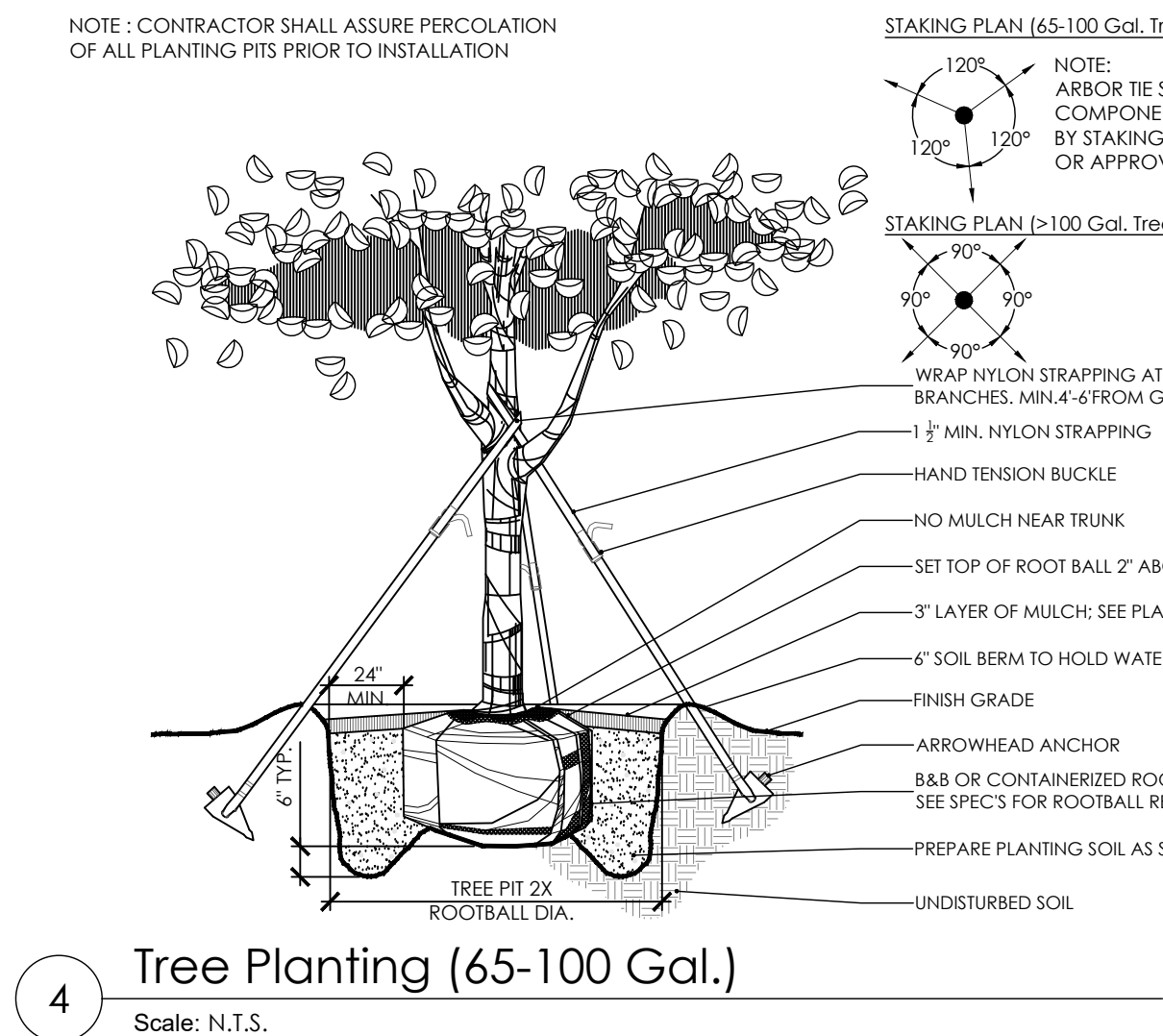
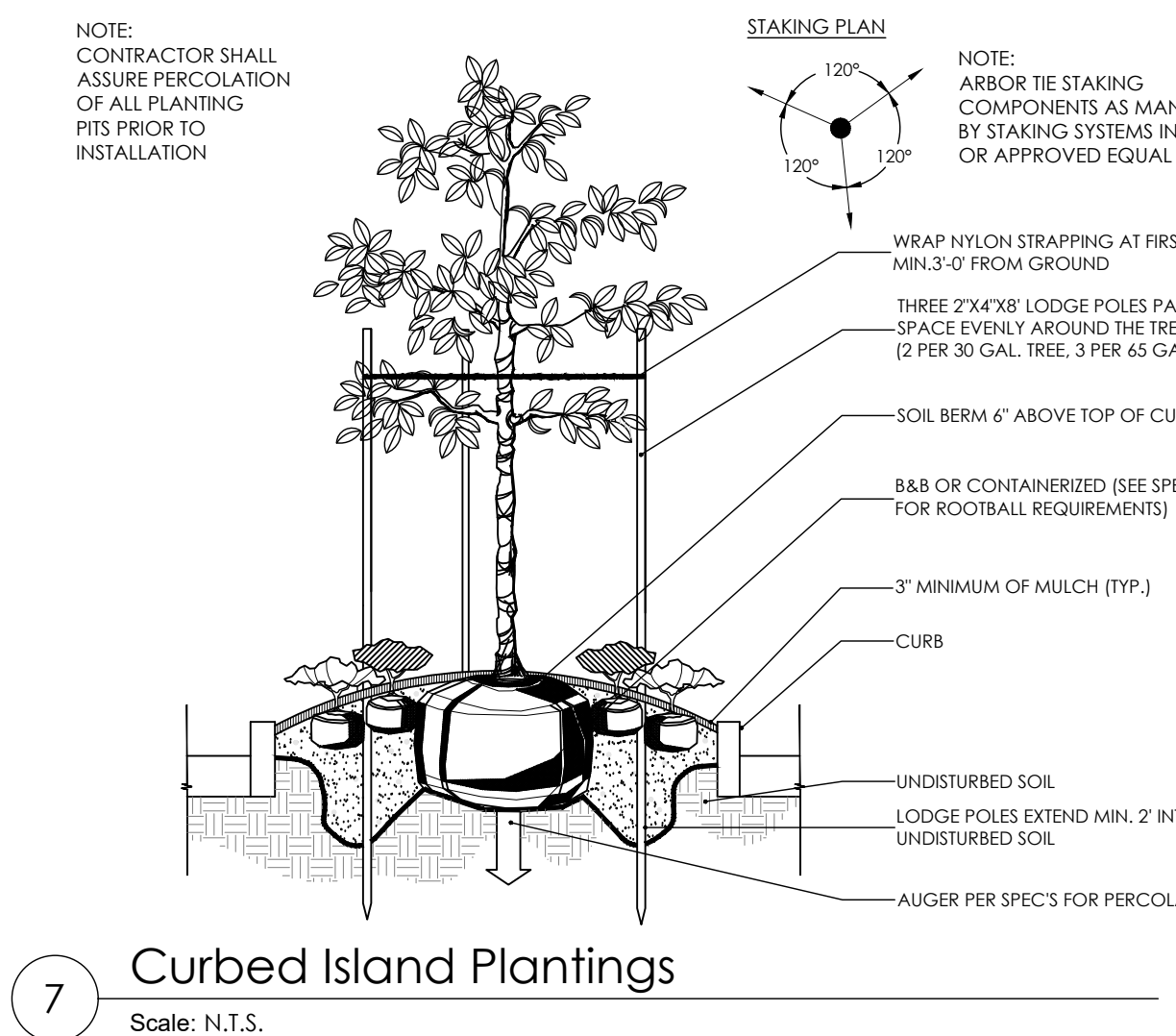
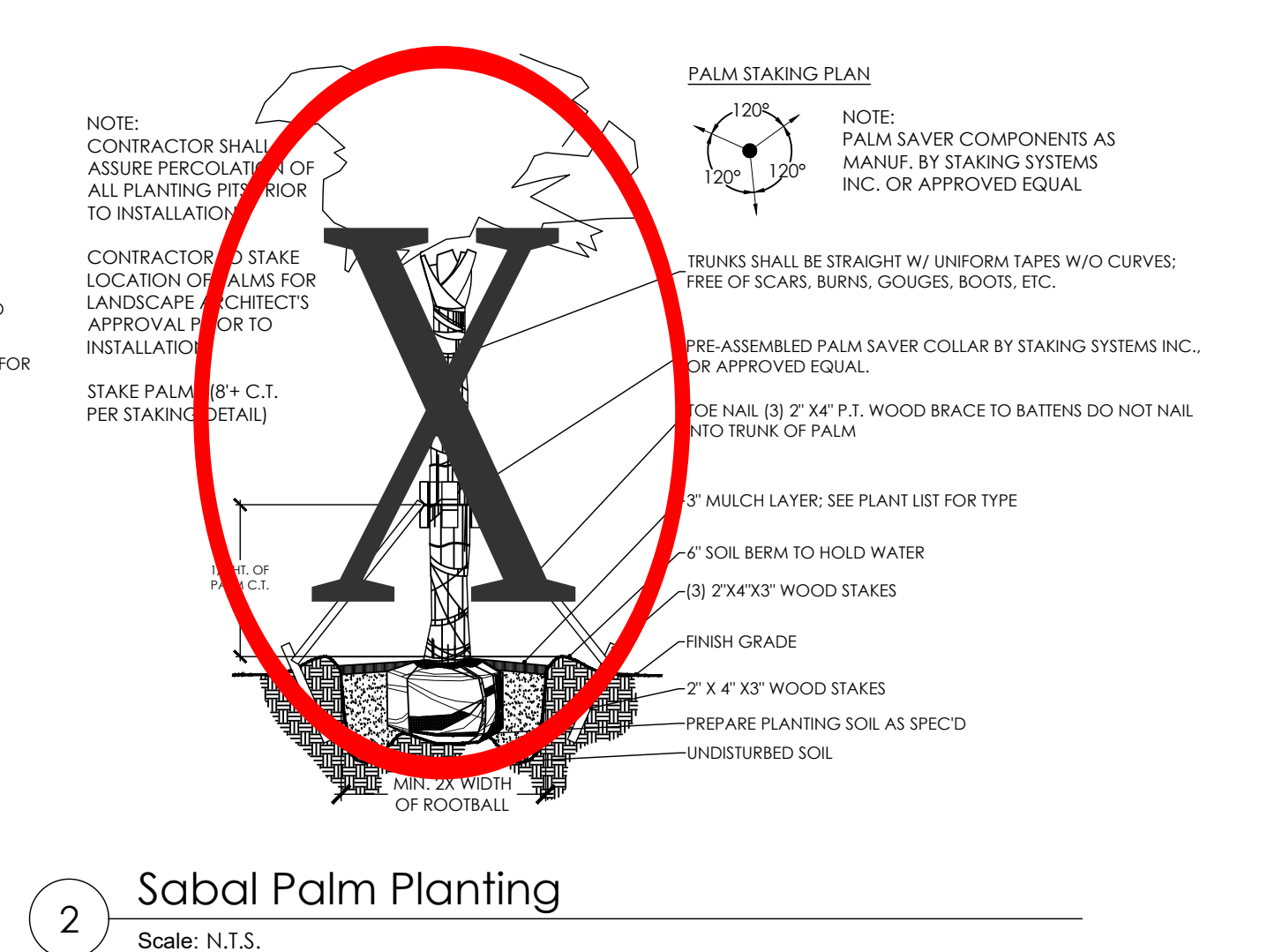
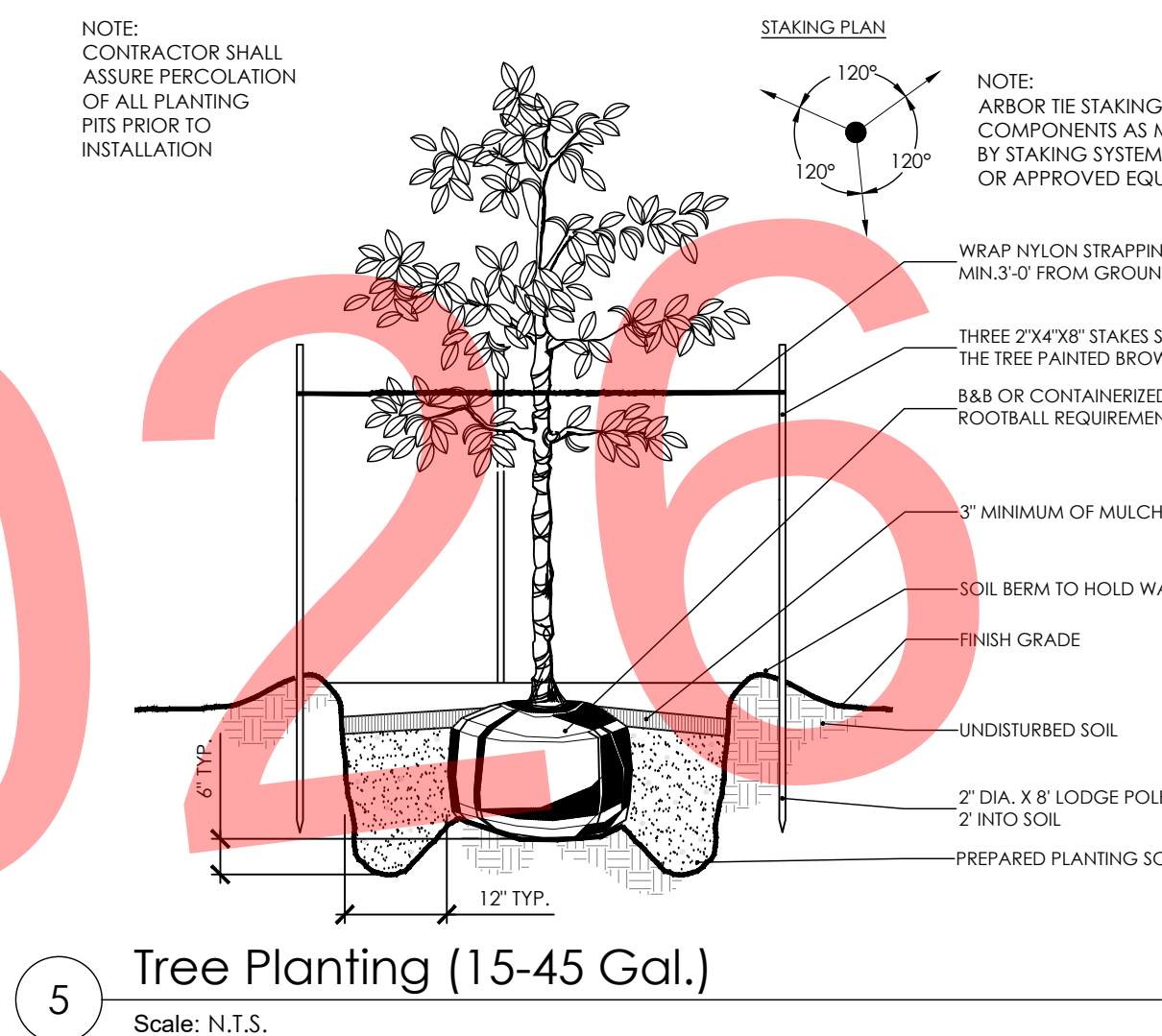
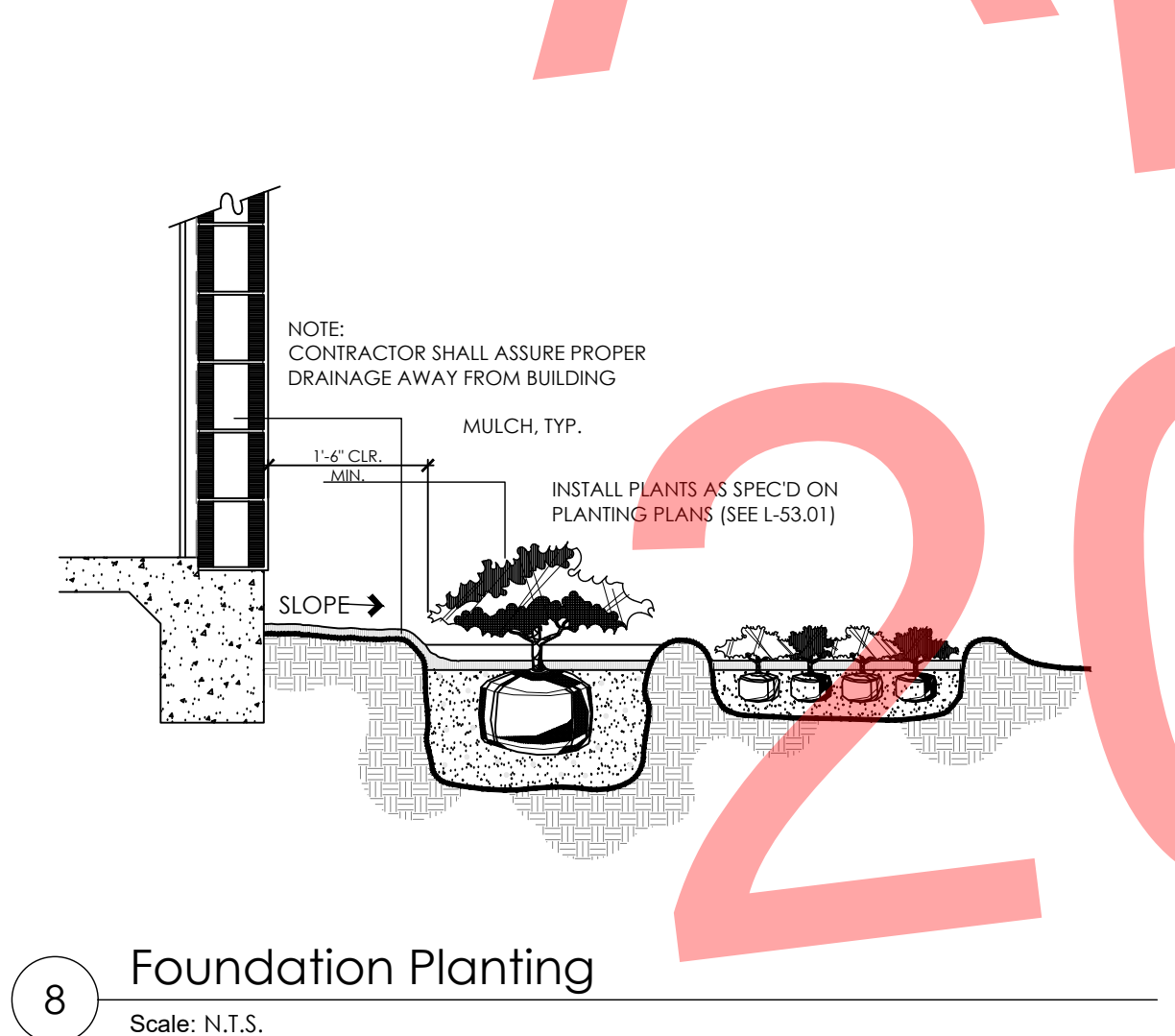
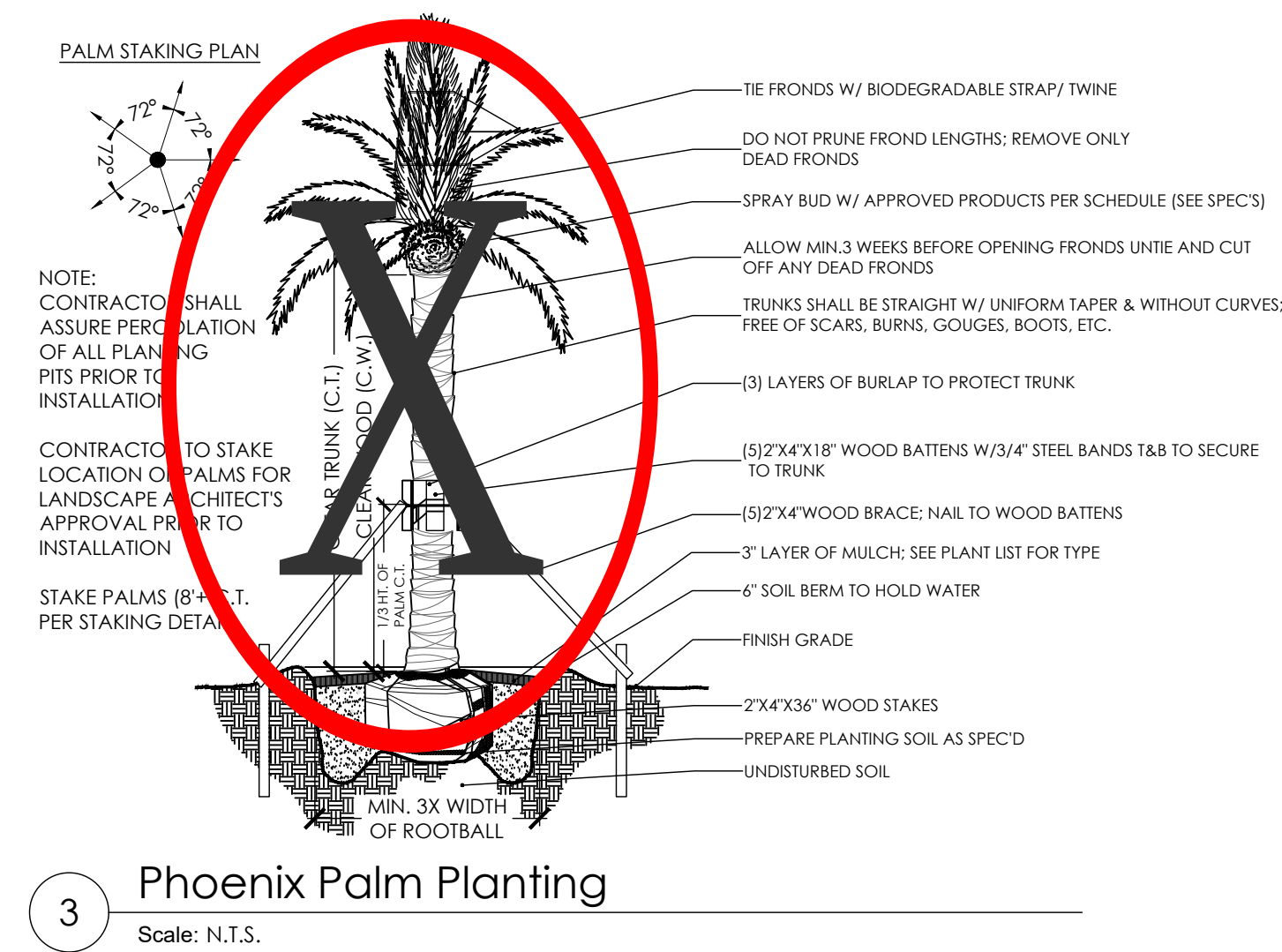
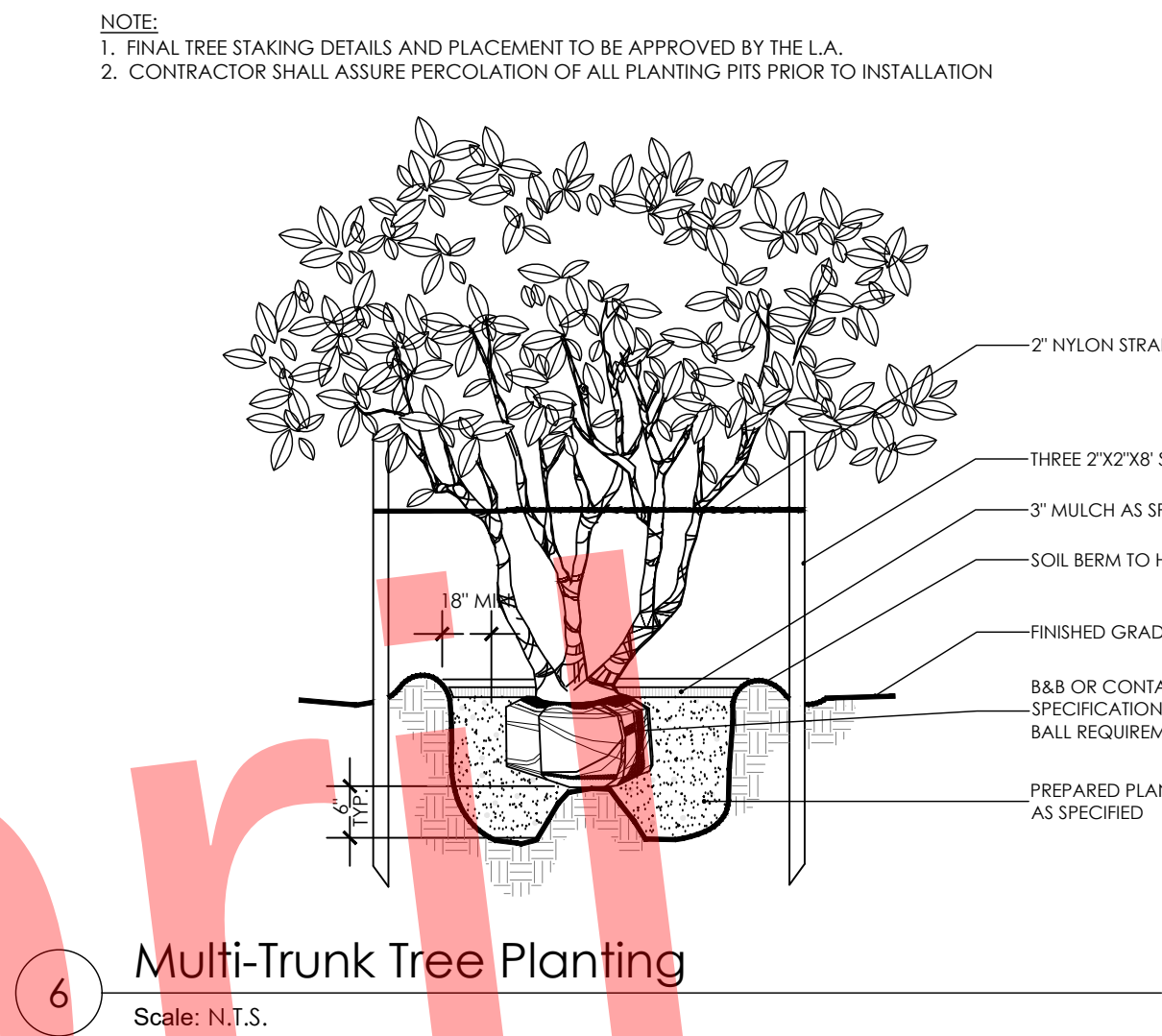
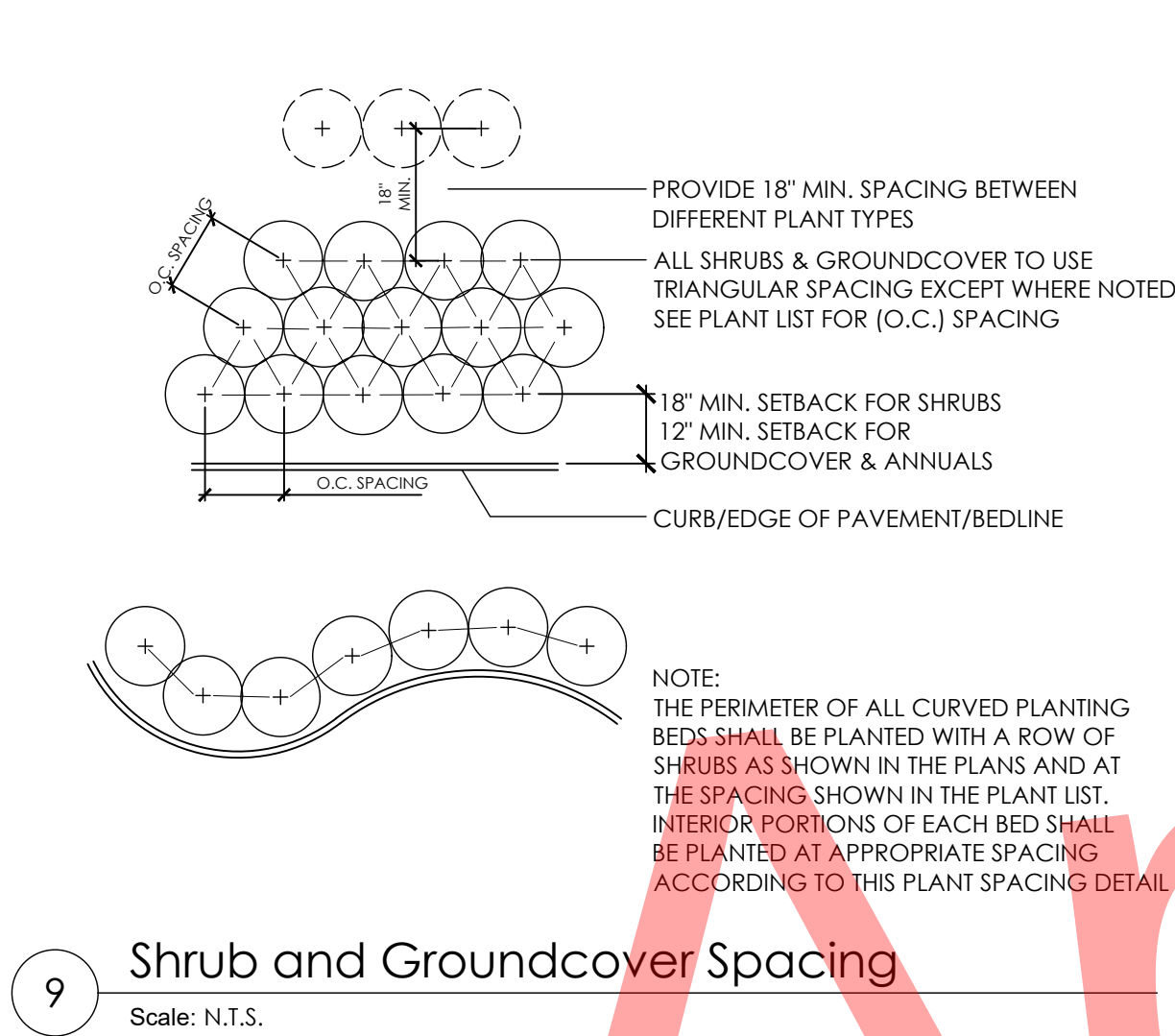
SHEET NO:

L510

PROJECT
NUMBER:
26-0201

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1991 WOODLAND WAY
DUNWOODY, GA
30033-3308

STAMP

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

OWNER

GARDEN STREET RETAIL
PENSACOLA, FLORIDA

200 W. GARDEN STREET
PENSACOLA, FLORIDA

PROJECT

ISSUE SCHEDULE

NO.	DATE	ISSUE DESCRIPTION
01	03/26/26	ARB SUBMISSION

SHEET NAME:

PLANTING NOTES
AND DETAILS

SHEET NO:

L511

PROJECT NUMBER:

26-0201

Page 143 of 168



City of Pensacola

222 West Main Street
Pensacola, FL 32502

Memorandum

File #: 26-600

Architectural Review Board

5/21/2026

QUASI-JUDICIAL HEARING

SUBJECT:

**1011 N. Reus St
North Hill preservation district / Zone PR-1AAA / City Council District 6
Variance**

SUMMARY:

Stephanie Wilhelm is requesting a variance to increase the maximum rear yard coverage area from 25% to 35.5% to allow the existing detached garage to remain on the property as an accessory structure for a future lot split.

Please find attached all relevant documentation for your review.

RECOMMENDED CODE SECTIONS

[12-3-10\(2\)g](#) North Hill, Renovation, alterations, and additions to noncontributing and modern infill structures within the North Hill preservation district.

[12-3-55\(4\)](#) Accessory uses and structure standards; Residential accessory structure standards

[12-11-2\(a\)\(2\)](#) Variances

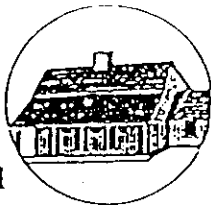
[12-12-3\(5\)b](#) ARB conditions for granting variances

ATTACHMENTS:

1. 1011 N. Reus St_Images
2. FL Master Site File
3. 1011 N. Reus St_Application & Materials_Variance-Copy

1011 N. Reus Street





HISTORICAL STRUCTURE FORM FLORIDA SITE FILE

Version 2.0 7/92

Site #8 ES00694Recorder # Field Date 5 / 3 / 95Form Date 7 / 7 / 95

Original
X Update

SITE NAMES (addr. if none) WILLIAM B. RUNYAN HOUSE [MULT. LIST. #8]
SURVEY NORTH HILL [SURVEY #]
NATIONAL REGISTER CATEGORY building structure X district site object

LOCATION & IDENTIFICATION

ADDRESS (Include N,S,E,W; st., ave., etc.) 1011 N. REUS ST.
CROSS STREETS nearest/between BETW. W. DE SOTO AND W. GONZALEZ ST.
NEAREST CITY/TOWN PENSACOLA IN CURRENT CITY LIMITS X yes no
COUNTY ESCAMBIA TAX PARCEL # 9010-060-053
SUBDIVISION NAME NORTH HILL BLOCK 53 LOT NO 6-8, 14-15
OWNERSHIP private-profit priv-nonprofit X priv-indiv priv-unspecified city county state federal unknown
NAME OF PUBLIC TRACT (e.g., park) BELMONT TRACT
ROUTE TO

MAPPING

USGS 7.5' MAP NAME 30087-D2-TF-024. 1987
TOWNSHIP 25 RANGE 30W SECT. 19 1/4 1/4-1/4 IRREG. SECT.? y n
UTM: ZONE 16 17 EASTING NORTHING
PLAT OR OTHER MAP (Map's name, location)

DESCRIPTION

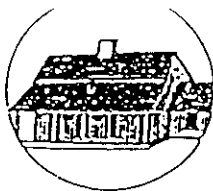
STYLE BUNG EXTERIOR PLAN RECT NO. STORIES 1.5
STRUCTURAL SYSTEMS WF
FOUNDATION: Types PIER/CONT Materials BRIC
EXTERIOR FABRICS WTBD
ROOF: Types GAIN Materials SHCO
Secondary strucs. (dormers etc.) CRGA/DRSH
CHIMNEY: No. 2 Materials BRIC LOCATIONS E & W SLOPES
WINDOWS (types, materials, and placements) DHS, 6/1, WOOD; BAY; CASEMENT
4 LIGHT, WOOD PAIRED

MAIN ENTRANCE (stylistic details)
PORCHES: #open #closed #incised Locations E&W/1 STORY GABLED PORCH
Porch roof types WITH TAPERED POSTS, 1 BAY
EXTERIOR ORNAMENT

INTERIOR PLAN CONDITION: excellent X good fair deteriorated ruinous
SURROUNDINGS (N=None, S=Some, M=Most, A=All or nearly all) commercial A residential institutional rural
ANCILLARY FEATURES (No., type of outbuildings; major landscape features)

ARCHAEOLOGICAL REMAINS AT SITE Archaeological form completed? y n (No-explain; yes-attach!)

Artifacts or other remains
NARRATIVE (E.g. description of interior, landscape, architecture, etc; please limit to 3 lines and attach full statement on separate sheet)



HISTORICAL STRUCTURE FORM

Site #8 _____

HISTORY

CONSTRUCTION DATE 1914 CIRCA X yes no
 ARCHITECT: (last name first) UNKNOWN
 BUILDER: (last name first) UNKNOWN
 MOVES yes no Dates _____ Orig. addr. _____
 ALTERATIONS yes no Dates _____ Nature _____
 ADDITIONS yes no Dates _____ Nature _____
 ORIGINAL USES (give dates) _____ RESIDENCE _____
 INTERMEDIATE USES (give dates) _____ RESIDENCE _____
 PRESENT USES (give dates) _____ RESIDENCE _____
 OWNERSHIP HISTORY (especially original owner) WILLIAM B. RUNYAN (ORIGINAL, 1914-1955), VILMA T. LONGORIA AND PATRICIA A AZAB (CURRENT)

SURVEYOR'S EVALUATION OF SITE

Potentially elig. for local designation? yes no insuff. info | Local Designation Category _____
 Individually elig. for Nat. Register? yes no insuff. info | _____
 Potential contributor to NR district? yes no insuff. info | _____

HISTORICAL ASSOCIATIONS (ethnic heritage, etc.) _____

EXPLANATION OF EVALUATION (required; limit to three lines; attach full statement on separate sheet)

CROSS-REFERENCES

BIBLIOGRAPHIC REFERENCES (Author, date, title, publication information. If unpublished, give FSF Manuscript Number, or location where available) _____

PHOTOGRAPHS (REQUIRED) B&W print(s) at least 3 x 5, at least one main facade. Label the back of the print with the FSF site number (site name if not available), direction and date of photograph: use pencil. Attach to back of the second to last page with a plastic or coated clip.
 Location of negatives/neg. nos. R14, F11-12

RECORDERNAME (last first)/ADDR/PHONE/AFFILIATION HPPBFOR DETAILED INSTRUCTIONS: *Guide to the 1992 Historic Structure Form of the Florida Site File.*

DHK USE ONLY		OFFICIAL EVALUATIONS				DHK USE ONLY	
NR DATE		KEEPER-NR ELIGIBILITY	y	n	pe	n	Date
DELIST DATE		SHPO-NR ELIGIBILITY	y	n	pe	n	Date
		LOCAL DESIGNATION					Date
		Local office					

* y=Yes; n=No; pe=Potentially Eligible; n=Insufficient Information

REQUIRED:

- (1) USGS MAP WITH STRUCTURE PINPOINTED
- (2) LARGE SCALE STREET OR PLAT MAP
- (3) PHOTO OF MAIN FACADE, PREFER B&W, AT LEAST 3X5



FLORIDA MASTER SITE FILE
Site Inventory Form

FDAHRM 802 = =
1009 = =

Site No. ES 694
Site Name Runyan, William B. House 830 = = Survey Date 8005 820 = =
Address of Site: 1011 N. Reus Street, Pensacola, FL 32501 905 = =
Instruction for locating W side of N. Reus Street between W. DeSoto Street
and W. Gonzalez Street. 813 = =
Location: Belmont Tract 53 6-8, 14-15 868 = =
subdivision name block no. lot no.
County: Escambia 808 = =
Owner of Site: Name: Thomas, Robert T.
Address: 1011 N. Reus Street, Pensacola, FL 32501 902 = =
Type of Ownership private 848 = = Recording Date 832 = =
Recorder:
Name & Title: Gantzhorn, Alan; Guedez, Susan
Address: HPPB 818 = =

Condition of Site: Integrity of Site: Original Use Residence 838 = =
Check One Check One or More
☐ Excellent 863 = = ☐ Altered 858 = = Present Use Residence 850 = =
☒ Good 863 = = ☒ Unaltered 858 = = Dates: Beginning +1914 844 = =
☐ Fair 863 = = ☒ Original Site 858 = = Culture/Phase American 840 = =
☐ Deteriorated 863 = = ☐ Restored () (Date: X) 858 = = Period 20th century 845 = =
☐ Moved () (Date: X) 858 = =

NR Classification Category: District 916 = =

Threats to Site:

Check One or More
☐ Zoning (X) 878 = = ☐ Transportation (X) 878 = =
☐ Development (X) 878 = = ☐ Fill (X) 878 = =
☐ Deterioration (X) 878 = = ☐ Dredge (X) 878 = =
☐ Borrowing (X) 878 = =
☐ Other (See Remarks Below): 878 = =

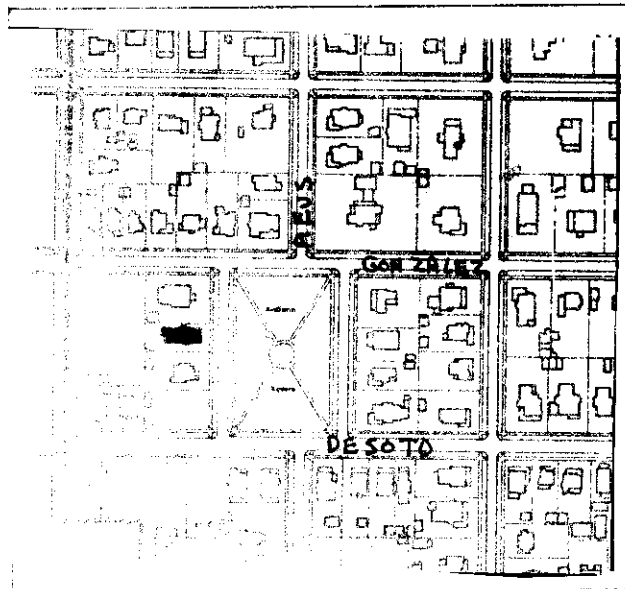
Areas of Significance: Architecture, History 910 = =

Significance:

A modest example of a bungalow, this house was owned by William B. Runyan until 1955. Runyan served as the secretary-treasurer of the W. S. Keyser Export Company and later as a bookkeeper for J. Carreras-Ferrer, a lumber exporting company.

911 = =

ARCHITECT Unknown 872 ==
 BUILDER Unknown 874 ==
 STYLE AND/OR PERIOD Bungalow 964 ==
 PLAN TYPE Rectangle 966 ==
 EXTERIOR FABRIC(S) Wood, clapboard 854 ==
 STRUCTURAL SYSTEM(S) wood frame 856 ==
 PORCHES E/ 1 story gabled porch w/ tapered posts, 1 bay, access from E 942 ==
 FOUNDATION: brick pier 942 ==
 ROOF TYPE: intersecting gable 942 ==
 SECONDARY ROOF STRUCTURE(S): cross gable; W shed extension, 942 ==
 CHIMNEY LOCATION: E slope; W slope 942 ==
 WINDOW TYPE: DHS, 6/1, wood; bay (semi-octagonal) casement, 4 light, wood, paired 942 ==
 CHIMNEY brick 882 ==
 ROOF SURFACING: composition shingle, butt 882 ==
 ORNAMENT EXTERIOR: 882 ==
 NO. OF CHIMNEYS 2 952 == NO. OF STORIES 1 1/2 950 ==
 NO. OF DORMERS 0 954 ==
 Map Reference (incl. scale & date) USGS 7.5 MIN Pensacola 1970; North Hill, Gordon Richmond, 1974 809 ==
 Latitude and Longitude: 800 ==
 Site Size (Approx. Acreage of Property): LT 1 833 ==



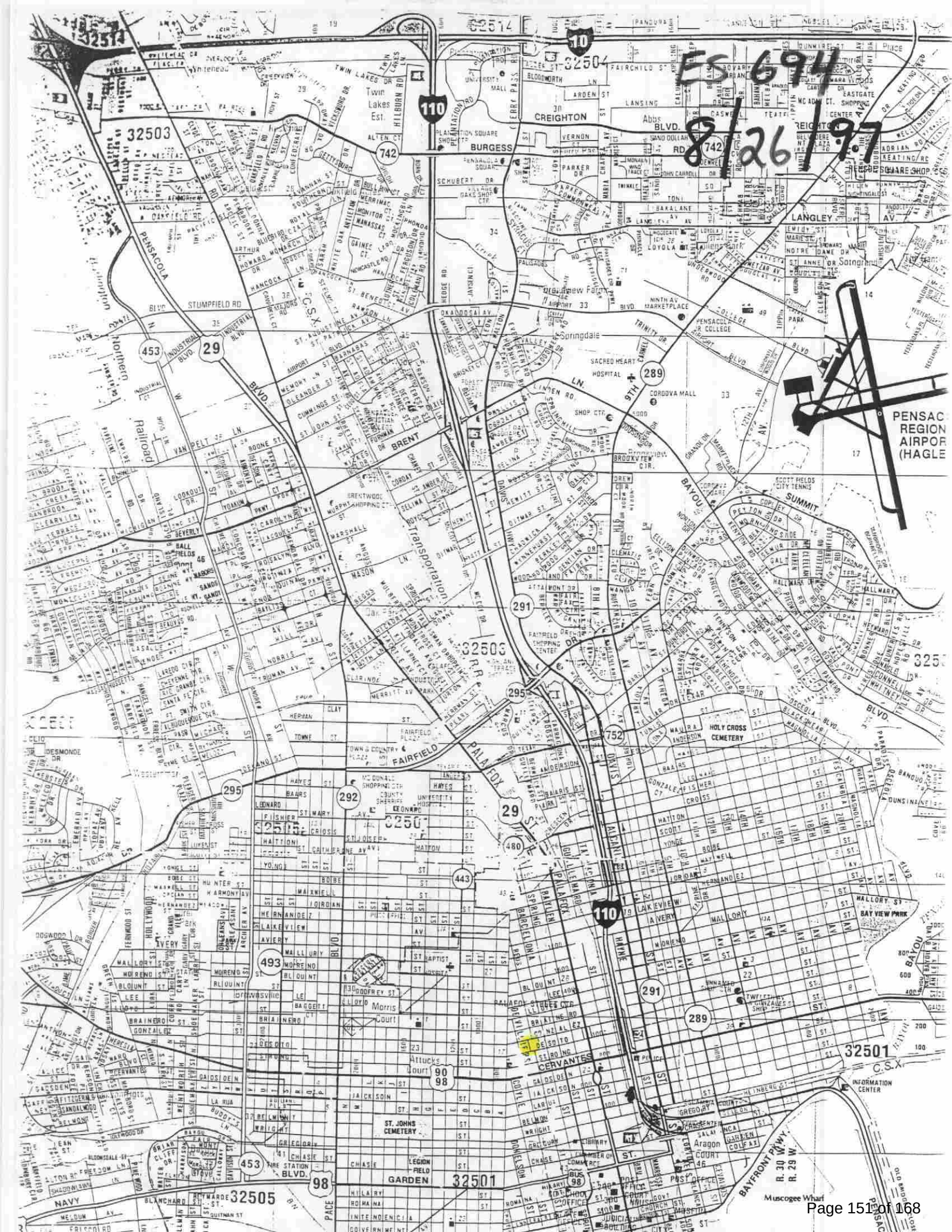
Township	Range	Section	
2S	30 W	19	812 ==

UTM Coordinates:

Zone Easting Northing 890 ==

Photographic Records Numbers HPPB P80.21 Fr 28, NH 8-37 860 ==

Contact Point



ES 694
8/26/97



PENSAC REGION AIRPORT (HAGLE)



- ☐ **Zoning Board of Adjustment**
☒ **Architectural Review Board**
☐ **Planning Board**
☐ **Gateway Review Board**

VARIANCE APPLICATION

A COMPLETE APPLICATION SHALL INCLUDE THE FOLLOWING:

- A. One (1) copy of this completed application form. *(Please type or print in ink.)*
- B. Site plan and/or survey showing the following details: *
 - 1. Abutting street(s)
 - 2. Lot dimensions and yard requirements (setbacks)
 - 3. Location and dimensions of all existing structures
 - 4. Location and dimensions of all proposed structures and/or additions
 - 5. Dimension(s) of requested variance(s)
- C. Other supporting documentation (drawings, photographs, etc) to support request(s).*
- D. A non-refundable application fee of **\$500.00**.

** The Applicant must provide fourteen (14) copies of any documents larger than 8½ x 11 or in color.
Maximum page size for all submitted material should be 11" x 17" to allow for processing and distribution.*

(To be Completed by Staff)

Provision(s) of Zoning Ordinance from which the variance(s) is/are being requested:

Section(s)/ Tables(s) 12-3-55(4)a.2. Zoning PR-1AAA

(To be Completed by Applicant)

The Applicant requests consideration of the following variance request(s):

Property Address: 1011 N. Reus Street, Pensacola, FL 32501

Current use of property: Residential

1. Describe the requested variance(s): To increase max. rear setback coverage from 25% to 35.5% to permit division of 18,750 sq.ft. parcel in a way that creates a separate 9000 sq.ft buildable vacant lot fronting N. Devilliers St. AND allows the existing garage to remain as an accessory structure to the house on N. Reus St. Proposed property division creates a 45' x 25' (1,125 sq.ft.) rear setback area. Approx. 400 sq.ft. of existing 20'x30' garage falls within this rear setback area

2. Describe the special condition(s) existing on this property which create(s) the need for the variance(s), but which are not applicable to other properties in the same district and which are not the results of the applicant's actions:

See attached Responses to 8 ARB Criteria

3. Explain why the requested variance(s) is/are necessary to permit the property owner to obtain the right commonly enjoyed by other property owners in the same district:

See attached Responses to 8 ARB Criteria

4. Explain why the requested variance(s) is/are not detrimental to the general welfare or to property rights of others in the vicinity:

See attached Responses to 8 ARB Criteria

5. Explain what other condition(s) may justify the proposed variance(s):

See attached Responses to 8 ARB Criteria

Application Date: April 30, 2026

Applicant: Stephanie C. (& Mario R.) Wilhelm

Applicant's Address: 1011 N. Reus Street

Email: wilhelm1011home@gmail.com

Phone: 850-293-4412

Applicant's Signature:



Property Owner: Stephanie C. & Mario R. Wilhelm

Property Owner's Address:

1011 N. Reus Street

Email: wilhelm1011home@gmail.com

Phone: 850-293-4412

Property Owner's Signature:



The City of Pensacola adheres to the Americans with Disabilities Act and will make reasonable modifications for access to City Services, programs, and activities. Please call 435-1600 for further information. Requests must be made at least 48 hours in advance of the event in order to allow the City time to provide the requested services.

Planning Services

222 W. Main Street * Pensacola, Florida 32502

(850) 435-1670

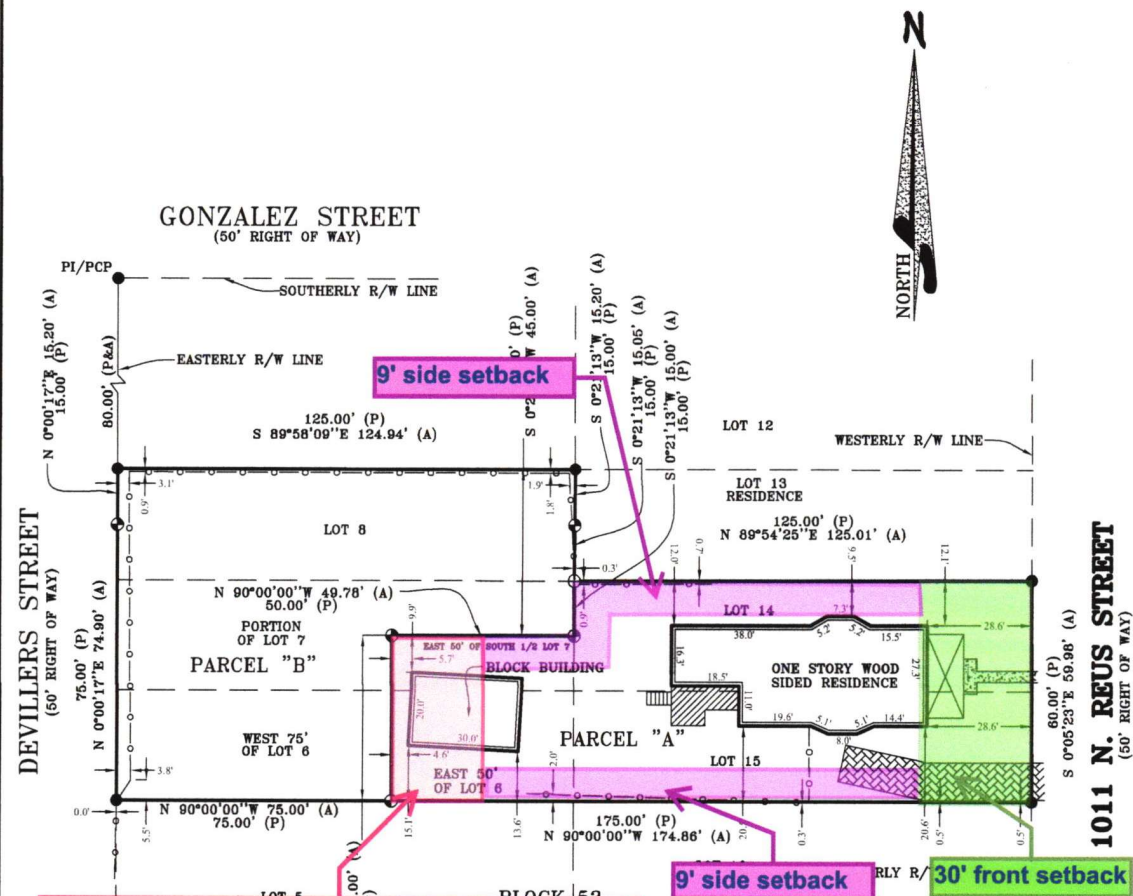
Mail to: P.O. Box 12910 * Pensacola, Florida 32521

8192 SIX PENCE DRIVE
PENSACOLA, FLORIDA, 32514



(850) 433-8545
FAX (850) 433-8282
LANDSENDSURVEYING.COM

Latest Field Date: 6-7-2022	Survey Type: BOUNDARY & IMPROVEMENTS	Survey Number: 249-1999
Field Book/Page: 50/66-68	Revisions: (RE-SURVEY AND DIVIDE, 385/57 DATA, 2-17-2020) (SPLIT PARCELS, 6-7-2022, 406/40 DATA)	Scale: 1"= 40'
ADDITIONAL REVISIONS: (REVISED SPLIT PARCELS, 6-14-2022)		



25' rear setback
45' x 25' = 1,125 square feet

There is a 25% maximum rear setback coverage.
25% of 1,125 square feet = 281.25 square feet
maximum.

The area current garage within the rear setback is
approximately 400 square feet (20' x 20') which is
35% of the rear setback.

We would need a variance from ARB to increase
the maximum rear setback coverage from 25%
(281.25 sf) to 35.5% (400sf) to make this plan work.

1999
DRAWN BY CHIP EVANS
INFORMATION FOUND IN THE RECORDED PLAT OF SAID SUBDIVISION
S.R.L.A. AND SHOULD BE VERIFIED WITH APPROPRIATE ENTITIES.
SURVEYING, INC.
COPYRIGHT ACTS. THIS MAP IS NOT TO BE COPIED OR REPRODUCED
SECTION. THIS MAP CANNOT BE USED FOR THE BENEFIT
THE PRIOR WRITTEN CONSENT OF COPYRIGHT OWNER.
THIS MAP IS INTENDED TO BE PRINTED ON A PAPER SIZE OF 8.5" x 11" TO FIT THE SCALE INDICATED HEREON. ANY OTHER SIZE PRINTED RENDERS THIS MAP INVALID.
FENCES ALONG BOUNDARIES ARE SHOWN EXAGGERATED TO SHOW CLARITY OF LOCATION RELATIVE TO BOUNDARIES.
NOTE: This map is not complete or valid without report on page 2 of 2

Bearing Reference: HELD THE SOUTH LINE OF LOTS 6 & 16 AS N 90°00'00"W		Source of Information: FIELD EVIDENCE & RECORDED PLAT	
Closure Information:			
NOT VALID WITHOUT THE DIGITAL OR RAISED SEAL & SIGNATURE OF THE FLORIDA LICENSED SURVEYOR AND MAPPER LISTED BELOW SEE PAGE 2 FOR SIGNATURE & SEAL LARRY E. STEGALL P.L.S. FLA #4747 LB # 6632		LEGEND ° Degree ' Feet or Minutes " Inches or Seconds N North, E East S South, W West PCP Permanent Control Point PRC Point of Reverse Curve PCC Point of Compound Curve PC Point of Curvature PT Point of Tangency PI Point of Intersection POC Point of Commencement POB Point of Beginning R/W Right of Way PRM Permanent Reference Monument R Radius RP Radius Point BENCHMARK (SEE NOTES) <0.0> Existing Spot Elevation BSL Building Setback Line (D) Deed (P) Plat (A) Actual Field Measurement (CALC) Calculated Measurement ⊙ Existing Hole in Concrete ⊙ Existing "X" Cut, ⊙ Set "X" Cut ⊙ 1/2" Metal Rod-Found ⊙ Existing 1/2" Capped Metal Rod "SWINNEY" ⊙ Existing 1/2" Capped Metal Rod ⊙ Existing 1/2" Capped Metal Rod ⊙ 1" Metal Pipe-Found ⊙ Set 1/2" Capped Metal Rod #6832 ▲ Nail & disk found ▲ Nail Only ▲ Nail & disk set Lb.6832 ⊙ Existing Concrete Monument ⊙ Set Wooden Hub/Tail Stake ⊙ Utility Pole ⊙ Meter E-E-E-E Utility wires overhead N-N-N-N Chain link fence ⊙-⊙-⊙-⊙ Wooden fence X-X-X-X Metal Fence ⊙-⊙-⊙ Plastic Fence Concrete or Pavement Wood Deck or Dock Covered area (porch, carport, etc.) Pavers or Brick	

8192 Six Pence Dr.
Pensacola, FL 32514



Telephone (850) 433-8545
Fax (850) 433-8282

THE UNDERSIGNED CLIENT(S) ACKNOWLEDGE RECEIPT AND ACCEPTANCE OF THIS SURVEY:

Mario R. Wilhelm

Stephanie J. Carroll

THE PURPOSE OF THIS SURVEY IS FOR A TITLE TRANSACTION AND ITS ACCOMPANYING MORTGAGE, IF ANY. THIS MAP IS CERTIFIED AS MEETING THE FLORIDA STANDARDS OF PRACTICE TO THE FOLLOWING AND IS FOR THE BENEFIT OF ONLY THE FOLLOWING LISTED CLIENT(S), AGENT(S), AND COMPANIES:

Mario R. Wilhelm;
Stephanie J. Carroll;

Legal Description:

PARCEL A:

ALL OF LOTS 14 AND 15 AND THE EAST 50 FEET OF LOT 6 AND THE EAST 50 FEET OF THE SOUTH ½ OF LOT 7, BLOCK 53, BELMONT TRACT, CITY OF PENSACOLA, ESCAMBIA COUNTY, FLORIDA, ACCORDING TO MAP OF SAID CITY COPYRIGHTED BY THOMAS C. WATSON IN 1906.

PARCEL B:

ALL OF LOTS 6 THROUGH 8, LESS THE EAST 50 FEET OF LOT 6 AND THE EAST 50 FEET OF THE SOUTH ½ OF LOT 7, BLOCK 53, BELMONT TRACT, CITY OF PENSACOLA, ESCAMBIA COUNTY, FLORIDA, ACCORDING TO MAP OF SAID CITY COPYRIGHTED BY THOMAS C. WATSON IN 1906.

Use of this Survey by any other Party not listed above is not authorized. This Survey Drawing will be void for any such unauthorized use. Updates of this Survey are available by calling Lands End Surveying, Inc. Payment in full acknowledges receipt and acceptance of this Survey by all Clients, Agents, and Companies.

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Page 2 of 2

Note: This Report not valid without Map on Page one of two on reverse side

Flood Statement:

Surveyor's Notes:

1. No Title Search of the Public Records has been performed, and lands shown hereon were not abstracted for ownership, easements, or right-of-ways by this firm. The parcel shown hereon may be subject to setbacks, easements, zoning, and restrictions that may be found in the Public Records of said County.
2. Measurements shown were made to United States standards. The accuracy of measurements shown meet the standards required in the appropriate land area.
3. All bearings and/or angles and distances are Deed and Actual unless otherwise noted: Deed = (D); Actual Field Measurement = (A); Plat = (P)
4. Underground portions of foundations, footings, or other underground structures and trees/shrubbery were not located unless otherwise noted or requested.
5. Fence locations as shown are exaggerated and are not to scale for clarity purposes. Building eaves/overhangs were not located unless otherwise noted on map.

Revisions:

249-1999

Surveyor's Certificate:

I hereby state that I have recently surveyed or that a survey of the above described property was made under my direct supervision and that the above-ground survey and subsequent map as shown are true, accurate, and correct to the best of my knowledge and belief and that this Survey and Map meet the Florida Standards of Practice as set forth by the Florida Board of Surveyors and Mappers, pursuant to Rule 5J-17.050 thru 17.052 and §472.027 of the Florida Statutes. Digitally Signed and Sealed by the Professional Land Surveyor.

Larry E Stegall Digitally signed by Larry E Stegall
Date: 2022.06.14 17:03:08 -05'00'

Larry E. Stegall, PLS, FLA # 4747

June 7, 2022

Date

Florida Licensed Business #6832



Request for Variance for Rear Setback Coverage Requirements

1011 N. Reus Street, North Hill Preservation District

Applicants: Stephanie C. and Mario R. Wilhelm

Responses to ARB Criteria

1) Special conditions or circumstances exist that are peculiar to this property and not applicable to other properties in the same zoning district.

Special conditions peculiar to this property do exist. The property at 1011 N. Reus Street is composed of five 30' x 125' lots with a unique and well-documented history. The property extends through an entire city block, fronting on N. Reus Street to the east and N. Devilliers Street to the west.

Lots 14 and 15, fronting N. Reus Street, were purchased in 1914 by Claire S. Runyan, who built the existing house on those two lots. Lots 6, 7, and 8, fronting N. Devilliers Street, were purchased separately in 1941, also by Claire S. Runyan, and recorded under a separate deed. For nearly three decades these were two legally distinct parcels; the N. Devilliers Street lots were separately platted and deeded as an independent residential lot in their own right and were not "improved" in any way that incorporated them into the residential use of the N. Reus Street lots during this time.

In 1970, all five lots were conveyed together and consolidated into a single tax parcel. After that consolidation, the garage was constructed as an accessory structure to the house, built on a portion of Lots 6 and 7 — in full compliance with the setback requirements applicable to the unified parcel.

The proposed division of the unified parcel, which would require the requested variance, reflects the historical land use intent of the two components of the parcel but is precluded from following the original historical lot lines exactly. Doing so would restore lots 13 and 14 as a single parcel but one that would only be 7,500 square feet rather than the 9,000 square feet minimum needed for a buildable lot. City staff has determined that this would be the creation of what would now be a non-compliant lot.

The N. Reus Street parcel will incorporate portions of Lots 6 and 7 in addition to Lots 14 and 15, creating a 9,750 square foot parcel that also keeps the garage functioning as an accessory structure to the house. The N. Devilliers Street parcel will consist of the remainder of Lots 6, 7,

and all of Lot 8, creating a buildable 9,000 square foot lot with 90' of frontage on N. Devilliers Street.

This combination of the property's through-block configuration, its overall square footage, the historically distinct and separately deeded origins of its two components, and the post-1970 placement of the garage on what was originally a separate parcel, creates a condition peculiar to this property and not applicable elsewhere in North Hill.

2) Those conditions or circumstances were not created by the applicant.

The special conditions described above do not result from any action taken by the applicant. The separate origins of the two components of the parcel — the N. Reus Street lots purchased in 1914 and the N. Devilliers Street lots purchased in 1941 — and their subsequent consolidation into a single tax parcel in 1970, all predate the applicant's ownership. The garage was constructed after 1970 by a prior owner as an accessory structure to the house, on portions of Lots 6 and 7 of the then-unified parcel. The garage has not been altered, expanded, or repositioned by the applicant or by any previous owner since its construction.

The need for the variance arises solely from the geometry of the proposed division — a division which is otherwise fully consistent with the requirements of the PR-1AAA zoning district.

3) Granting the variance will not confer a special privilege denied to other properties in the same zoning district.

Granting this variance will not confer any special privilege on the applicant. The right to divide a parcel into independently buildable lots meeting the district's minimum square footage requirements is a right generally available to property owners in the PR-1AAA zoning district. Moreover, the granting of modest variances to accommodate existing accessory structures is not without precedent in North Hill.

4) Strict application of the Code would deprive the applicant of rights commonly enjoyed by other properties in the same zoning district and would create an unnecessary and undue hardship.

A literal interpretation of the 25% rear setback coverage limit, applied without variance, would make it impossible to divide the property in any way that creates a buildable 9,000 square foot lot fronting N. Devilliers Street, while also allowing the garage to continue to function as an accessory structure to the house.

Without this variance, the N. Devilliers Street portion of the parcel cannot be separated for independent use as a 9,000 square foot buildable lot, because any division line that both keeps the garage with the house and yields a lot of that size on N. Devilliers Street will necessarily result in a rear setback coverage that exceeds the 25% limit. No alternative placement of the division line can simultaneously satisfy all three conditions — preserving the garage as an accessory structure to the house, creating a 9,000 square foot buildable lot on N. Devilliers Street, and remaining within the 25% rear setback coverage standard — without the requested variance. This would deprive the applicant of the right, available under the zoning code to all qualifying property owners, to divide and convey portions of their property in order to obtain its highest and best use.

The entire parcel has been listed in the MLS for a number of months, and prospective buyers have expressed interest only in purchasing the house together with the garage, within a price range that does not reflect the combined market value of the house and a separate 9,000 square foot buildable lot. Strict application of the setback coverage rule under these circumstances would cause unnecessary and undue hardship by permanently preventing the highest and best use of the property.

5) The variance is the minimum necessary to allow reasonable use of the property.

The variance requested is the minimum relief necessary to permit the proposed division to proceed. The existing garage measures 20' x 30' (600 square feet), and the portion falling within the newly created rear setback area is approximately 400 square feet — yielding a rear setback coverage of approximately 35.5% against the permitted 25%. No additional relief beyond this is requested and there is no practical means of relocating or reconfiguring the existing structure to reduce the encroachment.

Without this variance, it is not possible to create a buildable 9,000 square foot lot fronting N. Devilliers Street while allowing the garage to remain as an accessory structure to the house on the N. Reus Street parcel. The applicant has also considered and presented to prospective buyers an alternative division that would require demolition of the garage. Every prospective buyer has rejected that alternative, confirming that the house without a garage is not a reasonably marketable. The requested variance will make possible a reasonable use as well as “highest and best use” of the property.

6) The variance is consistent with the general intent and purpose of the Code and is not injurious to the surrounding area or otherwise detrimental to the public welfare.

Granting the variance is consistent with the general intent and purpose of the Land Development Code in that it is consistent with the character and use patterns of North Hill.

The rear setback coverage requirements are intended to preserve the general character of this historic residential neighborhood. Because the garage already exists within the interior of the block (and no new construction is proposed) granting the variance does not undermine any of these objectives.

Additionally, the proposed division allows each component to be used in a way that reflects the historic division of the property and in a manner consistent with the residential character and historic fabric of the North Hill district. No injury to the surrounding area or detriment to the public welfare will result from granting the variance.

7) The variance will not change the zoning district, impair light and air to adjacent property, increase street congestion or fire danger, diminish surrounding property values, or otherwise impair the public health, safety, and general welfare of the City.

The requested variance satisfies each of these requirements. It will not constitute any change to the zoning map — the property will remain zoned PR-1AAA. Because no new construction or structural alteration of any kind is proposed, the variance will not impair the supply of light or air to any adjacent property.

The proposed division does not introduce any new dwelling units, commercial activity, or increased traffic generation, and will therefore not increase congestion on public streets. The existing garage is a lawfully constructed structure and its continued presence in its current location does not increase the danger of fire.

The variance will not impair the public health, safety, or general welfare of the City of Pensacola in any respect. The creation of a well-defined residential parcel on N. Reus Street and a buildable vacant lot on N. Devilliers Street will, if anything, support or improve established property values in the surrounding area.

8) The variance will not detract from the architectural integrity and/or historical accuracy of the development and its surroundings.

No physical changes to any structure are proposed as part of this variance request. The existing garage will remain in its current location with its current footprint, materials, and appearance

entirely unchanged. Because the variance involves no alteration, demolition, new construction, or modification of any kind, it will not detract from the architectural integrity or historical accuracy of the development or its surroundings.

While the proposed division does not replicate the exact pre-1970 lot lines, it honors the historical land use character of each component of the parcel. The house on Lots 14 and 15 has served as a residential structure since 1914, and the N. Devilliers Street lots were separately platted and deeded as an independent residential lot prior to their 1970 acquisition. North Hill, as originally platted, was not designed to have large, vacant lots. Granting the requested variance, allowing for the property to function as two parcels, rather one large one, will actually encourage the use of the N. Devilliers Street parcel in a way that is more consistent with the architectural rhythm and character of the North Hill Historic District.



Wilhelm 1011 Home <wilhelm1011home@gmail.com>

1011 N Reus St Variance Request

3 messages

Adam Gill <agill.br@gmail.com>

Sat, Apr 25, 2026 at 1:50 PM

To: DFoster@cityofpensacola.com, GHarding@cityofpensacola.com

Cc: wilhelm1011home@gmail.com

Hi,

I am the owner of 1015 N. Reus St. and am writing regarding the variance request for the property mentioned in the subject line.

I have no objections to the request being made.

Thanks,

Adam and Natalia Gill

Wilhelm 1011 Home <wilhelm1011home@gmail.com>

Sat, Apr 25, 2026 at 3:06 PM

To: Adam Gill <agill.br@gmail.com>

Adam, Thank you for your very quick response!

[Quoted text hidden]

Adam Gill <agill.br@gmail.com>

Sat, Apr 25, 2026 at 3:13 PM

To: Wilhelm 1011 Home <wilhelm1011home@gmail.com>

I hope it goes well and smoothly.

A.

[Quoted text hidden]



Wilhelm 1011 Home <wilhelm1011home@gmail.com>

Variance Request

GRM <grm3791@gmail.com>

Tue, Apr 28, 2026 at 8:36 PM

To: GHarding@cityofpensacola.com, DFoster@cityofpensacola.com

Cc: Home Wilhelm <wilhelm1011home@gmail.com>, Mead Lisa <nutmeg@gmail.com>, Richardson Rita <ritamorganrichardson@gmail.com>, agill.br@gmail.com

We live next door at 1009 N Reus and support the variance. I also conclude that the City is misapplying lot of record provisions and certainly applying them in a way that is particularly and unduly burdensome to the owner of that property.

We urge allowance of this request.

Thanks.

Erick and Lisa Mead

<<Sent from my iPhone>>

Please enjoy all my entertaining autocorrects and fat-thumb misspellings.

George R. Mead, II
(Erick Mead)
Moore, Hill & Westmoreland
350 W. Cedar Street
Pensacola, Florida 32501
Tel: (850) 434-3541
emead@mhw-law.com

[Quoted text hidden]



Wilhelm 1011 Home <wilhelm1011home@gmail.com>

We have no objections to the 1011 N Reus St Variance Request

2 messages

Tim Richardson <tim@enlivenpartnership.com>

Wed, Apr 29, 2026 at 1:34 PM

To: "DFoster@cityofpensacola.com" <DFoster@cityofpensacola.com>

Cc: Wilhelm 1011 Home <wilhelm1011home@gmail.com>, Gregg Harding <GHarding@cityofpensacola.com>

To whom it may concern,

This is to notify the ARB and City of Pensacola that we have no objections to the 1011 N Reus St Variance Request. We own the vacant lot on the corner of Devillers St and Gonzalez Street.

If you need anything else from us regarding this matter, we can be reached at 615-260-3327 or tim@enlivenpartnership.com.

Thank you,
Tim & Rita Richardson

Dana Foster <DFoster@cityofpensacola.com>

Wed, Apr 29, 2026 at 3:23 PM

To: Tim Richardson <tim@enlivenpartnership.com>

Cc: "wilhelm1011home@gmail.com" <wilhelm1011home@gmail.com>

Hi Tim,

I just wanted to confirm receipt of this email.

Thanks!

Dana Foster

Historic Preservation Planner

Visit us at cityofpensacola.com

Address: 222 W. Main St. Pensacola, FL 32502

Office: 850.435.1671

Email: dfoster@cityofpensacola.com

Florida has a very broad public records law. As a result, any written communication created or received by the City of Pensacola officials and employees will be available to the public and media upon request, unless otherwise exempt. Under Florida law, email addresses are public records. If you do not want your email address released in response to a public records request, do not send electronic mail to this office. Instead, contact our office by phone or in writing.









