



City of Pensacola

Planning Board

Agenda

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

August 13, 2024, 2:00 PM

Hagler-Mason, 2nd Floor

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

CALL TO ORDER / QUORUM

APPROVAL OF MINUTES

1. 24-723 PLANNING BOARD MINUTES FOR JUNE 11, 2024

Recommendation:

Sponsors:

Attachments: Planning Board Minutes June 11, 2024

REQUESTS

2. 24-724 REQUEST FOR FINAL AESTHETIC REVIEW – 997 S. PALAFOX STREET

*Attachments: 997 S. Palafox Street_Images
2024 07 12 Jaco's Expansion Package - FINAL
Sec._12_3_12(3)_Waterfront_Redevelopment_District
Review Comments_Jacos*

3. 24-725 REQUEST FOR PRELIMINARY PLAT APPROVAL – 10TH AVENUE
DEVELOPMENT SUBDIVISION

*Attachments: 10th Avenue Development_Images
10th Avenue Development_Application and Plat_24DE10020-PREPLAT
8-6-24
Sec._12_3_4._Medium_density_residential_land_use_district_regulation
s. (1)
Sec._12_3_105._Conventional_subdivision.
Sec._12_7_3._Procedure_for_subdivision_approval. (1)
Review Comments_10th Avenue Preliminary Plat*

OPEN FORUM

DISCUSSION ITEMS**ADJOURNMENT**

If any person decides to appeal any decision made with respect to any matter considered at such meeting, he will need a record of the proceedings, and that for such purpose he may need to ensure that a verbatim record of the proceedings is made, which record includes the testimony and evidence upon which the appeal is based.

ADA Statement

The City of Pensacola adheres to the Americans with Disabilities Act and will make reasonable accommodations for access to City services, programs and activities. Please call 850-435-1670 (or TDD 850-435-1666) for further information. Request must be made at least 48 hours in advance of the event in order to allow the City time to provide the requested services.



MINUTES OF THE PLANNING BOARD

June 11, 2024

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

MEMBERS ABSENT: Board Member Sampson

STAFF PRESENT: Planning & Zoning Manager Cannon, Assistant Planning & Zoning Manager Harding, Development Services Coordinator Statler, Executive Assistant Bilby, Development Services Director Morris, Transportation Planner Cerame, Environmental Coordinator Kuhn

STAFF VIRTUAL: None

OTHERS PRESENT: Ross Pristera, Dan Bowen, Barbara Brackmann, Jack Pruett, Donna Pruett, Jordan Yee

AGENDA:

- Quorum/Call to Order
- Approval of Meeting Minutes from May 14, 2024
- **New Business:**
 - Presentation – Land Development Code Assessment Recommendations and Approach
 - Open Forum
 - Discussion
 - Adjournment

Call to Order / Quorum Present

Chairperson Ritz called the meeting to order at 2:01 pm with a quorum present and explained the procedures of the Board meeting including requirements for audience participation.

Approval of Meeting Minutes – Vice Chairperson Larson made a motion to approve the May 14, 2024, minutes, seconded by Board Member Powell, and it carried 6:0.

New Business –

Presentation – Land Development Code Assessment Recommendations and Approach

Assistant Planning & Zoning Manager, Harding introduced Pat Tyjeski and George Kramer of Inspire Placemaking Collective. They were hired to assess the Land Development Code to identify conflicting code issues and duplicative language, and to streamline the code for better efficiency. This is Phase I. Pat Tyjeski introduced her presentation showing their scope of work and what the city wanted them to do. They would be giving an outside perspective of what's wrong, analyze the code, collaborate with staff, make recommendations, and present to City Council. That was Phase I and now it's time to move to Phase II. The audience was able to view charts and tables to communicate concerns with staff. The charts led to a conversation about the consolidation of zoning districts and the clarity of building height in the code. The historic districts were also discussed. Stakeholders were invited to the kickoff meeting, and they received 268 comments and received very useful input. Inspire reviewed the code chapter by chapter and had a real conversation on how to modify the code. They looked at the reorganization of the code. For instance, when you open zoning chapter it's about zoning, sign chapter, it's about signs, etc. Inspire discussed issues with urban versus suburban, development incentives, building height, historic preservation, affordable housing, coastal resiliency, parking standards, development flexibility, and stormwater requirements. They reviewed the scope for Phase II, kick-off meetings with staff and city council, project branding, website, workshop #1 with public engagement, open house #1 with public engagement, staff briefing, draft #1, staff review, work sessions with staff. For Phase II, there would be a total of 3 drafts, all three would have public engagement, the fourth draft would be the adoption of said draft. Phase II would likely span over a two-year timeframe. Chairperson Ritz liked the idea of Phase II and giving the public the opportunity to give their input. The biggest positive is the city really cares about preserving the character of the city, everything is there, it just needs to be put in the correct place. The length and confusion of the code is a negative. Organization and clarity are needed to make sure it makes sense. Board Member Powell is pleased the code will be streamlined, as she often relies on staff to help her find codes. Board Member Van Hoose asked for clarification regarding Phase I versus Phase II. Phase I looked for issues. Phase II flips it upside down and makes non-substantial changes and minor changes. Inspire wants to avoid substantial changes that might bring about major changes, such as the character of a neighborhood, for example. If they get into something that's too controversial, they may have leave that for Phase III, and Inspire does not want the whole rearrangement of the code to be delayed significantly. Board Member Grundhoefer is encouraged as an architect to see improvements and wanted to know if Phase II would be based on other municipalities. Inspire responded that they will make modifications based on the city of Pensacola Land Development Code, not other cities even though they have helped develop the LDC for other communities. It has to be tailored to the community and cannot be based on another community. Inspire explained branding and proposed to use something catchy when sending documents, power points, etc. - it's helpful for marketing purposes. Lastly, Inspire reviewed the process of Planning Board and City Council review once the process is complete.

Open Forum – none

Discussion – Take strategic plan survey if possible.

Adjournment – With no further business, the Board adjourned at 2:46 p.m.

Respectfully Submitted,

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

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



City of Pensacola

222 West Main Street
Pensacola, FL 32502

Memorandum

File #: 24-724

Planning Board

8/13/2024

ACTION ITEM

SUBJECT:

Request for Final Aesthetic Review – 997 S. Palafox Street

SUMMARY:

SMP Architecture is requesting final aesthetic review for a building and site expansion at Jaco's Bayfront Bar & Grille. The expansion will provide additional space for the kitchen, a covered outdoor back-of-house, and new landscaping. Existing mechanical equipment currently visible on the east façade will be relocated and screened behind new parapet walls, and all materials have been chosen to match or complement the existing building. Since the property at and surrounding 997 S. Palafox Street is owned by the City of Pensacola, the proposed expansion is contingent on an amended lease agreement. That process is being initiated by the applicant and City Council's review and approval will be required before moving further.

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

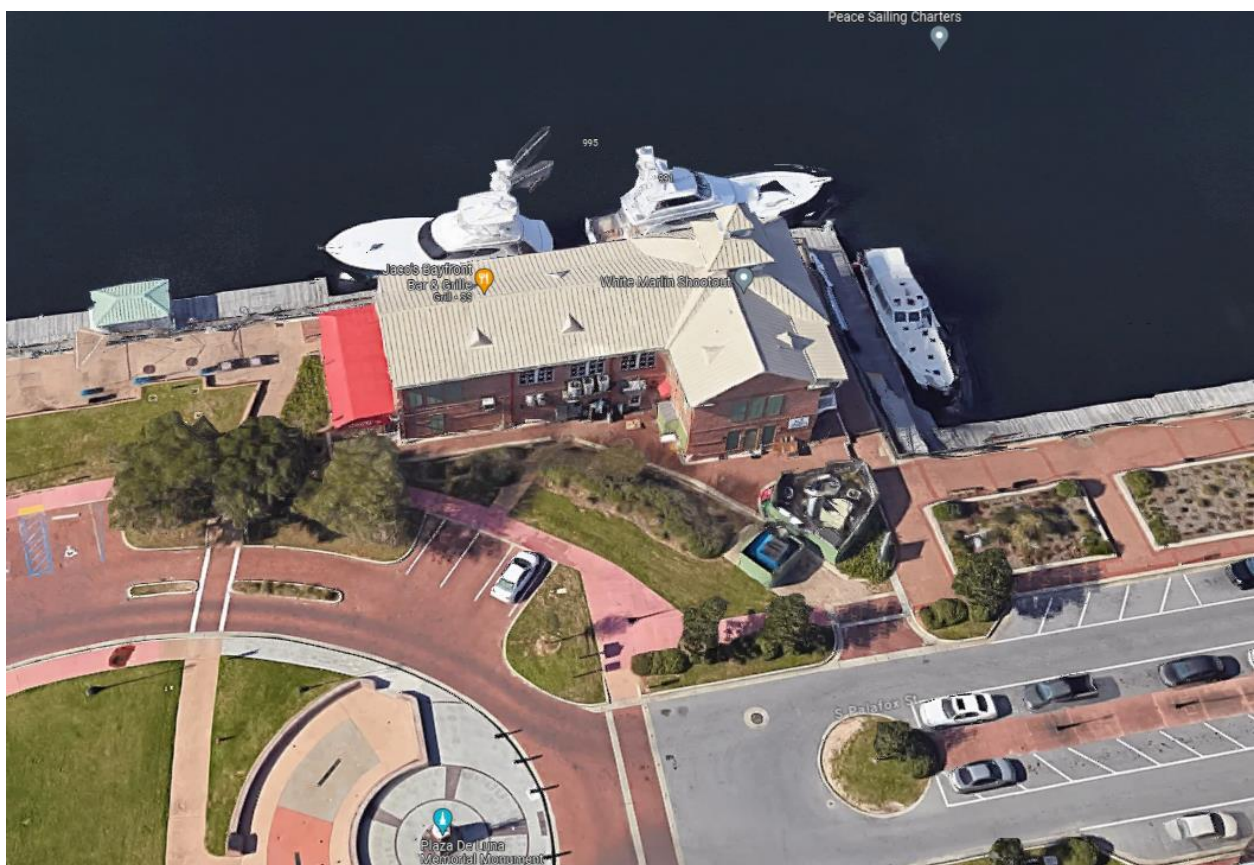
RECOMMENDED CODE SECTIONS

Sec. 12-3-12(3) Waterfront Redevelopment District

ATTACHMENTS:

1. 997 S. Palafox Street_Images
2. 2024 07 12 Jaco's Expansion Package - FINAL
3. Sec._12_3_12(3)_Waterfront_Redevelopment_District
4. Review Comments_Jacos

997 S. Palafox Street – Final aesthetic review





**Planning Board Application
Request for Aesthetic Review**

Application Date: **7/12/2024**

Project Address: 997 S PALAFOX ST. PENSACOLA, FL 32502

Applicant: SMP Architecture

Applicant's Address: 205 E Intendencia Street, Pensacola, FL 32502

Email: william@smp-arch.com **Phone:** 850-982-9042

Property Owner: Wade Beroset

**Redevelopment
District:**



Waterfront



Gateway



**South Palafox
Business**



**North 9th
Avenue**

** An application for aesthetic review shall be reviewed by a representative of the Planning Board once all materials have been submitted and it is deemed complete by the Secretary to the Board.*

Project specifics/description:

The attached drawings illustrate an addition on the east side of Jaco's Bayfront Bar & Grille to accommodate a necessary kitchen expansion. In addition to providing space for the expanded kitchen, the design provides several aesthetic improvements on the east side of the building. Existing mechanical equipment that's currently visible on the east facade will be relocated and concealed behind parapet walls. The proposed design also incorporates a covered outdoor back-of-house space screened by a custom designed wooden gate - concealing operations that are currently visible to the public. New landscaping will be provided at the perimeter of the building expansion and any landscaping disrupted during construction will be restored. The design and specified materials are cohesive with the existing building and site.

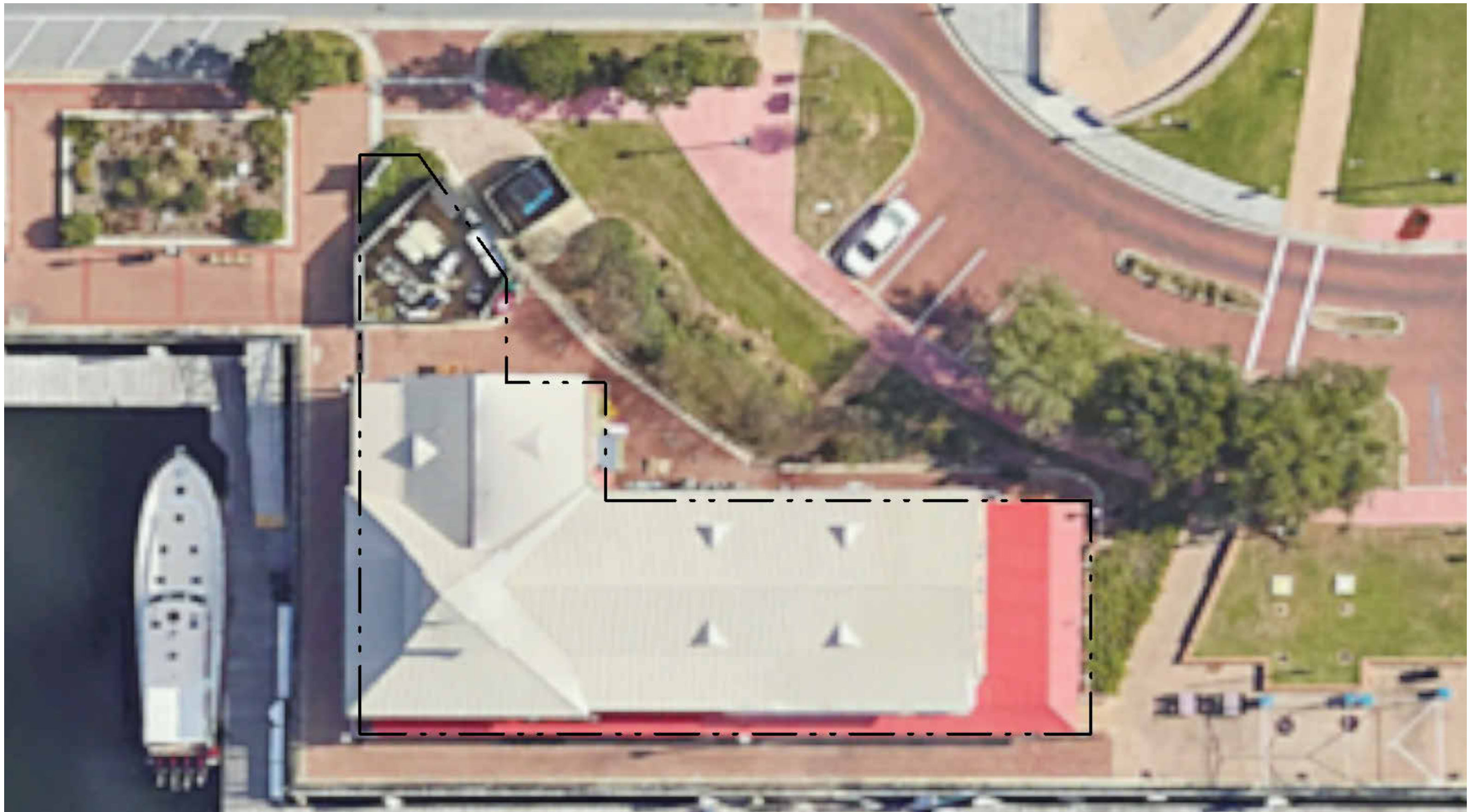
I, the undersigned applicant, understand that payment of these fees does not entitle me to approval and that no refund of these fees will be made.

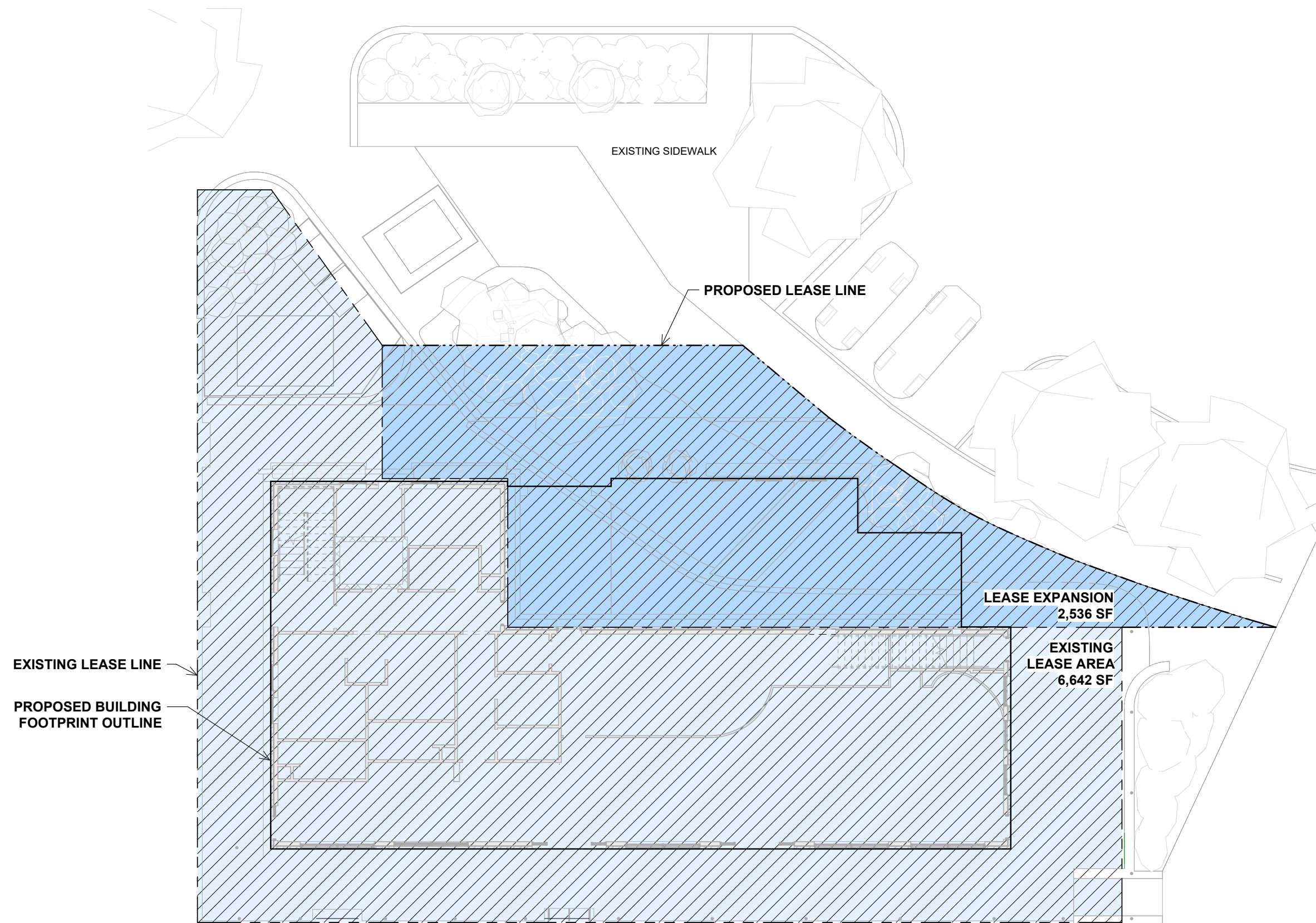
William Brantley
Applicant Signature

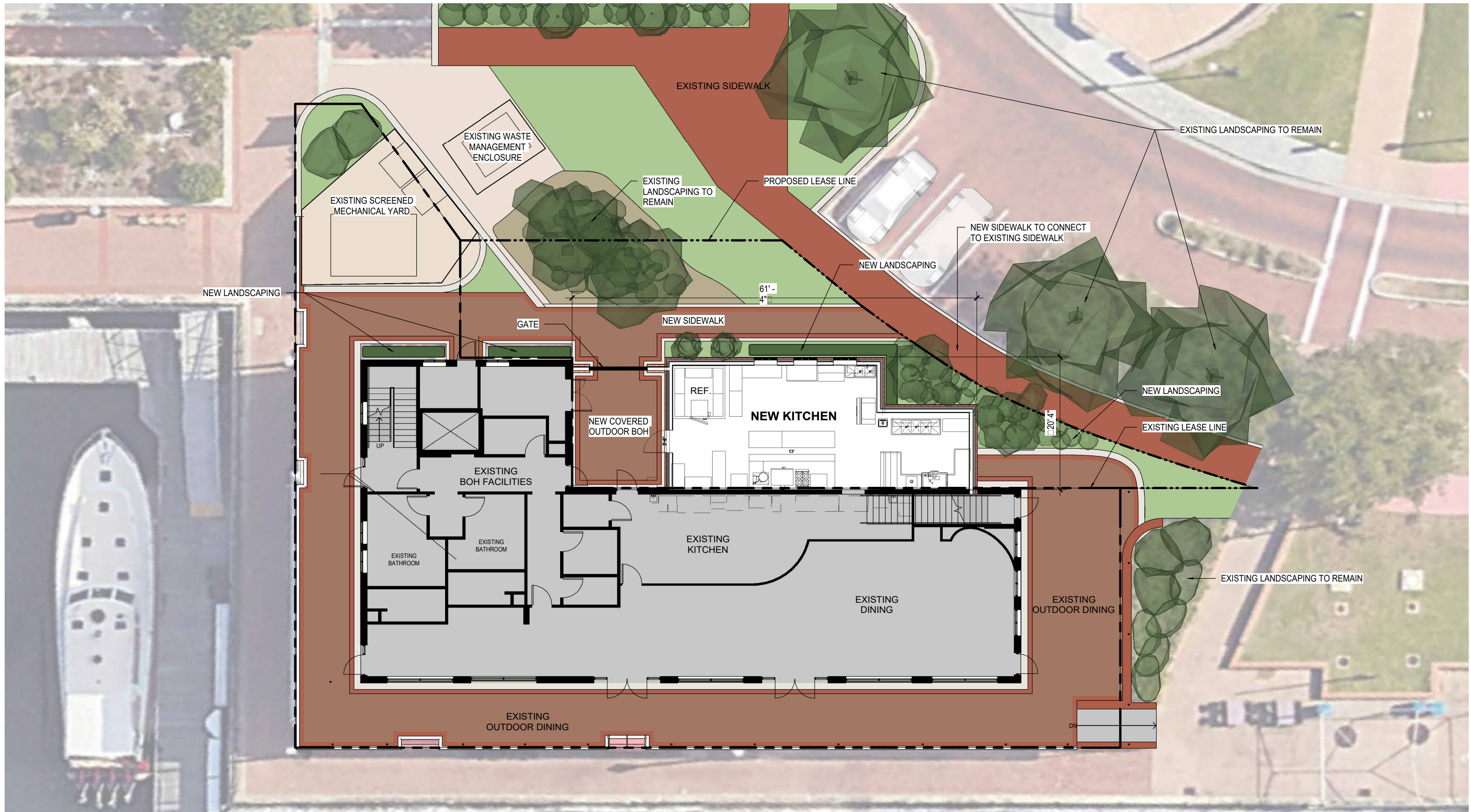
07/11/2024
Date

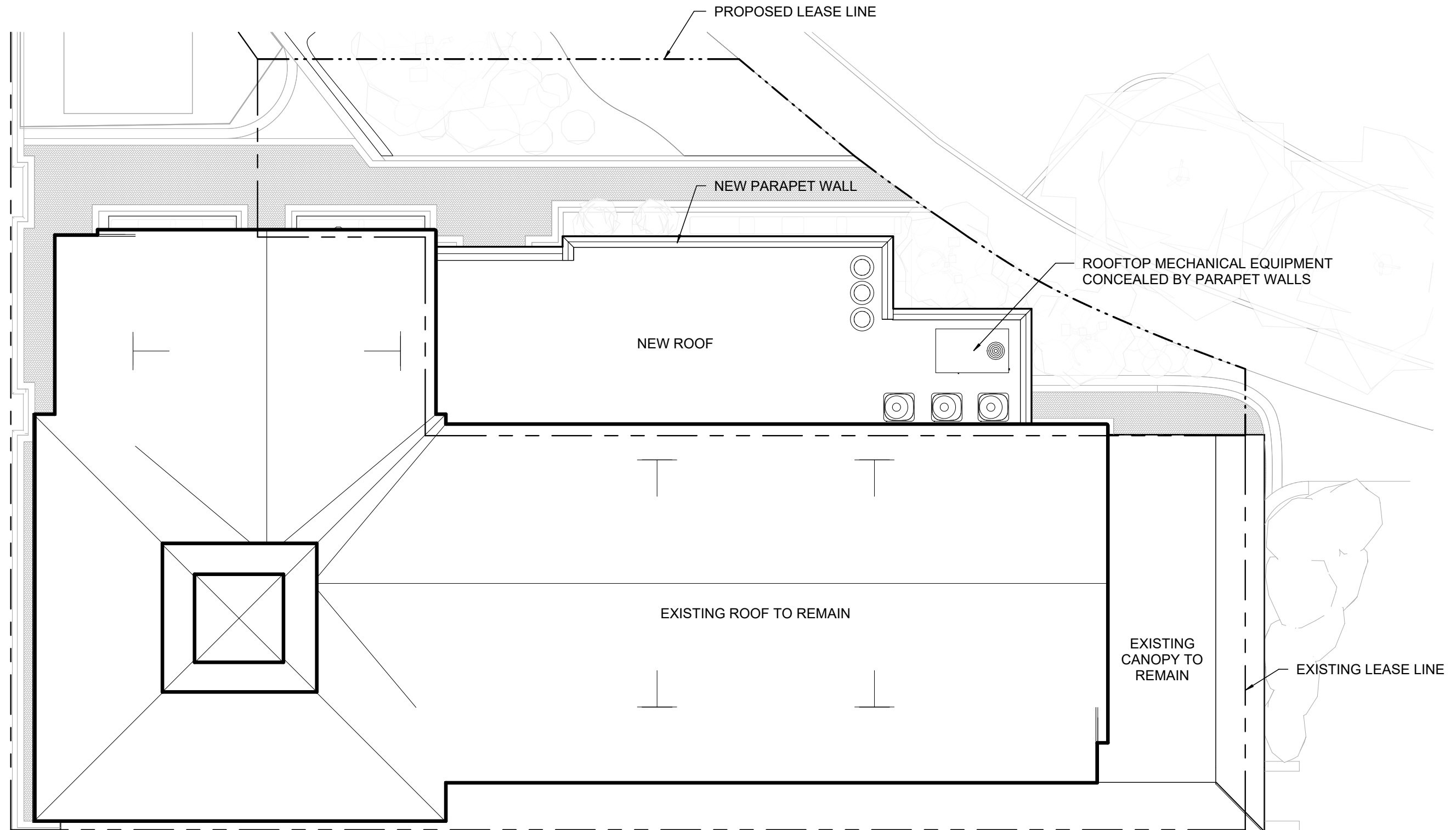


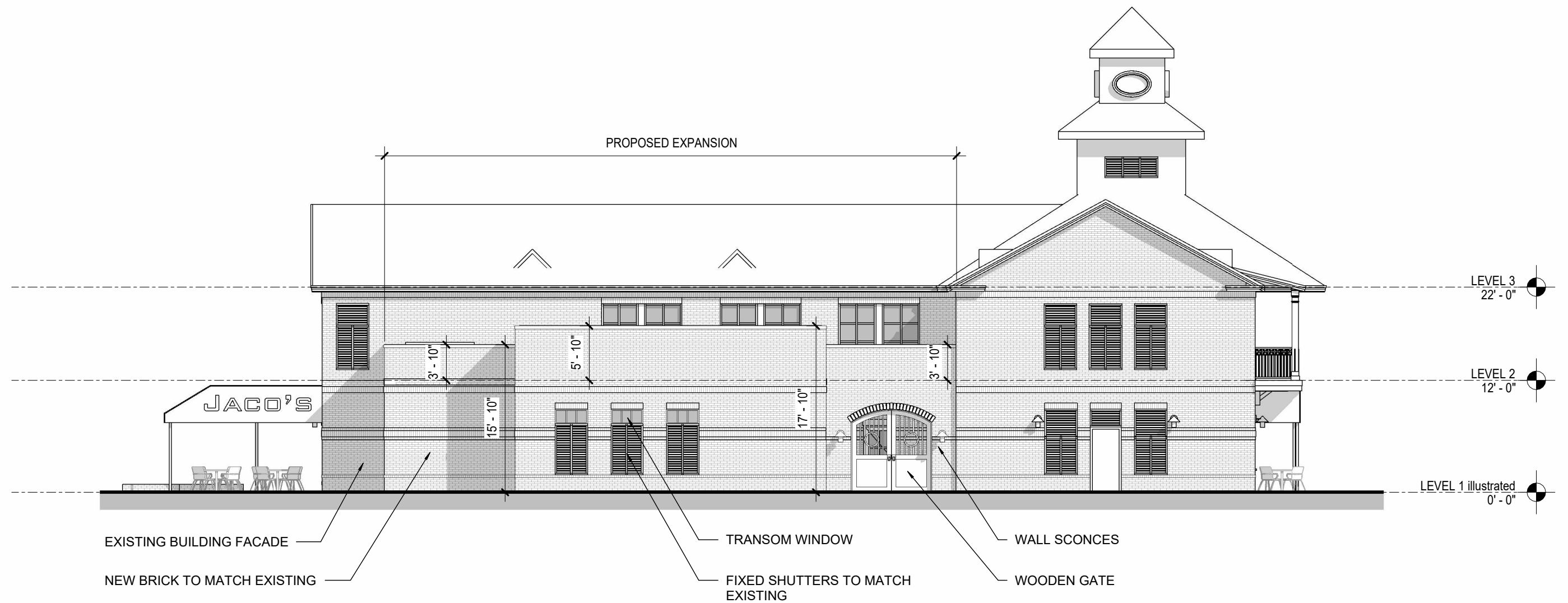




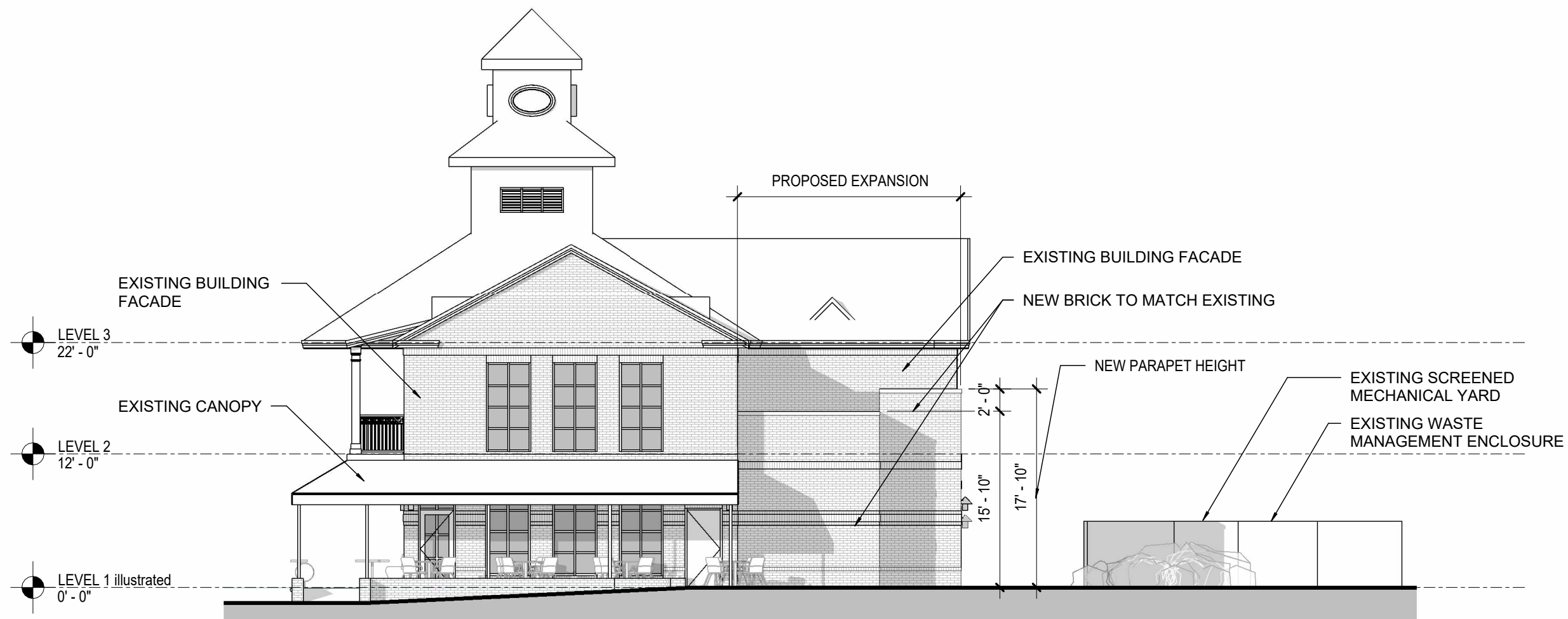
















Current mechanical equipment conditions



Proposed rooftop mechanical equipment concealed by parapet walls







GLAZING



IR 500/501 FRAMING SYSTEM



SHUTTERS

ALUMINUM SHUTTERS TO MATCH EXISTING



GATE SCREENING OUTDOOR BACK OF HOUSE AREA



PAINTED WOOD
TO MATCH EXISTING SHUTTERS



COPPER



PVC ROOF



ALUMINUM COPING CAP



BRICK

TO MATCH EXISTING



LIGHT FIXTURES

IL FANALE

Calmaggiore 230.03.ORB

COPPER



ITALIAN CYPRESS



CRAPE MYRTLE



JAPANESE YUE HEDGE



THRYALLIS BUSH



Sec. 12-3-12(3). Waterfront Redevelopment District.

(3) *WRD, waterfront redevelopment district.*

- a. *Purpose of district.* The waterfront redevelopment district is established to promote redevelopment of the city's downtown waterfront with a compatible mixture of water-dependent and water-related uses that preserve the unique shoreline vista and scenic opportunities, provide public access, create a cultural meeting place for the public, preserve the working waterfront activities historically located in the waterfront area, and encourage a high quality of site planning and architectural design. Site specific analysis of each development proposal within the district is intended to ensure that the scenic vistas and marine-oriented image of the district are maintained, that the development character of the waterfront is upgraded and that the boundaries of the adjacent special districts are positively reinforced.
- b. *Uses permitted.*
 1. Single-family residential (attached or detached) at a maximum density of 17.4 units per acre. Multifamily residential at a maximum density of 60 dwelling units per acre.
 2. Home occupations, subject to regulations in section 12-3-57.
 3. Offices.
 4. Libraries and community centers opened to the public and buildings used exclusively by the federal, state, county and city government for public purposes.
 5. Hotels/motels.
 6. Marinas.
 7. Parking garages.
 8. The following retail sales and services:
 - i. Retail food and drug stores (including medical marijuana dispensaries and package liquor store).
 - ii. Personal service shops.
 - iii. Clothing stores.
 - iv. Specialty shops.
 - v. Banks.
 - vi. Bakeries whose products are sold at retail on the premises.
 - vii. Antique shops.
 - viii. Floral shops.
 - ix. Health clubs, spa and exercise centers.
 - x. Laundromats.
 - xi. Laundry and dry-cleaning pick-up stations.
 - xii. Restaurants.
 - xiii. Studios.
 - xiv. Art galleries.

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- xv. Sale or rental of sporting goods or equipment including instructions in skiing, sailing, or scuba diving.
 - xvi. Boat rentals waterside only with limited upland storage.
 - xvii. Bars.
 - xviii. Commercial fishing.
 - xix. Ferry and passenger terminals.
 - xx. Cruise ship operations.
 - xxi. Food truck courts, subject to regulations in section 12-3-95.
9. Family day care homes licensed by the state department of children and family services as defined in state statutes.
- c. *Procedure for review of plans.*
- 1. *Plan submission.* Every application to construct a new structure in the waterfront redevelopment district shall be subject to the development plan review and approval procedure established in section 12-3-120. Every application for a new certificate of occupancy or a building permit to erect, construct, demolish, renovate or alter a building or sign, or exterior site work (i.e., paving and landscaping of off-street parking areas), located or to be located in the waterfront redevelopment district shall be accompanied with drawings or sketches with sufficient detail to show, as far as they relate to exterior appearances, the architectural design of the building, sign, or exterior work (both before and after the proposed work is done in cases of altering, renovating, demolishing or razing a building or structure) including proposed materials, textures and colors, and the plot plan or site layout including all site improvements or features such as walls, fences, walks, terraces, plantings, accessory buildings, paved areas, signs, lights, awnings, canopies and other appurtenances. All developments within the waterfront redevelopment district must comply with design standards as established in section 12-3-121.
 - 2. *Review and approval.* All plans shall be subject to the review and approval of the planning board established in chapter 12-12. At the time of review the board may require that any aspect of the overall site plan that does not meet the standards established in this section be incorporated and brought into compliance within a time limit approved by the board. Review by the planning board of applications for zoning variances shall be as provided for under section 12-12-2(6)f.
 - 3. *Abbreviated review.* Sign requests, paint colors, fencing, and emergency repairs that are consistent with the regulations and guidelines set forth in this section, may be approved by letter to the building official from the planning board secretary and the chairperson of the board. This provision is made in an effort to save the applicant and the board time for routine approval matters. If agreement cannot be reached as it pertains to such requests by the board secretary and chairperson, then the matter will be referred to the board for a decision.
- d. *Regulations.*
- 1. *Signs.* The following provisions shall be applicable to signs in the district:
 - i. *Number of signs.* Each parcel shall be limited to one sign per street frontage; provided, however, if there exists more than one establishment on the parcel, there may be one attached sign per establishment.

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- ii. *Signs extending over public property.* Signs extending over public property shall maintain a clear height of nine feet above the sidewalk and no part of such signs shall be closer than 18 inches to the vertical plane of the curb line or edge of the pavement.
 - iii. *Sign size and height limitations.*
 - (a) *Attached signs.*
 - (1) *Size.* Ten percent of the building elevation square footage (wall area) that fronts on a public street, not to exceed 50 square feet. Buildings exceeding five stories in height; one attached wall sign or combination of wall signs not to exceed 200 square feet and mounted on the fifth floor or above.
 - (2) *Height.* No sign may extend above the roof line of the building to which it is attached. For the purposes of this section roof surfaces constructed at an angle of 65 degrees or more from horizontal shall be regarded as walls.
 - (b) *Freestanding signs.*
 - (1) *Size.* Fifty square feet.
 - (2) *Height.* Ten feet (top of sign).
 - iv. *Other permitted signs.*
 - (a) Signs shall not exceed two square feet in size.
 - (b) Official traffic signs or signals, informational signs erected by a government agency and temporary signs indicating danger.
 - v. *Prohibited signs.* Refer to section 12-5-7 for a description of prohibited signs. In addition the following signs are prohibited within the district:
 - (a) Portable signs.
 - (b) Signs that are abandoned or create a safety hazard. Abandoned signs are those advertising a business that becomes vacant and is unoccupied for a period of 90 days or more.
 - (c) Signs that are not securely fixed on a permanent foundation.
 - (d) Strings of light bulbs, other than holiday decorations, streamers and pennants.
 - (e) Signs that present an optical illusion, incorporate projected images, or emit sound.
 - (f) Secondary advertising signs (i.e., signs that advertise a brand name product in addition to the name of the business).
 - vi. *Temporary signs.* The following temporary signs shall be permitted in the district:
 - (a) Temporary banners indicating that a noncommercial special event such as a fair, carnival, festival or similar happening is to take place, are permitted with the following conditions: Such banners may be erected no

sooner than two weeks before the event and banners extending over street rights-of-way require approval from the mayor.

- (b) One non-illuminated sign per street frontage advertising the sale, lease or rental of the lot or building upon which the sign is located. Such sign shall not exceed 12 square feet in size, and shall be removed immediately after occupancy.
 - (c) One non-illuminated sign not more than 50 square feet in area in connection with new construction work and displayed only during such time as the actual construction work is in progress.
- 2. *Off-street parking.* The following off-street parking requirement shall apply to all lots, parcels, or tracts in the district: Off-street parking requirements in the waterfront redevelopment district shall be based on the requirements set forth in chapter 12-4. The required parking may be provided off-site by the owner/developer as specified in section 12-4-1(4). Screening shall be provided along the edges of all parking areas visible from the street rights-of-way. This screening may take the form of:
 - i. A solid wall or fence (chain-link fences are prohibited) with a minimum height of four feet that is compatible in design and materials with on-site architecture and nearby development;
 - ii. An earth berm approximately three feet in height that is landscaped to provide positive screening effective within three years; or
 - iii. A combination of walls or fences and landscape screening, or landscape screening designed to provide positive screening within three years.
- 3. *Vehicular access.* For each lot, tract or parcel under single ownership, the maximum number of access points shall not exceed two per street frontage.
- 4. *Landscaping.* Landscaping requirements in the district shall conform to the requirements of chapter 12-6. All service areas (i.e., trash collection containers, compactors, loading docks) shall be screened with at least 75 percent opacity from the street and adjacent buildings by one of the following techniques:
 - i. Fence or wall and gate, six feet high;
 - ii. Vegetation, six feet high (within three years); or
 - iii. A combination of the above.
- 5. *Underground utility services.* All new building construction or additions of floor area to existing structures shall be required to install underground utilities on the site.
- 6. *Lot coverage.* The total coverage of the site including all structures, parking areas, driveways and all other impervious surfaces shall not exceed 75 percent.
- 7. *Setback/height requirements.* No building shall exceed a maximum height of 60 feet in the waterfront redevelopment district.
 - i. *Shoreline setback/height requirements.* All buildings shall be set back a minimum of 30 feet from the shoreline or the bulkhead line. At this minimum setback line, the building height may not exceed 35 feet. Above 35 feet in height, an additional one foot in building height may be permitted for each additional one foot in setback with a maximum building height of 60 feet. The minimum setback from the shoreline may be decreased by the planning board

and the council during the review process to permit reuse of existing buildings, structures or foundations with a lesser setback.

- ii. *Main Street setback/height requirements.* All buildings shall be set back a minimum of 60 feet from the centerline of Main Street. At this minimum setback line, the building height may not exceed 60 feet.
8. *Additional regulations.* In addition to the regulations established above in subsections (3)d.1 through 7 of this section, any permitted use within the WRD zoning district where alcoholic beverages are ordinarily sold is subject to the requirements of chapter 7-4.
- e. *Regulations.* All developments within the waterfront redevelopment district are encouraged to follow the design guidelines established in section 12-3-121(d). In addition, the following site planning guidelines should be taken into consideration in the required development plans.
 1. *Site planning.* The integration of site features such as building arrangement, landscaping, parking lot layout, public access points, building orientation, and scenic vantage points is critical in producing a pleasant and functional living or working environment. In reviewing development proposals, the following guidelines shall be taken into consideration:
 - i. *Maximum preservation of waterfront views.* Considering the waterfront location of the district, the placement of buildings, signs, service areas, parking and landscaping shall be planned to maximize the preservation of views of the bay and to protect the waterfront scenic open space character. To prevent the effect of a "wall" of development along the edge of the waterfront and adjacent streets, open space should be encouraged between buildings and under elevated buildings. Pedestrian circulation systems should be designed to form a convenient, interconnected network through buildings, landscaped open spaces and public walkways. The longer side of each building should be sited perpendicular to the water's edge in order to preserve water views from the street.
 - ii. *Building orientation.* Buildings should be oriented to maximize the waterfront view potential within the district while maintaining quality facade treatment and design on the streetside. Structures should be positioned to provide viewing opportunities of the water and the shoreline edge between buildings. The location of solid waste receptacles, service entrances, loading docks, storage buildings and mechanical and air conditioning equipment and other items typically situated at the backside of buildings should be discouraged within the area between the building and the water's edge.
 - iii. *Off-street parking and service.* Off-street parking shall be discouraged within the shoreline setback area. Where possible, service areas (i.e., trash collection, loading docks) shall be located to be screened by the building itself; otherwise, walls, fences, landscaping and earth berms shall be used to achieve effective screening.
 2. *Aesthetic considerations.* Development projects within the district are not subject to special architectural review and approval. In lieu of a special separate review procedure, the following general architectural and aesthetic design criteria will be considered to enhance the character of the district:
 - i. Buildings or structures that are part of a present or future group or complex shall have a unity of character and design. The relationship of forms and the

use, texture, and color of materials shall be such as to create a harmonious whole.

- ii. Natural materials such as brick, wood and stucco should be encouraged. Materials such as metal and plastic shall be discouraged on exterior surfaces of buildings.
 - iii. All mechanical equipment, satellite dishes and other similar equipment should be completely screened by the architecture of the structure, or fences, walls or vegetation.
 - iv. Proposed developments within the waterfront redevelopment district that are located adjacent to a historic district should give special consideration to visual compatibility in scale and architectural design in order to positively reinforce the character of the historic area and provide a buffer and transition.
 - v. Projects should be encouraged that enhance the setting or provide for adaptive reuse of historic buildings and sites.
3. *Landscaping guidelines.* Landscaping should be used to enhance waterfront views and vistas and to screen undesirable features. Low lying plant material should be used in open areas to retain views of the water. Trees should be selectively utilized and carefully located along the waterfront in both public and private developments in order to maintain existing views as much as possible. Plantings should be coordinated near buildings to provide view corridors.
4. *Sign guidelines.*
- i. *Design/materials.* The architectural character of the building to which the sign relates should be reflected in the lettering of the sign, and the materials used for the supporting structure and the sign face.
 - ii. *Lighting.* Indirect and internal lighting is encouraged. Neon and exposed fluorescent lighting is not encouraged.
 - iii. *Landscaping.* The landscaping and positioning of the sign should complement the overall site plan and landscaping of the development.

Department:	Comments:
Planning	No comments or concerns.
FIRE	No comments and concerns at this time. Will need to review plans for fire life and safety at time of permitting.
PW/E	No comments or concerns. All buried utilities in work area will need to be identified at time of permitting.
Surveyor	No comments.
Inspection Svcs	No comments.
Pensacola Energy	Pensacola Energy has no objections to the expansion; however I would like to note that the gas service will need to be relocated due to this expansion. The Developer/owner will need to contact Pensacola Energy to work on a solution for the new meter location.
ECUA	No comment on the aesthetics or site plan.
FPL	No comments or concerns.
ATT	No comments or concerns.
FDOT	No comments or concerns.
CRA	No comments or concerns. Please coordinate with Parking Management at time of construction.
Parking	No comments and concerns. Please coordinate with Parking Services at time of construction.
Airport	No comments or concerns.



City of Pensacola

222 West Main Street
Pensacola, FL 32502

Memorandum

File #: 24-725

Planning Board

8/13/2024

ACTION ITEM

SUBJECT:

Request for Preliminary Plat Approval – 10th Avenue Development Subdivision

SUMMARY:

Bear General Contractors, Inc. is requesting preliminary plat approval for the 10th Avenue Development Subdivision. These properties are located within the R-1A zoning district of which three (2) parcels will be subdivided into nine lots to accommodate single-family detached residences and one lot to accommodate stormwater requirements.

- Property area: 1.79 acres
- Maximum Density: 12.4 dwelling units per acre
- Setback requirements: front setback of 20'; side setback of 5'; rear setback of 25'.

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

RECOMMENDED CODE SECTIONS

[Sec. 12-3-4. Medium-density residential land use district regulations](#)

[Sec. 12-3-105. Conventional subdivision](#)

[Sec. 12-7-3 Procedure for subdivision approval](#)

ATTACHMENTS:

1. 10th Avenue Development_Images
2. 10th Avenue Development_Application and Plat_24DE10020-PREPLAT 8-6-24
3. Sec._12_3_4._Medium_density_residential_land_use_district_regulations. (1)
4. Sec._12_3_105._Conventional_subdivision.
5. Sec._12_7_3._Procedure_for_subdivision_approval. (1)
6. Review Comments_10th Avenue Preliminary Plat

10th Avenue Development Preliminary Subdivision Plat





SUBDIVISION PLAT

☒ **Preliminary Plat**

Fee: \$1,000.00 + \$25/lot

☐ **Final Plat**

Fee: \$1,500.00 + \$25/lot

1. Applicable Parks/Open Space Fees are due prior to recording the Final Plat;
2. Resubmittal: ½ the initial fee;
3. Rescheduling of Planning Board/City Council: \$250.00

<u>Applicant Information</u>	<u>Owner Information</u> (If Different from Applicant)
Name: <u>Bear General Contractors, Inc</u> Address: <u>1216 N. Palafox St. Suite A</u> <u>Pensacola, FL 32501</u> Phone: <u>850-435-4111</u> Email: <u>jmyslak@beargc.com</u>	Name: _____ Address: _____ Phone: _____ Email: _____

Property Information

Location Address: 3805 & 3807 10th Avenue, Pensacola, FL 32501

Subdivision Name: _____

Parcel ID # 04-2S-30-2007-000-058

of EXISTING Parcels to be Subdivided: 2 # of PROPOSED Lots: 9 Total Acreage: 1.77

Type of Subdivision: ☒ Residential ☐ Non-Residential/Commercial

Legal Description: Attached a full legal description from deed or survey

Will a Variance from the Subdivision Regulations be requested for the project (Sec. 12-7-7)? ☐ YES ☒ NO

If YES, Please specify the exact Variance requested: _____

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

Signature of Owner: _____

Date: 7/11/24

Zoning: <u>R-1A</u>	For Office Use Only	
Date Received: <u>7/12/2024</u>	FLUM: <u>MDR</u>	Council District: <u>5</u>
Application Fee: <u>\$1,250.00</u>	Case Number: _____	
Open Space Requirement (acres or \$): _____	Receipt #: _____	
Planning Board date: Prelim: <u>8/13/2024</u>	FINAL: _____	Recommendation: _____
City Council date: _____	Council Action: _____	
Recording Date: _____	Map BK/PG: _____	

Planning Services

222 W. Main Street, Pensacola, Florida 32502

(850) 435-1670

Email: PlanningApplications@CityOfPensacola.com

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

SUBDIVISION PLAT

Sec. 12-7-6. Sites for public use.

- (a) *School sites.* The planning board may, where necessary, require reservation of suitable sites for schools; and further, which sites shall be made available to the county school board for their refusal or acceptance. If accepted by the school board, it shall be reserved for future purchase by the school board from the date of acceptance for a period of one year.
- (b) *Sites for park and recreation or open space.* Each subdivision plat shall be reviewed by the planning and leisure services departments in order to assess the following: park and recreational or open space needs for the recreation service area within which the subdivision is located and for the city as a whole; and characteristics of the land to be subdivided for its capability to fulfill park, recreation or open space needs. Based on this review the city staff shall recommend one of the following options:
 - (1) *Dedication of land for park, recreation or open space needs.* The subdivider or owner shall dedicate to the city for park and recreation or open space purposes at least five percent of the gross area of the residential subdivision. In no case shall the aggregate acreage donated be less than one-quarter acre.
 - (2) *Payment of money to an escrow account for park, recreation or open space needs in lieu of dedication of land.* The subdivider or owner shall pay unto the city such sum of money equal in value to five percent of the gross area of the subdivision thereof, which sum shall be held in escrow and used by the city for the purpose of acquiring parks and developing playgrounds and shall be used for these purposes and no others. The aforementioned value shall be the value of the land subdivided without improvements and shall be determined jointly by the mayor and the subdivider. If the mayor and subdivider cannot agree on a land value, then the land value shall be established by arbitration. The mayor shall appoint a professional land appraiser, the subdivider shall appoint a professional land appraiser, and these two shall appoint a third.
- (c) *Public streets.* All streets delineated on all plats submitted to the city council shall be dedicated to all public uses including the use thereof by public utilities, unless otherwise specified herein.

(Code 1986, § 12-8-6; Ord. No. 9-96, § 14, 1-25-1996; Ord. No. 16-10, § 223, 9-9-2010)

Open Space Requirements (*only applicable to residential subdivision*)

Sec. 12-7-6 requires (a) the dedication of 5% of the gross area for open space purposes, or (b) a fee in lieu of land dedication. Please calculate and check the preferred method of meeting the requirement:

(a) Total Land Area: 1.77 acres

5% for land dedication: 1.05 acres

(may NOT equal less than 1/4 acre)

(b) Value of Land \$ _____
(per Escambia County Property Appraiser)

Fee in lieu of land dedication (5% of land value) \$ _____

(Check payable to the City of Pensacola. Due after plat approval, prior to receiving signatures)

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

SUBDIVISION PLAT

Sec. 12-7-3. Procedure for subdivision approval.

(a) Procedure for subdivision requiring a plat.

(1) Approval of preliminary plat by the planning board.

- a. Any person desiring to divide land into three or more lots shall first file with the planning services department an application and a preliminary plat of the subdivision prepared in accordance with the requirements of section 12-7-8 and Florida Statute § 472.027.
- b. Accompanying the application and preliminary plat shall be a general location sketch map showing the relationship of the proposed subdivision to existing community facilities that serve or influence it. On such sketch map shall show, the main traffic arteries, shopping centers, schools, parks, and playgrounds within one quarter (1/4) of a mile.
- c. Where the preliminary plat submitted covers only a part of the total contiguous property under the subdivider's ownership, a sketch of the prospective future street system of the unsubdivided part shall be required if not shown on a previously approved conceptual plan or plans for the entire property. The street system of the unplatted portion shall be planned to coordinate and connect with the street system of the platted portion.
- d. A master drainage plan at a scale not smaller than one inch equals 200 feet, shall be provided. The master drainage plan shall be for the entire property and shall be reviewed by the city engineer in relation to the entire drainage basin. It is the specific intent of this requirement that rights-of-way and easements of all drainage improvements, including, but not limited to, retention ponds, ditches, culverts, channels, and the like required for the drainage of the site for both on-site and off-site improvements, shall be provided for in the master drainage plan. Instruments shall be submitted fully executed in sufficient form for recording for all off-site drainage rights-of-way and easements not included on the final plat. These instruments shall be submitted with the final plat for recordation.
- e. The preliminary plat shall be submitted to the planning services department at least 30 calendar days prior to the meeting at which it is to be considered.
- f. Prior to the examination of the preliminary plat, the planning board shall be furnished with reports from the city engineer, the city traffic engineer, Pensacola Energy, Emerald Coast Utilities Authority, fire department, and the secretary to the planning board to the effect that said plat does or does not conform to the comprehensive plan, the provisions of this chapter, and with sound principles and practices of planning and engineering and with such other items that may affect the health, safety and welfare of the people.
- g. When, after examination, the planning board finds as fact that the aforementioned requirements have been met, the preliminary plat may be approved; however, such approval shall not constitute an approval of the final plat. If the preliminary plat is rejected, the planning board shall provide the applicant in writing a detailed list of reasons for rejection. The applicant shall resubmit revised documents to the planning services department with a review fee and begin the process at section 12-7-1.

(2) Approval of final plat by the planning board and city council.

- a. The final plat shall conform substantially to the preliminary plat. The applicant shall submit only that portion of the approved preliminary plat that he or she proposes to record and develop. Such portion shall conform to all requirements of this chapter. Such final plat shall be submitted within one-year (365 days) of the date of the approval of the preliminary plat. If more than one-year has elapsed since the approval of the preliminary plat, the applicant must resubmit to the planning services department a new application, new application fee and revised documentation and begin the process at section 12-7-1.
- b. The final plat and release for construction plans shall be submitted to the planning services department at least 30 calendar days prior to the meeting of the planning board at which it is to be considered. Before granting final approval of the plat, the planning board shall receive reports from

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

SUBDIVISION PLAT

the secretary to the planning board, the city engineer, the city traffic engineer, Pensacola Energy, Emerald Coast Utilities Authority and the fire department.

- c. After approval by the planning board, the final plat shall be transmitted to the city council for approval. Approval of the plat shall be granted by the city council upon its finding that all the requirements of this chapter have been met.

- (b) Procedure for division of land requiring a boundary survey.
 - (1) A division of land into no more than two lots fronting on an existing public street, or an access easement not involving any new street or road, or the extension of governmental facilities, or the creation of any public improvements, and not adversely affecting the remainder of the parcel or adjoining property, and not in conflict with any provision of this Code or the comprehensive plan, may be reviewed and approved by the city engineer and planning services department..
 - (2) Submission requirements.
 - a. Any person desiring to divide land into no more than two lots shall first submit a metes and bounds description and a boundary survey (equal to that required by Florida Statute § 472.027, pertaining to the Standards of Practice for surveys) of the property to the planning services department. The boundary survey shall depict all information required by section 12-7-8(1) through (1011).
 - b. If an access easement is required for the subdivision, this document shall be attached to the boundary survey.
 - c. Prior to development of residential properties, the owner or owner's agent shall provide a proposed lot grading and erosion control plan. The plan shall be to scale and must demonstrate that the flow of stormwater surface drainage from the development is diverted to a storm sewer conveyance or other approved point of collection that does not create a hazard. The grading plan should clearly exhibit that the proposed development neither creates nor exacerbates flooding on any adjacent properties. Commercial properties shall fall under the subdivision language of the Land Development Code and comply with all stormwater drainage requirements set forth therein.
 - d. The planning services department shall notify the applicant of the approval or disapproval of the metes and bounds description or the boundary survey within nine (9) working days from submission.
 - e. If the metes and bounds description or the boundary survey is rejected the planning services department shall provide the applicant, in writing, a detailed list of the reasons for the rejection.
 - f. The applicant shall resubmit revised documents to the planning services department with a review fee and begin the process at section 12-7-3(b).
 - (3) Final approval.
 - a. After the survey has been approved by city staff one copy of the survey shall be filed with the planning services department. In addition, one copy each of any applicable recorded access easements shall be filed with the planning services department.
 - b. No building permit shall be issued until the survey has been approved by city staff and any accompanying documentation has been filed in accordance with section 12-7-3(b.3.a).

(Code 1986, § 12-8-3; Ord. No. 35-92, § 2, 10-22-1992; Ord. No. 21-93, § 5, 8-16-1993; Ord. No. 9-96, § 13, 1-25-1996; Ord. No. 12-09, § 2, 4-9-2009)

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PRELIMINARY PLAT OF
10TH AVENUE DEVELOPMENT
A SUBDIVISION SITUATED IN SECTION 4, TOWNSHIP 2 SOUTH, RANGE 30 WEST,
CITY OF PENSACOLA, ESCAMBIA COUNTY, FLORIDA
BEING A REPLAT OF PORTIONS OF
MAURA PLACE, PLAT BOOK 1, PAGE 32
9 LOTS ZONING: ONE AND TWO FAMILY (R-1A)

PLAT BOOK _____, PAGE _____.

SHEET INDEX
1) DEDICATIONS, CERTIFICATIONS, DESCRIPTION
2) BOUNDARY LOCATION INFORMATION

PREPARED BY:



OWN
Engineering beyond.™

35008 Emerald Coast Parkway
Suite 204
Destin, FL 32541
850.714.8100
weareown.com

FORMERLY ANDERSON ENGINEERING

PREPARED: AUGUST, 2024
SHEET 1 OF 2

CITY COUNCIL CERTIFICATE

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

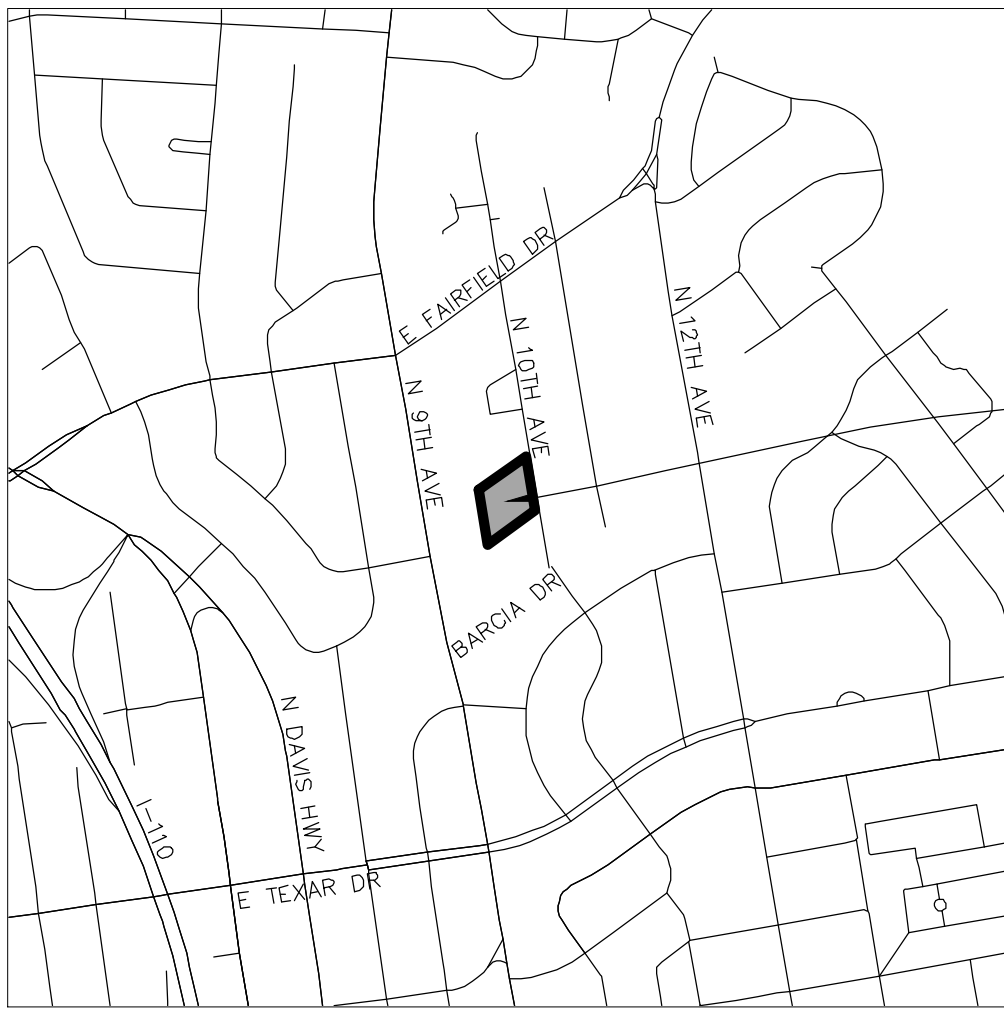
ERICKA L. BURNETT
QTY CLERK OF THE CITY OF PENSACOLA

CITY OF PENSACOLA PROFESSIONAL SURVEYOR AND MAPPER STATEMENT

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

LESLIE D. ODOM, PROFESSIONAL SURVEYOR AND MAPPER
STATE OF FLORIDA REGISTRATION NO. 6520

DATE _____



SITE

VICINITY MAP

SCALE: 1"=1000'

SITE PLAN SUMMARY:

- ADDRESS: 3805 AND 3807 N10TH AVENUE, PENSACOLA 32503
- PARCEL ID: 04-2S-30-2007-000-058 AND 04-2S-30-2007-000-057
- TOTAL PARCELS ACREAGE: 1.77 ACRES = 77,117 SQ. FT.
- PROJECT SCOPE: THIS SET OF DOCUMENTS DESCRIBES THE SPLIT OF TWO PARCELS INTO 9 RESIDENTIAL LOTS WITH THE FUTURE SCOPE OF BUILDING A SINGLE-FAMILY DETACHED HOMES ON EACH LOT.
- FUTURE LAND USE: MEDIUM DENSITY RESIDENTIAL
- ZONING: ONE AND TWO-FAMILY (R-1A)
- FLOOD ZONE: X
- BUILDING SUMMARY: FUTURE SINGLE-FAMILY DETACHED HOMES
- MINIMUM BUILDING SETBACKS:
 - FRONT: 20'
 - SIDE: 5'
 - REAR: 25'
- MAXIMUM DENSITY ALLOWED: 12.4 DU/ACRE
 - 1.77 ACRES * 12.4 UNITS/ACRES = 21.95 UNITS
 - TOTAL ALLOWED: 21 UNITS
 - DENSITY PROPOSED: 9 UNITS
- MINIMUM LOT AREA: 3,500 SQ. FT.
- PROPOSED LOT AREA:
 - LOTS 1-8: 5,711 SQ. FT.
 - LOT 9: 5,737 SQ. FT.
- IMPERVIOUS SURFACE ALLOWED (ISR): N/A
 - ISR PROPOSED: 3,500 SQ. FT./LOT
 - 3,500 SQ. FT. * 9 = 31,500 SQ. FT. / 77,117 SQ. FT. = 40.85%
- MAXIMUM BUILDING HEIGHT ALLOWED: 35 FEET

NOTICE

FLORIDA STATUTE 177.091 (27)

THIS PLAT, AS RECORDED IN ITS GRAPHIC FORM, IS THE OFFICIAL DEPICTION OF THE SUBDIVIDED LANDS DESCRIBED HEREIN AND WILL IN NO CIRCUMSTANCES BE SUPPLANTED IN AUTHORITY BY ANY OTHER GRAPHIC OR DIGITAL FORM OF THE PLAT.

THERE MAY BE ADDITIONAL RESTRICTIONS THAT ARE NOT RECORDED ON THIS PLAT THAT MAY BE FOUND IN THE PUBLIC RECORDS OF THIS COUNTY.

SURVEYOR'S NOTES

- NO TITLE SEARCH, TITLE OPINION OR ABSTRACT WAS PERFORMED BY, NOR PROVIDED TO OWN, INC., FOR THE SUBJECT PROPERTY. THERE MAY BE DEEDS OF RECORD, UNRECORDED DEEDS, EASEMENTS, ENCROACHMENTS, RIGHTS OF WAYS, BUILDING SETBACKS, RESTRICTIVE COVENANTS OR OTHER INSTRUMENTS WHICH COULD AFFECT THE BOUNDARIES OR USE OF THE SUBJECT PROPERTY.
- THERE WAS NO ATTEMPT TO DETERMINE THE EXISTENCE, LOCATION, OR EXTENT OF ANY SUB-SURFACE FEATURES.
- ALL MEASUREMENTS WERE MADE IN ACCORDANCE WITH U.S. STANDARDS.
- THE ACCURACY OF MEASUREMENTS PERFORMED MEETS THE RELATIVE ERROR OF CLOSURE PERMISSIBLE IN A SUBURBAN LAND AREA.
- BEARINGS AND NORTH ARROW SHOWN HEREON ARE REFERENCED TO FLORIDA STATE PLANE COORDINATES NORTH ZONE, NAD 1983 (2011), U.S. SURVEY FEET. REFERENCE BEARING BEING S 09°42'43" E ALONG THE WESTERLY RIGHT OF WAY OF 10TH AVENUE.
- SOURCE OF INFORMATION: A BOUNDARY SURVEY PROVIDED BY PITTMAN, GLAZE & ASSOCIATES, INC. DATED 3/21/2024 WAS UTILIZED AND DEEDS RECORDED IN THE PUBLIC RECORDS OF ESCAMBIA COUNTY, FLORIDA.
- THIS SURVEY, MAP, AND REPORT IS NOT VALID WITHOUT THE SIGNATURE AND ORIGINAL SEAL OF A FLORIDA LICENSED AND MAPPER. ADDITIONS OR DELETIONS TO SURVEY MAPS OR REPORTS BY OTHER THAN THE SIGNING PARTY OR PARTIES IS PROHIBITED WITHOUT WRITTEN CONSENT OF THE SIGNING PARTY OR PARTIES.

FLOOD STATEMENT

THE PARCEL SHOWN HEREON IS LOCATED IN FLOOD ZONE X, AREAS DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOODPLAIN, ACCORDING TO MAPS PUBLISHED BY THE FEDERAL EMERGENCY MANAGEMENT AGENCY, COMMUNITY-PANEL NUMBER 12033C0380G, DATED SEPTEMBER 29, 2006.

RECORD DESCRIPTION

PARENT TRACTS
(AS RECORDED IN O.R. BOOK 8760, PAGE 1587)

LOT 57, MAURA PLACE, ACCORDING TO THE MAP OR PLAT THEREOF, AS RECORDED IN PLAT BOOK 1, PAGE(S) 32, OF THE PUBLIC RECORDS OF ESCAMBIA COUNTY, FLORIDA.

(AS RECORDED IN O.R. BOOK 8712, PAGE 1746)

LOT 58, MAURA PLACE A SUBDIVISION OF A PORTION OF JOSEPH MAURA GRANT, SECTION 4, TOWNSHIP 2 SOUTH, RANGE 30 WEST, ESCAMBIA COUNTY, FLORIDA, ACCORDING TO THE PLAT RECORDED IN PLAT BOOK 1 AT PAGE 32 OF THE PUBLIC RECORDS OF SAID COUNTY.

SURVEYOR'S CERTIFICATE

I HEREBY CERTIFY THAT THE PLAT SHOWN HEREON IS A TRUE AND CORRECT REPRESENTATION OF THE LAND SURVEYED; THAT THIS PLAT COMPLIES WITH ALL THE PROVISIONS OF THE FLORIDA PLAT ACT, CHAPTER 177, SECTION 177.011-177.151, FLORIDA STATUTES, AS AMENDED FROM TIME TO TIME; THAT THE BOUNDARY INFORMATION ON THIS PLAT COMPLIES WITH THE STANDARDS OF PRACTICE SET FORTH BY THE FLORIDA BOARD OF LAND SURVEYORS, PURSUANT TO CHAPTER 5J-17.050, 5J-17.051, 5J-17.052 FLORIDA ADMINISTRATIVE CODE AND SECTION 472.027, FLORIDA STATUTES, AS AMENDED FROM TIME TO TIME; AND THAT SAID LAND HAS BEEN SUBDIVIDED AS SHOWN HEREON.

SIGNED ON THIS THE 26TH DAY, JULY, 2024.

J. KEVIN GARDNER, PLS
FLORIDA LICENSE NO. 7258 L.B. NO. 8259

SURVEY NOT VALID WITHOUT THE SIGNATURE AND THE ORIGINAL SEAL OF A FLORIDA LICENSED SURVEYOR AND MAPPER.

PRELIMINARY PLAT OF
10TH AVENUE DEVELOPMENT

A SUBDIVISION SITUATED IN SECTION 4, TOWNSHIP 2 SOUTH, RANGE 30 WEST,
CITY OF PENSACOLA, ESCAMBIA COUNTY, FLORIDA
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PLAT BOOK _____, PAGE _____.

SHEET INDEX

- 1) DEDICATIONS, CERTIFICATIONS, DESCRIPTION
2) BOUNDARY LOCATION INFORMATION

PREPARED BY:

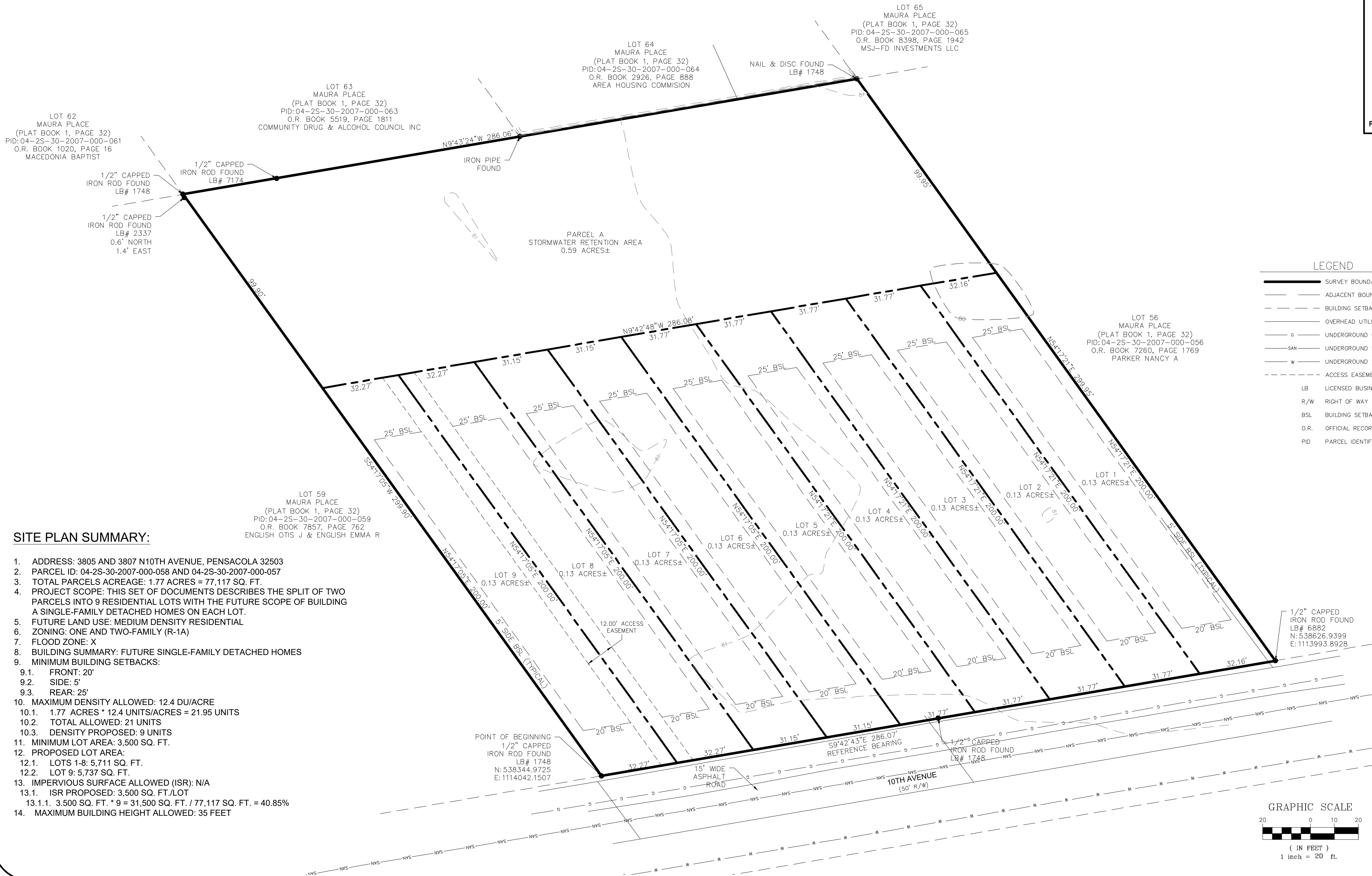


Engineering beyond.™

35008 Emerald Coast Parkway
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weareown.com

FORMERLY ANDERSON ENGINEERING

PREPARED: AUGUST, 2024
SHEET 2 OF 2



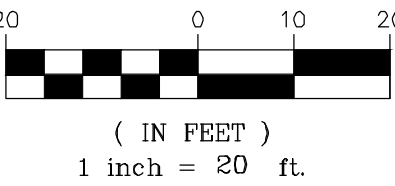
SITE PLAN SUMMARY:

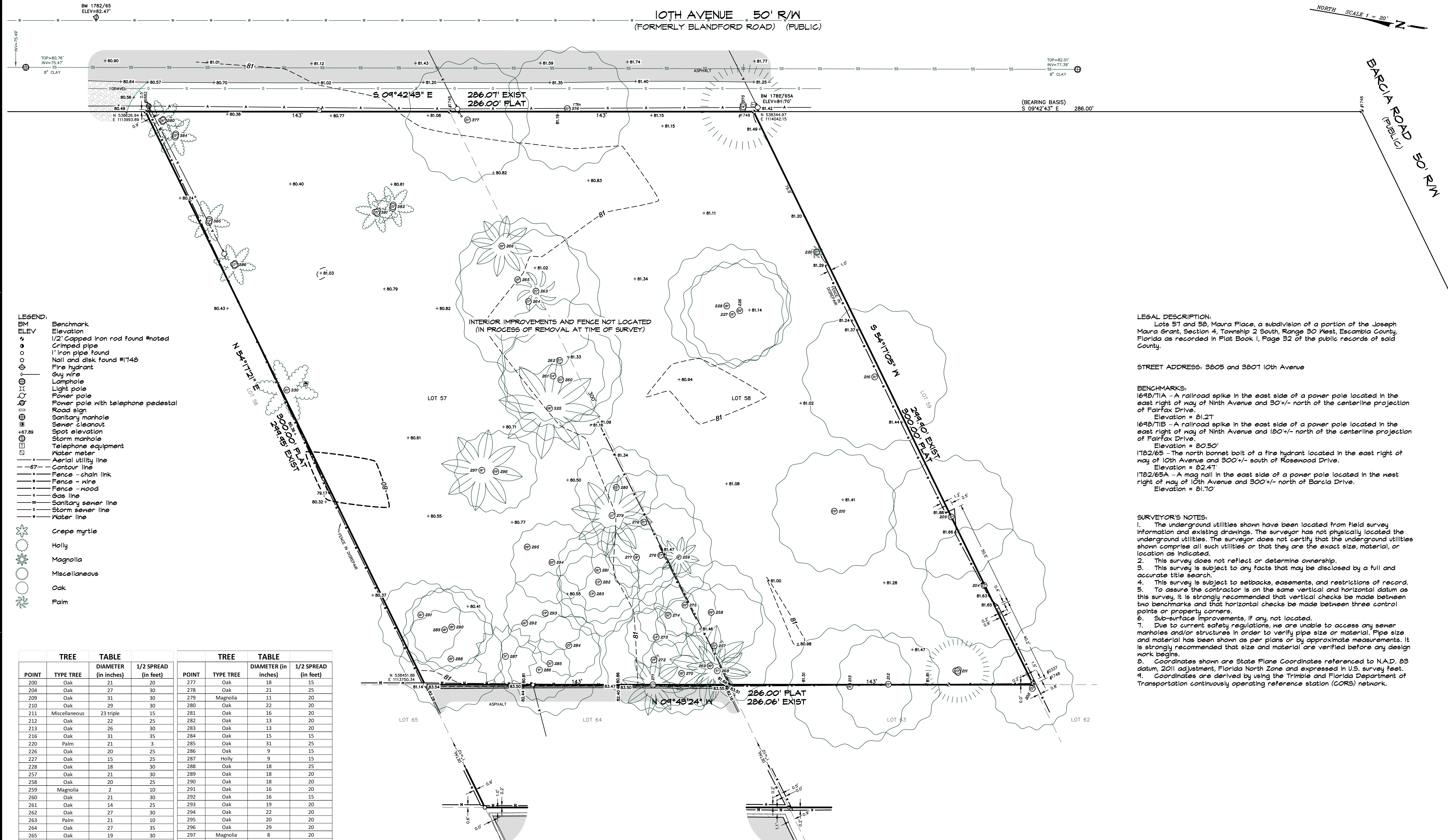
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5. FUTURE LAND USE: MEDIUM DENSITY RESIDENTIAL
6. ZONING: ONE AND TWO-FAMILY (R-1A)
7. FLOOD ZONE: X
8. BUILDING SUMMARY: FUTURE SINGLE-FAMILY DETACHED HOMES
9. MINIMUM BUILDING SETBACKS:
 - 9.1. FRONT: 20'
 - 9.2. SIDE: 5'
 - 9.3. REAR: 25'
10. MAXIMUM DENSITY ALLOWED: 12.4 DU/ACRE
 - 10.1. 1.77 ACRES * 12.4 UNITS/ACRES = 21.95 UNITS
 - 10.2. TOTAL ALLOWED: 21 UNITS
 - 10.3. DENSITY PROPOSED: 9 UNITS
11. MINIMUM LOT AREA: 3,500 SQ. FT.
12. PROPOSED LOT AREA:
 - 12.1. LOTS 1-8: 5,711 SQ. FT.
 - 12.2. LOT 9: 5,737 SQ. FT.
13. IMPERVIOUS SURFACE ALLOWED (ISR): N/A
 - 13.1. ISR PROPOSED: 3,500 SQ. FT./LOT
 - 13.1.1. 3,500 SQ. FT. * 9 = 31,500 SQ. FT. / 77,117 SQ. FT. = 40.85%
14. MAXIMUM BUILDING HEIGHT ALLOWED: 35 FEET

LEGEND

- SURVEY BOUNDARY
- ADJACENT BOUNDARY
- - - BUILDING SETBACK LINE
- - - OVERHEAD UTILITY UNIDENTIFIED
- - - UNDERGROUND GAS
- - - UNDERGROUND SANITARY
- - - UNDERGROUND WATER
- - - ACCESS EASEMENT
- LB LICENSED BUSINESS
- R/W RIGHT OF WAY
- BSL BUILDING SETBACK LINE
- O.R. OFFICIAL RECORDS
- PID PARCEL IDENTIFICATION

GRAPHIC SCALE





POINT	TREE	TABLE	DIAMETER (in inches)	1/2 SPREAD (in feet)
200	Oak	21	20	
204	Oak	27	30	
209	Oak	31	30	
210	Oak	29	30	
211	Miscellaneous	23 triple	15	
212	Oak	22	25	
213	Oak	26	30	
216	Oak	31	35	
220	Palm	21	3	
226	Oak	20	25	
227	Oak	15	25	
228	Oak	18	30	
257	Oak	21	30	
258	Oak	20	25	
259	Magnolia	2	10	
260	Oak	21	30	
261	Oak	14	25	
262	Oak	27	30	
263	Palm	21	10	
264	Oak	27	35	
265	Oak	19	30	
266	Magnolia	10	15	
268	Magnolia	5	15	
269	Oak	30	20	
270	Oak	18	20	
271	Magnolia	17	15	
272	Oak	19	25	
273	Oak	14	15	
274	Oak	16	15	
275	Oak	20	15	
276	Oak	27	25	

POINT	TREE	TABLE	DIAMETER (in inches)	1/2 SPREAD (in feet)
277	Oak	18	15	
278	Oak	21	25	
279	Magnolia	11	20	
280	Oak	22	20	
281	Oak	16	20	
282	Oak	13	20	
283	Oak	13	20	
284	Oak	15	15	
285	Oak	31	25	
286	Oak	9	15	
287	Holly	9	15	
288	Oak	18	25	
289	Oak	18	20	
290	Oak	18	20	
291	Oak	16	20	
292	Oak	16	15	
293	Oak	19	20	
294	Oak	22	20	
295	Oak	20	20	
296	Oak	29	20	
297	Magnolia	8	20	
325	Magnolia	18	25	
330	Crepe myrtle	21	15	
375	Miscellaneous	34 twin	20	
376	Oak	21	30	
377	Oak	21	30	
380	Crepe myrtle	16 cluster	10	
381	Crepe myrtle	15 triple	10	
382	Crepe myrtle	15 twin	10	
384	Crepe myrtle	15 twin	10	
385	Crepe myrtle	13 twin	10	
386	Crepe myrtle	17 quad	10	

Measurements made in accordance with United States Standards.

Bearing Reference **NORTH BASED ON THE WEST R/W 10TH AVENUE AS S 09°42'43" E (STATE PLANE - GRID NORTH)**
Ordered By **JACK MYSLAK** Elevation Reference **NAVD 88**
Encroachments **FENCES**
Source of information **PUBLIC RECORDS, TAX MAPS, RECORDED PLAT, MAURA PLACE (P.B. 1, P. 32), SURVEYS ON FILE WITH THIS FIRM**
A BOUNDARY SURVEY, LOCATION OF IMPROVEMENTS, TREE LOCATION AND TOPOGRAPHIC SURVEY OF A PORTION OF SECTION 4, T-2-S, R-30-W

PITTMAN, GLAZE AND ASSOCIATES, INC.
LAND SURVEYORS
5700 N. DAVIS HIGHWAY, SUITE 3
PENSACOLA, FL 32503
Phone: (850) 434-6666 Fax: (850) 434-6661
Email: pgsurvey@bellsouth.net

I hereby certify that this survey was made under my responsible charge and meets the Standards of Practice as set forth by the Florida Board of Professional Surveyors & Mappers in Chapter 5J-17.050, 5J-17.051 and 5J-17.052, pursuant to Section 472.027 Florida Statutes.

David D. Glaze
PSM #5605
Walter J. Glaze
PSM #6190
This survey is valid only if it contains the original seal and original signature of the signing surveyor.

LB No. 7078
DAVID D. GLAZE
PROFESSIONAL SURVEYOR
No. 5605
STATE OF FLORIDA

File No. **C-9178**
Job No. **40455-24**
Scale **1" = 20'**
Date of Survey **3-21-2024**
Date of Plat **3-26-2024**
Date of Revision
FB **1782** PG **54-68**
Drawn by **FMJ**
Checked By **DDG**

SHEET **1** OF **1**

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

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

- (1) *Purpose of district.* The medium-density residential land use district is established for the purpose of providing a mixture of one- and two-family dwellings with a maximum density of 17.4 dwelling units per acre. Recognizing that, for the most part, these zoning districts are located in older areas of the city, the zoning regulations are intended to promote infill development which is in character with the density, intensity and scale of the existing neighborhoods.
- (2) *Uses permitted.*
 - a. Single-family detached dwellings.
 - b. Accessory residential units subject to regulations in section 12-3-81.
 - c. Single-family attached dwellings (townhouse construction, maximum two units).
 - d. Two-family attached dwellings (duplex).
 - e. Community residential homes licensed by the state department of health and rehabilitative services with six or fewer residents providing that it is not to be located within 1,000 feet of another such home. If it is proposed to be within 1,000 feet of another home it shall be permitted with city council approval after public notification of property owners in a 500-foot radius.
 - f. Cemeteries, when:
 1. Seventy-five percent of all owners of adjacent dwellings within 175 feet of the boundary of the cemetery give their written consent; and
 2. The provisions of section 12-3-85 have been met.
 - g. Residential design manufactured homes are permitted in the R-1A district, with a maximum density of 12.4 units per acre subject to regulations in section 12-3-91.
 - h. Schools and educational institutions having a curriculum the same as ordinarily given in public schools and colleges subject to regulations in section 12-3-94.
 - i. Libraries and community centers opened to the public and buildings used exclusively by the federal, state, county and city government for public purposes subject to regulations in section 12-3-90.
 - j. Churches, Sunday school buildings and parish houses subject to regulations in section 12-3-86.
 - k. Home occupations subject to regulations in section 12-3-57.
 - l. Municipally owned and operated parks and playgrounds.
 - m. Minor structures for the following utilities: unoccupied gas, water and sewer substations of pump stations, electrical substations and telephone substations subject to regulations in section 12-3-88.
 - n. Accessory structures, buildings and uses customarily incidental to the above uses not involving the conduct of a business subject to regulations in section 12-3-55.
 - o. Family day care homes licensed by the state department of children and family services as defined in state statutes.

(3) *Conditional uses permitted.*

- a. Residential design manufactured homes when proposed in the R-1AA zoning district subject to regulations in section 12-3-91.
- b. Bed and breakfast subject to regulations in section 12-3-84.
- c. Child care facilities subject to regulations in section 12-3-87.
- d. Accessory office units subject to regulations in section 12-3-80.

(4) *Development permitted.*

- a. Conventional subdivision subject to regulations in section 12-3-105.
- b. Special planned development subject to regulations in section 12-3-106.

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

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

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

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

TABLE 12-3.2A

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

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

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

Sec. 12-3-105. Conventional subdivision.

- (a) *Purpose.* The conventional subdivision requirements are intended to provide for the division of a parcel of land into two or more parcels for development or redevelopment, when the development or redevelopment complies with all zoning regulations for the zoning district in which it is located.
- (b) *Location and permitted uses.* Conventional subdivision development is permitted within any zoning district for any land use permitted within the zoning district.
- (c) *Minimum size of development.* There are no minimum size requirements for a conventional subdivision development. Subdivision of four or less lots constitute a minor subdivision; five or more constitute a major subdivision.
- (d) *Requirements.* All lots in a conventional subdivision must comply with width and area requirements for the zoning district. Chapter 12-7 describes the platting and review requirements for a conventional subdivision.

(Code 1986, § 12-2-76)

Sec. 12-7-3. Procedure for subdivision approval.

(a) *Procedure for subdivision requiring a plat.*

(1) *Approval of preliminary plat by the planning board.*

- a. Any person desiring to divide land into three or more lots shall first file with the planning services department an application and a preliminary plat of the subdivision prepared in accordance with the requirements of section 12-7-8 and F.S. § 472.027.
- b. Accompanying the application and preliminary plat shall be a general location sketch map showing the relationship of the proposed subdivision to existing community facilities that serve or influence it. On such sketch map shall show, the main traffic arteries, shopping centers, schools, parks, and playgrounds within one quarter of a mile.
- c. Where the preliminary plat submitted covers only a part of the total contiguous property under the subdivider's ownership, a sketch of the prospective future street system of the unsubdivided part shall be required if not shown on a previously approved conceptual plan or plans for the entire property. The street system of the unplatted portion shall be planned to coordinate and connect with the street system of the platted portion.
- d. A master drainage plan at a scale not smaller than one inch equals 200 feet, shall be provided. The master drainage plan shall be for the entire property and shall be reviewed by the city engineer in relation to the entire drainage basin. It is the specific intent of this requirement that rights-of-way and easements of all drainage improvements, including, but not limited to, retention ponds, ditches, culverts, channels, and the like required for the drainage of the site for both on-site and off-site improvements, shall be provided for in the master drainage plan. Instruments shall be submitted fully executed in sufficient form for recording for all off-site drainage rights-of-way and easements not included on the final plat. These instruments shall be submitted with the final plat for recordation.
- e. The preliminary plat shall be submitted to the planning services department at least 30 calendar days prior to the meeting at which it is to be considered.
- f. Prior to the examination of the preliminary plat, the planning board shall be furnished with reports from the city engineer, the city traffic engineer, Pensacola Energy, Emerald Coast Utilities Authority, fire department, and the secretary to the planning board to the effect that said plat does or does not conform to the comprehensive plan, the provisions of this chapter, and with sound principles and practices of planning and engineering and with such other items that may affect the health, safety and welfare of the people.
- g. When, after examination, the planning board finds as fact that the aforementioned requirements have been met, the preliminary plat may be approved; however, such approval shall not constitute an approval of the final plat. If the preliminary plat is rejected, the planning board shall provide the applicant in writing a detailed list of reasons for rejection. The applicant shall resubmit revised documents to the planning services department with a review fee to obtain approval according to the process in this chapter.

(2) *Approval of final plat by the planning board and city council.*

- a. The final plat shall conform substantially to the preliminary plat. The applicant shall submit only that portion of the approved preliminary plat that he or she proposes to record and develop. Such portion shall conform to all requirements of this chapter. Such final plat shall be submitted within one year (365 days) of the date of the approval of the preliminary plat. If more than one year has elapsed since the approval of the preliminary plat, the applicant must resubmit to the

planning services department a new application, new application fee, and revised documentation to begin the process in this chapter.

- b. The final plat and release for construction plans shall be submitted to the planning services department at least 30 calendar days prior to the meeting of the planning board at which it is to be considered. Before granting final approval of the plat, the planning board shall receive reports from the secretary to the planning board, the city engineer, the city traffic engineer, Pensacola Energy, Emerald Coast Utilities Authority and the fire department.
 - c. After approval by the planning board, the final plat shall be transmitted to the city council for approval. Approval of the plat shall be granted by the city council upon its finding that all the requirements of this chapter have been met.
- (b) *Procedure for division of land requiring a boundary survey.*
- (1) A division of land into no more than two lots fronting on an existing public street, or an access easement not involving any new street or road, or the extension of governmental facilities, or the creation of any public improvements, and not adversely affecting the remainder of the parcel or adjoining property, and not in conflict with any provision of this Code or the comprehensive plan, may be reviewed and approved by the city engineer and planning services department.
 - (2) *Submission requirements.*
 - a. Any person desiring to divide land into no more than two lots shall first submit a metes and bounds description and a boundary survey (equal to that required by F.S. § 472.027, pertaining to the Standards of Practice for surveys) to the planning services department. The boundary survey shall depict all information required by sections 12-7-8(1) through (11).
 - b. If an access easement is required for the subdivision, this document shall be attached to the boundary survey.
 - c. Prior to development of residential properties, the owner or owner's agent shall provide a proposed lot grading and erosion control plan. The plan shall be to scale and must demonstrate that the flow of stormwater surface drainage from the development is diverted to a storm sewer conveyance or other approved point of collection that does not create a hazard. The grading plan should clearly exhibit that the proposed development neither creates nor exacerbates flooding on any adjacent properties. Commercial properties shall fall under the subdivision language of the Land Development Code and comply with all stormwater drainage requirements set forth therein.
 - d. The planning services department shall notify the applicant of the approval or disapproval of the metes and bounds description or the boundary survey within ten working days from submission.
 - e. If the metes and bounds description or the boundary survey is rejected, the planning services department shall provide the applicant, in writing, a detailed list of the reasons for the rejection.
 - f. The applicant shall resubmit revised documents to the planning services department with a review fee and begin the process set forth at section 12-7-3(b) of this chapter.
 - (3) *Final approval.*
 - a. After the survey has been approved by city staff one copy of the survey shall be filed with the planning services department. In addition, one copy each of any applicable recorded access easements shall be filed with the planning services department.
 - b. No building permit shall be issued until the survey has been approved by city staff and any accompanying documentation has been filed in accordance with section 12-7-3(b)(3)a.

(Code 1986, § 12-8-3; Ord. No. 35-92, § 2, 10-22-1992; Ord. No. 21-93, § 5, 8-16-1993; Ord. No. 9-96, § 13, 1-25-1996; Ord. No. 12-09, § 2, 4-9-2009; Ord. No. 29-21, § 4, 12-16-2021)

Department:	Comments:
Planning	All planning comments have been addressed.
FIRE	No comments or concerns.
PW/E	No comments or concerns. Sidewalks will be required during construction.
Surveyor	Earlier survey concerns addressed.
Inspection Svcs	No comments or concerns.
Pensacola Energy	Pensacola Energy has no objection to this development. Pensacola Energy has a natural gas main in the West right-of-way in the area of this project.
ECUA	This project (or a similar project on the same property) applied with ECUA Engineering in 2022. This layout seems have undergone drastic changes from that plan. I recommend the developer contact the ECUA reviewer for that project (or the ECUA Map Room at 850-969-3311) to discuss the redesign.
FPL	No comments or concerns.
ATT	No comments or concerns.
FDOT	FDOT Traffic Operations does not have a comment.
CRA	No comments or concerns.
Parking	No comments or concerns. Please coordinate with Parking Management at time of construction.
Airport	No comments or concerns.