



City of Pensacola

Planning Board

Agenda

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

September 10, 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. 24-847 PLANNING BOARD MEETING MINUTES FROM AUGUST 13, 2024

Recommendation:

Sponsors:

Attachments: Planning Board Minutes August 13 2024

REQUESTS

2. 24-850 REQUEST FOR PRELIMINARY PLAT APPROVAL – RED FEATHER SUBDIVISION, 150 S. BAYLEN STREET

*Attachments: Red Feather Preliminary Plat_Images
Red Feather Preliminary Plat Application and Materials
Review Comments_Red Feather Preliminary Plat
Sec._12_3_8.____Commercial_land_use_district.
Sec._12_3_105.____Conventional_subdivision. (1)
Sec._12_7_3.____Procedure_for_subdivision_approval. (2)*

3. 24-851 REQUEST FOR LICENSE TO USE CITY RIGHT-OF-WAY – 600 S. PALAFOX STREET

*Attachments: 600 S. Palafox Street_Images
600 S. Palafox Street_License to Use Application
Review Comments_600 S. Palafox Street_LTU - Copy
ARB Minutes from 4.18.2024
Sec. 12-11-7(a)-(c)_License to use right of way*

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

August 13, 2024

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

MEMBERS ABSENT: Board Member Villegas, Board Member Sampson

STAFF PRESENT: Assistant Planning & Zoning Manager Harding, Assistant City Attorney Lindsay, Assistant City Administrator Forte, Help Desk Technician Russo, Development Services Coordinator Statler, Executive Assistant Chwastyk

STAFF VIRTUAL: Development Services Director Morris, Planning & Zoning Manager Cannon

OTHERS PRESENT: Wade Beroset, Baron Necaise, Frederique Beroset, Bryan Osborn, SMP Architects via Teams

AGENDA:

- Quorum/Call to Order
- Approval of Meeting Minutes from June 11, 2024
- **New Business:**
 - Request for Final Aesthetic Review – 997 S. Palafox Street
 - Request for Preliminary Plat Approval – 10th Avenue Development Subdivision
 - 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 June 11, 2024, minutes, seconded by Board Member Van Hoose, and it carried 5:0.

New Business –

Request for Final Aesthetic Review – 997 S. Palafox Street

Assistant Planning & Zoning Manager, Harding introduced the item. 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 the site is owned by the City of Pensacola, the proposed expansion is contingent on an amended lease agreement. That process has been initiated by the applicant and City Council's review and approval of a lease amendment will be required before permitting. The aesthetic review will not go before the City Council, only the lease amendment. William Brantley of SMP Architecture stated that there's a need to expand the existing small kitchen and clean up the east facing façade. Mechanical equipment will be moved, covered, and screened. They are trying to improve the functionality and the look of the building from the public's point of view. No trees will be removed, new landscape buffer and sidewalk will be added. Brian Spencer of SMP Architecture added that this expansion does not affect any public usage or enjoyment of the plaza. The owners consistently and regularly maintain all the landscaping on the East side of the property. Chairperson Ritz appreciates the back house design, the hiding of the power panels, electrical, and the air conditioner, the bricks and brick design. Board Member Powell agreed with Chairperson Ritz. Board Member Grundhoefer inquired about the height of the parapet above the roof, it will be 4 feet on the lower sides and 5 feet in the middle. He feels it's attractive, but it would be beneficial if they added some articulation above the openings, perhaps some brick articulations. He gave some examples that would help address the blank wall. The owner, Wade Beroset stated that the old kitchen will stay, the prep kitchen will be in the back. He mentioned that all the changes to the kitchen will add space for the employees to work. Board Member Grundhoefer will do the abbreviated review of the added articulation to the East elevation. **Board Member Powell made the motion to approve pending the lease agreement with the city and with an abbreviated review to follow that will deal with adding articulation of some nature to the east elevation and to be reviewed by Board Member Grundhoefer. The motion was seconded by Board Member Larson, and it carried 5:0.**

Request for Preliminary Plat Approval – 10th Avenue Development Subdivision

Assistant Planning & Zoning Manager, Harding introduced the item. 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'.

There's no special esthetic overlay in the immediate area and the project is not located in the CRA urban design overlay district. It will not go through any kind of review board for vertical development, just the standard development review process and permitting.

Chairperson Ritz added that there's a 12-foot access easement between lots eight and nine, so that alters the five-foot setback at least on those two lots. They have a tree survey, the city arborist has looked at the survey and there appears to be no heritage trees. Bryan Osborn with OWN, Inc added that the stormwater will be located in the rear, it's designed so that it will not discharge through the hundred year stormwater event. Baron Necaie of Bear General contractors stated these would be single family dwellings, they decided against townhomes, felt it's what was needed in the area. Each family would own that particular property, the stormwater will be taken care of by the owners through an HOA. These will be your standard modern farmhouse style with board and batten and front facing garages. Since the lots are so narrow, rear garages were not an option. Primary task today is to make sure the city has followed their standards for the process, that there are no overt violations of that, and the information provided here is legitimate. This will have to come back before the board at least one more time for the final plat review. It was noted that the rezoning application for this project recently went to City Council where it was approved with no major points of opposition. All new development in the city will require sidewalks. **Board Member Powell made a motion to approve, seconded by Board Member Van Hoose and it carried 5:0.**

Open Forum – none

Discussion

A discussion was held regarding the next phase for the Land Development Code reorganization and the process of choosing the consultants. Board Member recently saw the graphics of the resurfacing project on Palafox, between Garden and Main Streets. The board also discussed future projects at Community Maritime Park.

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

Respectfully Submitted,



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



City of Pensacola

222 West Main Street
Pensacola, FL 32502

Memorandum

File #: 24-850

Planning Board

9/10/2024

ACTION ITEM

SUBJECT:

Request for Preliminary Plat Approval – Red Feather Subdivision, 150 S. Baylen Street

SUMMARY:

Rebol-Battle & Associates, LLC, is requesting preliminary plat approval on behalf of Red Feather Developers for a subdivision at 150 S. Baylen Street. This project is located within the C-2A zoning district, of which two (2) parcels will be subdivided into thirteen (13) lots to accommodate eleven (11) single-family attached residences and an additional two (2) parcels owned by the homeowners' association. The properties also fall within the Palafox Historic Business District, where all development is subject to review by the Architectural Review Board, the CRA Urban Core, and the Dense Business District.

- Property area: 0.492 acres.
- Maximum density: 135 dwelling units per acre
- Setback requirements: maximum allowed setback of 10'; no rear or side setback requirements.

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. Commercial land use district regulations](#)

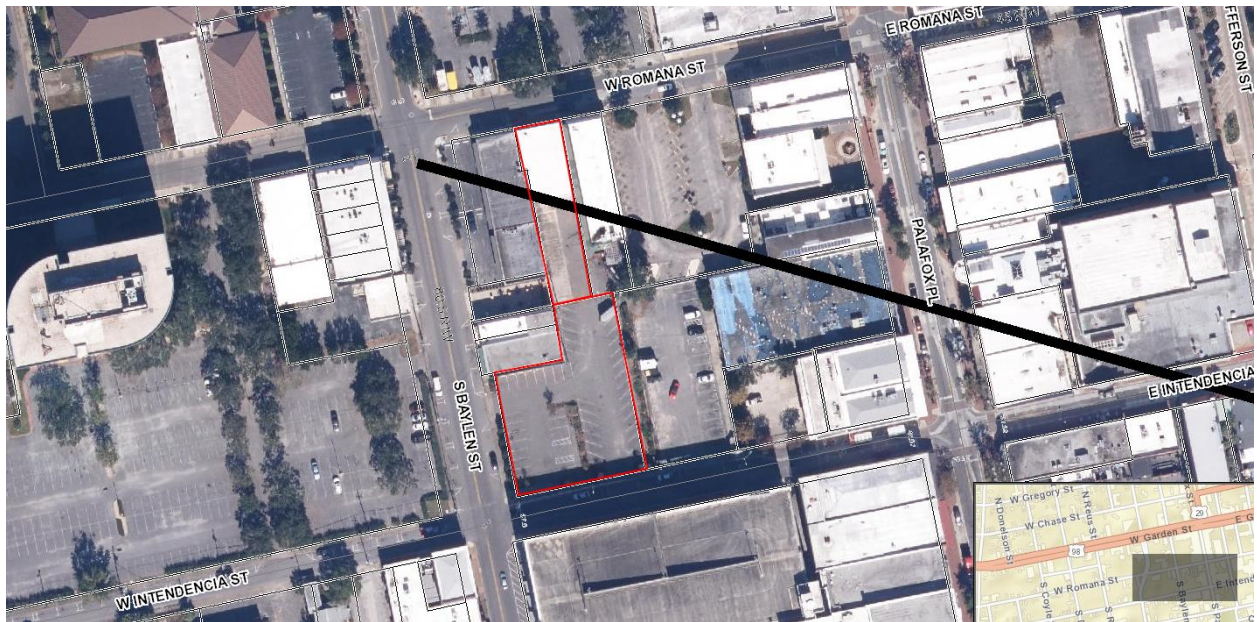
[Sec. 12-3-105. Conventional subdivision](#)

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

ATTACHMENTS:

1. Red Feather Preliminary Plat_Images
2. Red Feather Preliminary Plat Application and Materials
3. Review Comments_Red Feather Preliminary Plat
4. Sec._12_3_8.____Commercial_land_use_district.
5. Sec._12_3_105.____Conventional_subdivision. (1)
6. Sec._12_7_3.____Procedure_for_subdivision_approval. (2)

150 S. Baylen Street – Red Feather Development Preliminary Subdivision Plat Review



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

Applicant Information	Owner Information (If Different from Applicant)
Name: <u>Rebol-Battle & Associates, LLC</u>	Name: <u>Red Feather Developers</u>
Address: <u>2301 N 9th Avenue, Suite 300</u>	Address: <u>5 Portofino Dr, Unit 1407</u>
<u>Pensacola, FL 32503</u>	<u>Pensacola Beach, FL 32561</u>
Phone: <u>850-438-0400</u>	Phone: <u>850-232-3003</u>
Email: <u>jasonr@rebol-battle.com</u>	Email: <u>andrew@rothfeder.com</u>

Property Information

Location Address: 150 South Baylen

Subdivision Name: Red Feather

Parcel ID #: 00 - 0S - 00 - 9001 - 001 - 178 ; 00-0S-00-9001-001-195

of EXISTING Parcels to be Subdivided: 2 # of PROPOSED Lots: 11 Total Acreage: 0.492

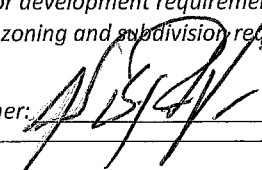
Type of Subdivision: XX Residential Non-Residential/Commercial

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 XX 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:  Andrew Rothfeder Date: 8/6/24

For Office Use Only		
Zoning: <u>C-2A</u>	FLUM: <u>HP</u>	Council District: <u>6</u>
Date Received: <u>8/9/2024</u>	Case Number: _____	
Application Fee: <u>\$1275.00</u>	Receipt #: <u>440892</u>	
Open Space Requirement (acres or \$): _____	Receipt #: _____	
Planning Board date: Prelim: <u>9/10/2024</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: 0.492 acres
 5% for land dedication: 0.0246 acres
 (may NOT equal less than 1/4 acre)

(b) Value of Land \$ 782,440
 (per Escambia County Property Appraiser)

Fee in lieu of land dedication (5% of land value) \$ 39,122

(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

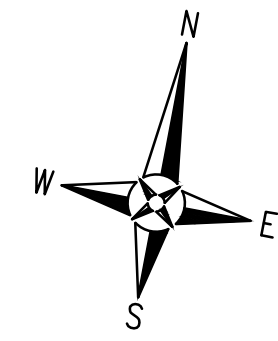


Red Feather Legal Description – As Prepared by Rebol-Battle & Associates
RBA Project #2020.131

A PORTION OF LOT 179 AND OF THE WEST HALF OF LOT 195, AND THE ENTIRETY OF LOT 178, ALL INCLUSIVE, BLOCK 26, OLD CITY TRACT ACCORDING TO THE MAP OF THE CITY OF PENSACOLA, ESCAMBIA COUNTY, FLORIDA BY THOMAS C. WATSON DATED 1906, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT THE SOUTHWEST CORNER OF BLOCK 26, OLD CITY TRACT, CITY OF PENSACOLA, AS COPYRIGHTED BY THOMAS C. WATSON IN 1906; THENCE PROCEED NORTH $79^{\circ}16'10''$ EAST ALONG THE SOUTH LINE OF SAID BLOCK 26 FOR A DISTANCE OF 10.33 FEET TO THE POINT OF BEGINNING, SAID POINT BEING THE INTERSECTION OF THE NORTH RIGHT OF WAY (R/W) LINE OF INTENDENCIA STREET (R/W VARIES) AND THE EAST R/W LINE OF BAYLEN STREET (R/W VARIES); THENCE PROCEED NORTH $09^{\circ}37'53''$ WEST ALONG SAID EAST R/W LINE OF BAYLEN STREET FOR A DISTANCE OF 119.10 FEET; THENCE DEPARTING SAID EAST R/W LINE, PROCEED NORTH $79^{\circ}32'28''$ EAST FOR A DISTANCE OF 66.63 FEET TO A POINT ON THE EAST LINE OF LOT 179 OF AFORESAID BLOCK; THENCE PROCEED NORTH $09^{\circ}54'32''$ WEST ALONG AFORESAID EAST LINE OF LOT 179 AND EAST LINE OF LOT 194 OF THE AFORESAID BLOCK FOR A DISTANCE OF 130.55 FEET; THENCE DEPARTING SAID EAST LINE, PROCEED NORTH $79^{\circ}00'57''$ EAST FOR A DISTANCE OF 39.98 FEET TO THE EAST LINE OF THE WEST HALF OF LOT 195 OF AFORESAID BLOCK; THENCE PROCEED SOUTH $10^{\circ}02'50''$ EAST ALONG THE EAST LINE OF SAID WEST HALF OF LOT 195 FOR A DISTANCE OF 76.22 FEET TO THE SOUTH LINE OF SAID LOT 195; THENCE PROCEED NORTH $79^{\circ}20'26''$ EAST ALONG SAID SOUTH LINE FOR A DISTANCE OF 20.06 FEET TO THE NORTHEAST CORNER OF LOT 178 OF SAID BLOCK; THENCE PROCEED SOUTH $09^{\circ}53'32''$ EAST ALONG THE EAST LINE OF SAID LOT 178 FOR A DISTANCE OF 173.25 FEET TO THE SOUTHEAST CORNER OF SAID LOT 178 LOCATED ON THE AFOREMENTIONED NORTH R/W LINE OF INTENDENCIA STREET; THENCE PROCEED SOUTH $79^{\circ}16'10''$ WEST ALONG SAID NORTH R/W LINE A DISTANCE OF 127.37 FEET TO THE POINT OF BEGINNING. LYING AND BEING PART OF SECTION 46, TOWNSHIP 2 SOUTH, RANGE 30 WEST, ESCAMBIA COUNTY, FLORIDA.

PREPARED BY
RBA
REBOL-BATTLE & ASSOCIATES
Civil Engineers and Surveyors
2301 N. Ninth Avenue, Suite 300
Pensacola, Florida 32503
Telephone 850-438-0400
Fax 850-438-0448
EB 00009657 LB7916
RBA Project #2020.131

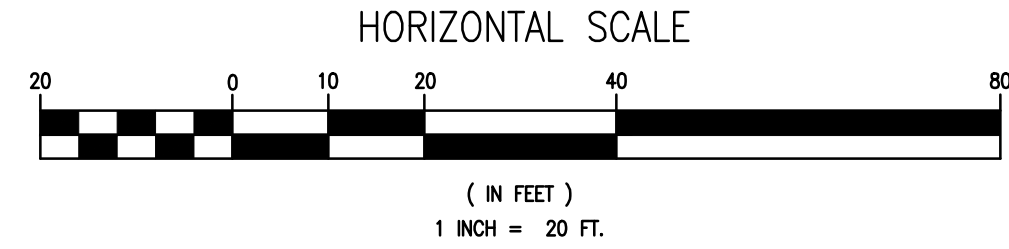


PRELIMINARY PLAT OF RED FEATHER A RESIDENTIAL SUBDIVISION BEING A RE-SUBDIVISION OF ALL OF LOT 178, AND A PORTION OF LOTS 179 & 195 BLOCK 26, BEING A PORTION OF OLD CITY TRACT, CITY OF PENSACOLA, ACCORDING TO THE MAP OF SAID CITY COPYRIGHTED BY THOMAS C. WATSON IN 1906, A PORTION OF SECTION 46, TOWNSHIP 2 SOUTH, RANGE 30 WEST CITY OF PENSACOLA, ESCAMBIA COUNTY, FLORIDA AUGUST 2024

OWNER AND DEVELOPER
RED FEATHER DEVELOPERS, LLC
5 PORTOFINO DR. UNIT 1407
PENSACOLA BEACH FL 32561

CIVIL ENGINEER
PAUL A. BATTLE, P.E.

PROFESSIONAL SURVEYOR AND MAPPER
MARK A. NORRIS, P.S.M.



DESCRIPTION: (AS PREPARED BY REBOL-BATTLE & ASSOCIATES)

A PORTION OF LOT 179 AND OF THE WEST HALF OF LOT 195, AND THE ENTIRETY OF LOT 178, ALL INCLUSIVE, BLOCK 26, OLD CITY TRACT ACCORDING TO THE MAP OF THE CITY OF PENSACOLA, ESCAMBIA COUNTY, FLORIDA BY THOMAS C. WATSON DATED 1906, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT THE SOUTHWEST CORNER OF BLOCK 26, OLD CITY TRACT, CITY OF PENSACOLA, AS COPYRIGHTED BY THOMAS C. WATSON IN 1906; THENCE PROCEED NORTH 79°16'10" EAST ALONG THE SOUTH LINE OF SAID BLOCK 26 FOR A DISTANCE OF 10.33 FEET TO THE POINT OF BEGINNING, SAID POINT BEING THE INTERSECTION OF THE NORTH RIGHT OF WAY (R/W) LINE OF INTENDENCIA STREET (R/W VARIES) AND THE EAST R/W LINE OF BAYLEN STREET (R/W VARIES); THENCE PROCEED NORTH 09°37'53" WEST ALONG SAID R/W LINE OF BAYLEN STREET FOR A DISTANCE OF 119.10 FEET; THENCE DEPARTING SAID EAST R/W LINE, PROCEED NORTH 79°32'28" EAST FOR A DISTANCE OF 66.63 FEET TO A POINT ON THE EAST LINE OF LOT 179 OF AFORESAID BLOCK; THENCE PROCEED NORTH 09°54'32" WEST ALONG AFORESAID EAST LINE OF LOT 179 AND EAST LINE OF LOT 194 OF THE AFORESAID BLOCK FOR A DISTANCE OF 130.55 FEET; THENCE DEPARTING SAID EAST LINE, PROCEED NORTH 79°00'57" EAST FOR A DISTANCE OF 39.98 FEET TO THE EAST LINE OF THE WEST HALF OF LOT 195 OF AFORESAID BLOCK; THENCE PROCEED SOUTH 10°02'50" EAST ALONG SAID SOUTH LINE FOR A DISTANCE OF 20.06 FEET TO THE NORTHEAST CORNER OF LOT 178 OF SAID BLOCK; THENCE PROCEED SOUTH 09°53'32" EAST ALONG THE EAST LINE OF SAID LOT 178 FOR A DISTANCE OF 173.25 FEET TO THE SOUTHEAST CORNER OF SAID LOT 178 LOCATED ON THE AFOREMENTIONED NORTH R/W LINE OF INTENDENCIA STREET; THENCE PROCEED SOUTH 79°16'10" WEST ALONG SAID NORTH R/W LINE A DISTANCE OF 127.37 FEET TO THE POINT OF BEGINNING. LYING AND BEING PART OF SECTION 46, TOWNSHIP 2 SOUTH, RANGE 30 WEST, ESCAMBIA COUNTY, FLORIDA.

GENERAL NOTES:

1. NORTH AND THE SURVEY DATUM SHOWN HEREON IS BASED ON THE FLORIDA STATE PLANE COORDINATE SYSTEM (FLORIDA NORTH ZONE), NORTH AMERICAN DATUM OF 1983 (NAD83)-(2011)-(EPOCH 2010.0000) AND REFERENCED TO THE BEARING OF SOUTH 79°16'10" WEST ALONG THE NORTH RIGHT-OF-WAY LINE OF INTENDENCIA STREET AND WERE DERIVED UTILIZING A GLOBAL POSITIONING SYSTEM (GPS) TOPCON HIPER II GEODETIC DUAL FREQUENCY RECEIVER. THE RECEIVER WAS UTILIZED IN A REAL-TIME KINEMATIC (RTK) MODE UTILIZING THE FLORIDA DEPARTMENT OF TRANSPORTATION FLORIDA PERMANENT REFERENCE NETWORK (FPRN), FLORIDA'S GLOBAL NAVIGATION SATELLITE SYSTEM (GNSS) REFERENCE STATION NETWORK; PREVIOUS SURVEY PERFORMED BY OSCAR W. PITTMAN (JOB No. 6891-81, FILE No. B-1871) DATED DECEMBER 29, 1981; PREVIOUS SURVEY PERFORMED BY PITTMAN, GLAZE AND ASSOCIATES (JOB No. E4148, FILE No. 35754-13) DATED DECEMBER 19, 2013; DEEDS OF RECORD AND EXISTING FIELD MONUMENTATION.
2. ELEVATIONS AS SHOWN HEREON ARE BASED ON THE NORTH AMERICAN VERTICAL DATUM OF 1988 (NAVD88) AND ARE REFERENCED TO THE NATIONAL GEODETIC SURVEY TIDAL BENCHMARK C 9, PUBLISHED ELEVATION = 13.06 FEET (NAVD88).
3. IT IS THE OPINION OF THE UNDERSIGNED SURVEYOR & MAPPER THAT THE PARCEL OF LAND SHOWN HEREON IS IN ZONE "X", AREAS DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOODPLAIN, BASED ON THE FEDERAL EMERGENCY MANAGEMENT AGENCY FLOOD INSURANCE RATE MAP FOR ESCAMBIA COUNTY, FLORIDA, COMMUNITY PANEL NUMBER 12033C0390G, EFFECTIVE DATE OF SEPTEMBER 29, 2006.
4. VISIBLE UTILITIES WITHIN THE SURVEY LIMITS ARE AS SHOWN HEREON. SUBSURFACE UTILITY LINES WERE LOCATED AND ARE SHOWN AS PER THE RESPECTIVE UTILITY COMPANY'S SPOTTING (PAINTED SPOTS AND FLAGGED LINES). THE FOLLOWING SUNSHINE ONE CALL TICKET WAS ISSUED FOR THIS PROJECT: 019107556 & 019107519
5. GRAPHIC SYMBOLISM FOR FEATURES SUCH AS MONUMENTATION, FENCES, TREES, TREE LINES, UTILITIES ETCETERA MAY BE EXAGGERATED IN SIZE FOR CLARITY PURPOSES. DIMENSIONS TO EXAGGERATED FEATURES WILL SUPERSEDE SCALED MEASUREMENTS.
6. THE DEVELOPERS INTEND TO UTILIZE THE EXISTING, APPROVED PARCELS AS RESIDENTIAL LOTS. CURRENTLY NO ADDITIONAL PARCELS OR EASEMENTS ARE ANTICIPATED, UNLESS SHOWN OTHERWISE HEREON.
7. ALL ROADS AND RIGHT-OF-WAY SHOWN ON THIS PLAT ARE PUBLIC AND ARE SUBJECT TO MAINTENANCE BY THE CITY OF PENSACOLA.
8. MEASUREMENTS AS SHOWN HEREON WERE MADE TO UNITED STATES STANDARDS AND ARE EXPRESSED IN DECIMAL OF FEET.
9. VISIBLE IMPROVEMENTS ARE AS SHOWN HEREON.

UTILITY SERVICE NOTES:

POTABLE WATER:

AFTER RECEIVING ALL APPROVALS FROM ECUA AND THE CITY OF PENSACOLA, THE DEVELOPMENT WILL CONNECT TO ECUA'S EXISTING SYSTEM.

SANITARY SEWER:

AFTER RECEIVING APPROVALS FROM ECUA AND THE CITY OF PENSACOLA, THE DEVELOPMENT WILL CONNECT TO ECUA'S EXISTING GRAVITY SYSTEM.

ELECTRIC, GAS, TELEPHONE, CABLE TELEVISION:

THESE SERVICES WILL BE INSTALLED AND MAINTAINED BY THE ASSOCIATED UTILITY COMPANY.

SITE INFORMATION

PROPERTY ZONING: C-2A, PHBD (PALAFOX HISTORIC BUSINESS DISTRICT), DBA (DENSE BUSINESS AREA)

FUTURE LAND USE: HP

PROPERTY REFERENCE No.'S: 00-05-00-9001-001-178
00-05-00-9001-001-195

PROPERTY AREA: 0.492± ACRES

FLOOD MAP: FLOOD ZONE "X"
MAP 12033C0390G, DATE 09-29-06

REQUIRED BUILDING SETBACKS C-2A: FRONT YARD - 0 FT. (MAXIMUM OF 10 FT PER THE DENSE BUSINESS AREA REQUIREMENTS)
SIDE YARD - 0 FT.
REAR YARD - 0 FT.

TYPICAL LOT SIZE: 0.024 ACRES - 0.040 ACRES

MAXIMUM ALLOWED DENSITY: 135 DWELLING UNITS PER ACRE

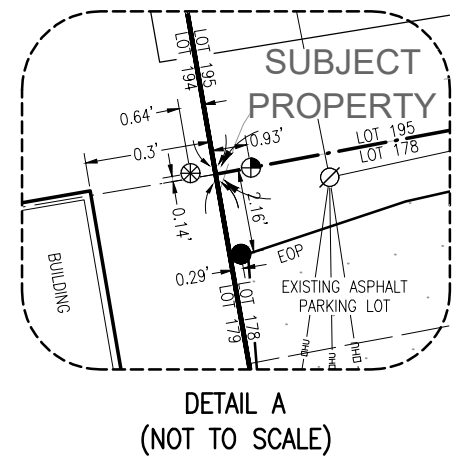
PROPOSED DENSITY: 22.36 UNITS PER ACRE

MAX. BUILDING HEIGHT: 100 FT.

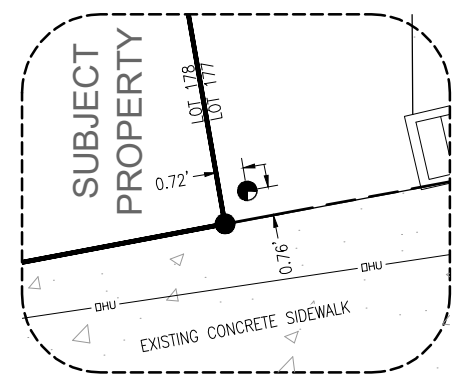
No. OF PROPOSED LOTS: 11

• ALL DEVELOPMENTS SHALL BE SUBJECT TO AN AESTHETIC REVIEW BY THE CITY'S ARCHITECTURAL REVIEW BOARD (ARB).

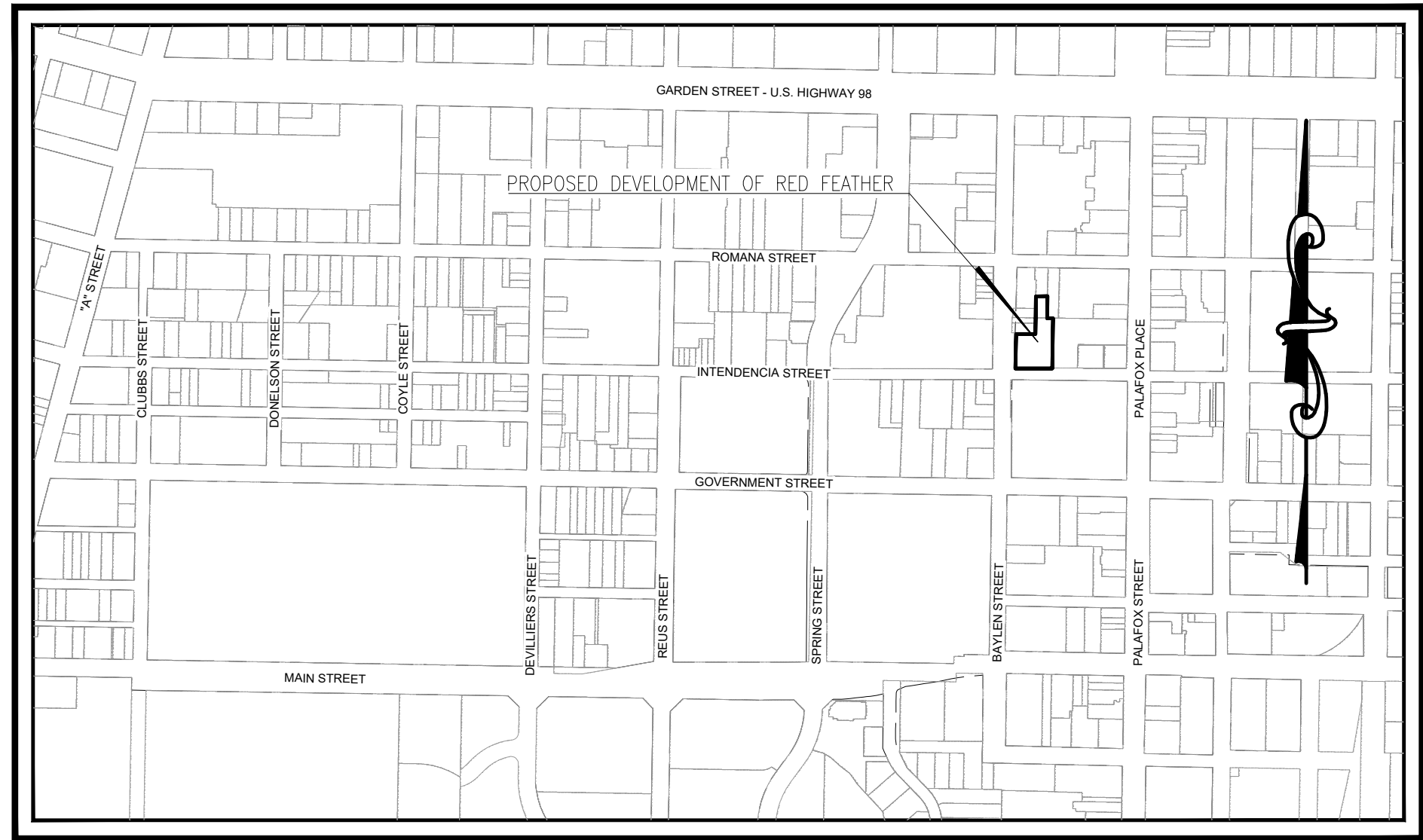
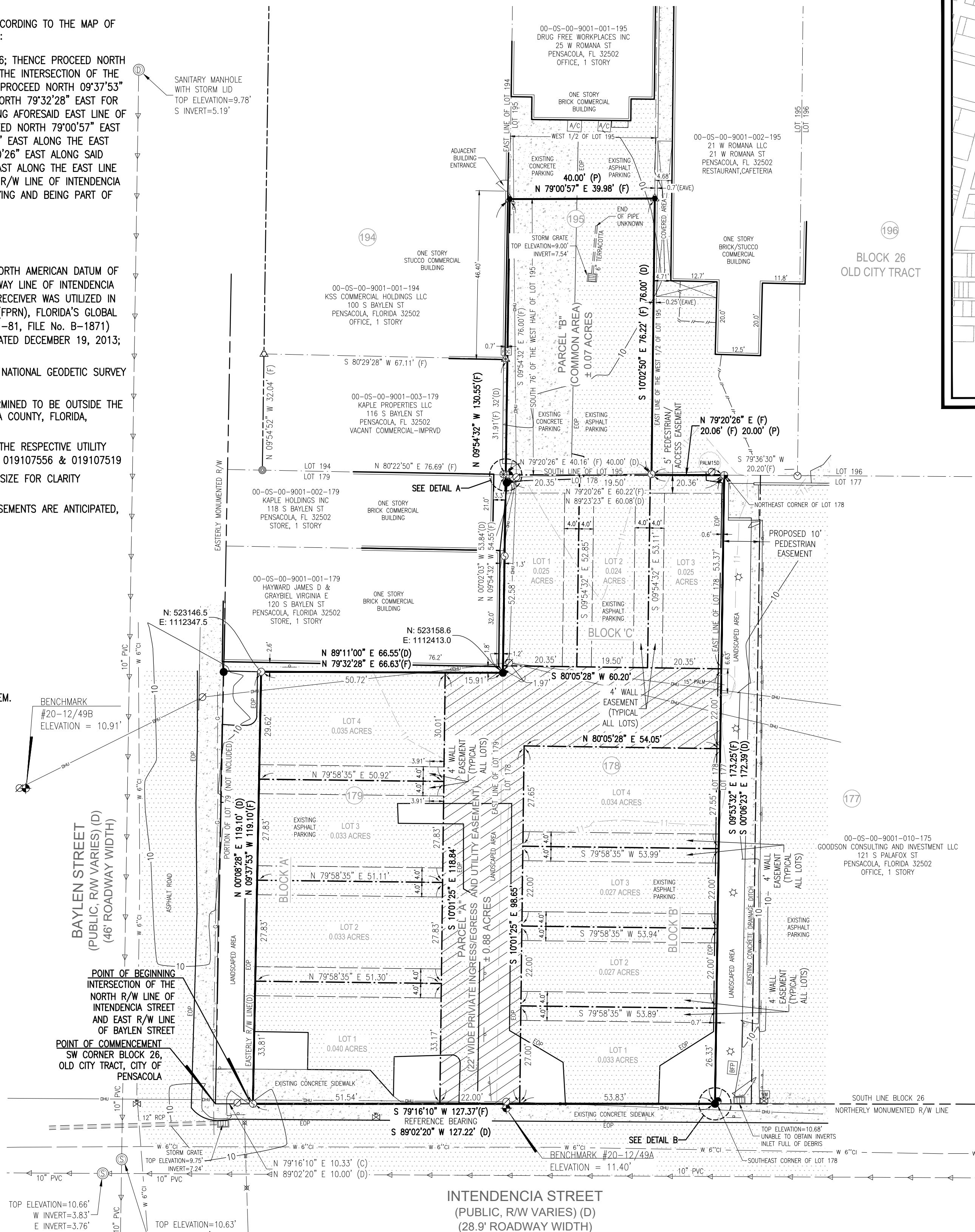
• AN LICENCE TO USE (LTU) WILL BE REQUIRED FOR BALCONIES AND/OR PROJECTIONS WITHIN THE RIGHT-OF-WAY.



DETAIL A
(NOT TO SCALE)



DETAIL B
(NOT TO SCALE)



VICINITY MAP NOT TO SCALE

LEGEND:

SET BENCHMARK	○	DENOTES TREE (SIZE AND TYPE NOTED)
SET NAIL & DISK (No. 7916)	○	DENOTES CHAIN LINK FENCE
FOUND NAIL & DISK (No. 7277)	—	DENOTES WOOD PANEL FENCE
FOUND NAIL & DISK (No. 4882)	—	DENOTES OVERHEAD UTILITIES
FOUND 1/2" DIA IRON ROD (UNNUMBERED)	—	DENOTES BURIED GAS LINE
FOUND 3/4" DIA IRON ROD (UNNUMBERED)	—	DENOTES BURIED WATER LINE
FOUND 1/2" DIA CAPPED IRON ROD (No. 0340)	—	DENOTES SEWER LINE
FOUND 1/2" DIA CAPPED IRON ROD (ILLEGIBLE)	—	DENOTES AIR CONDITIONING
FOUND 1/2" DIA CAPPED IRON ROD (No. 7277)	—	DENOTES BENCHMARK
FOUND 1/2" DIA CAPPED IRON ROD (No. 6993)	—	DENOTES BACK OF CURB
FOUND 1/2" DIA CAPPED IRON ROD (No. 1748)	—	DENOTES CALCULATED INFORMATION
FOUND 1/2" DIA CAPPED IRON ROD (No. 7174)	—	DENOTES DEED INFORMATION
FOUND 1/2" DIA CAPPED IRON ROD (No. 7073)	—	DENOTES DIAMETER
DENOTES SINGLE SUPPORT SIGN	—	DENOTES EDGE OF PAVEMENT
DENOTES DOUBLE SUPPORT SIGN	—	DENOTES FIELD MEASUREMENT
DENOTES WOOD UTILITY POLE	—	DENOTES NORTH AMERICAN VERTICAL DATUM
DENOTES METAL LIGHT POLE	—	DENOTES PLAT MEASUREMENT
DENOTES GUY WIRE ANCHOR	—	DENOTES POLYVINYL CHLORIDE
DENOTES BACK FLOW PREVENTER	—	DENOTES RIGHT OF WAY
DENOTES WATER METER	—	DENOTES TYPICAL
DENOTES WATER VALVE	—	DENOTES PLATTED LOT NUMBER
DENOTES FIBER OPTIC CABLE MARKER	—	DENOTES SPOT ELEVATION
DENOTES STORMWATER MANHOLE	—	DENOTES ELEVATION CONTOUR LINE AT ONE FOOT INTERVALS
DENOTES DROP INLET	—	
DENOTES SEWER MANHOLE	—	

BENCHMARK NOTES:

BENCHMARK 20-12/49A IS A NAIL IN THE SOUTH FACE OF A POWER POLE LOCATED ± 58 FEET WEST OF THE SOUTHEAST CORNER OF SUBJECT PROPERTY.
ELEVATION = 11.40' (NAVD88)

BENCHMARK 20-12/49B IS A RAILROAD SPIKE IN THE EAST FACE OF A POWER POLE LOCATED ± 86 FEET NORTH AND ± 66 FEET WEST OF THE SOUTHWEST CORNER OF SUBJECT PROPERTY.
ELEVATION = 10.91' (NAVD 88).

CITY OF PENSACOLA PROFESSIONAL SURVEYOR AND MAPPER:

SIGNED
LESLIE D. ODOM, P.S.M. No. 6520

DATE

SURVEYOR'S CERTIFICATE:
THE UNDERSIGNED HEREBY CERTIFIES THAT THIS PLAT IS A TRUE AND CORRECT REPRESENTATION OF THE LAND DESCRIBED HEREIN, THAT SAID LAND HAS BEEN SUBDIVIDED AS INDICATED, THAT PERMANENT REFERENCE MONUMENTS (P.R.M.) HAVE BEEN PLACED AS INDICATED, THAT THE SURVEY WAS MADE UNDER MY RESPONSIBLE DIRECTION AND SUPERVISION AND THAT THE SURVEY DATA COMPLIES WITH ALL REQUIREMENTS OF THE PLAT ACT CHAPTER 177.011-177.151 FLORIDA STATUTES.

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

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

Department:	Comments:
Planning	All comments resolved.
FIRE	All required access points, easments, and complete exit acces to public right of way from all existing buildings will be required to be provided prior to final plat application
PW/E	All damage to public sidewalks, right of ways, etc. will be required to be repaired and rebuilt according to city standards. Provide ingress / egress to all utility easements at time of final plat. Any driveways not needed to be maintained will need to be rebuilt to city standards with curbs and sidewalk.
Surveyor	All comments resolved. Please note the following items must be fully documented prior to final plat:1) Parcel B ownership; 2) 10ft easement to the east executed and recorded.
Inspection Svcs	All required access points, easments, and complete exit acces to public right of way from all existing buildings will be required to be provided prior to final plat application. Provide prope utility easements at time of final plat.
Pensacola Energy	Pensacola Energy has no objection; however we would like to make sure that the developer knows that Pensacola Energy has gas facilities in the area of this project.
ECUA	No comment on the preliminary plat. Please have the developer continue to work with ECUA for water/sewer permitting.
FPL	No comment
ATT	No comment or concern.
FDOT	No comment.
CRA	This project is subject to redevelopment covenants with the CRA. The proposed plat is compliant with the agreement.
Parking	No vehicles may be stopped on Intendencia Street. Please coordinate with Parking Services at time of construction.
Airport	No comment or concern.
Arborist	No comment or concern.

Sec. 12-3-8. Commercial land use district.

The regulations in this section shall be applicable to the retail and downtown commercial and wholesale and light industry zoning districts: C-1, C-2A, C-2, and C-3.

(1) *Purpose of district.*

- a. The commercial land use district is established for the purpose of providing areas of commercial development ranging from compact shopping areas to limited industrial/high intensity commercial uses. Conventional residential use is allowed as well as residential uses on upper floors above ground floor commercial or office uses and in other types of mixed-use development. New development and redevelopment projects are strongly encouraged to follow the city's design standards and guidelines contained in section 12-3-121.
- b. The C-1 zoning district's regulations are intended to provide for conveniently supplying the immediate needs of the community where the types of services rendered and the commodities sold are those that are needed frequently. The C-1 zoning district is intended to provide a transitional buffer between mixed-use neighborhood commercial areas and more intense commercial zoning. The downtown and retail commercial (C-2A and C-2) zoning districts' regulations are intended to provide for major commercial areas intended primarily for retail sales and service establishments oriented to a general community and/or regional market. The C-3 wholesale and light industry zoning district's regulations are intended to provide for general commercial services, wholesale distribution, storage and light fabrication.
- c. The downtown retail commercial (C-2A) zoning district's regulations are intended to provide a mix of restaurants, retail sales, entertainment, and service establishments with an emphasis on pedestrian-oriented ground floor shops and market spaces.
- d. The commercial retail (C-2) zoning district's regulations are intended to provide for major commercial areas intended primarily for retail sales and service establishments oriented to a general community and/or regional market.
- e. The C-3 wholesale and light industry zoning district's regulations are intended to provide for general commercial services, wholesale distribution, storage and light fabrication.

(2) *Uses permitted.*

- a. *C-1, retail commercial zoning district.* Any use permitted in the R-NC district and the following uses, with no outside storage or repair work permitted:
 1. Retail sales and services.
 2. Motels/hotels.
 3. Vending machine when as accessory to a business establishment and located on the same parcel of land as the business.
 4. Car washes.
 5. Movie theaters, except drive-in theaters.
 6. Open air sales of trees, plants and shrubs. The business shall include a permanent sales or office building (including restrooms) on the site.
 7. Pet shops with all uses inside the principal building.
 8. Parking lots and parking garages.
 9. Pest extermination services.

-
10. Animal hospitals and veterinary clinics with fully enclosed kennels and no outside runs or exercise areas.
 11. Business schools.
 12. Trade schools.
 13. Medical marijuana dispensary.
 14. Recreation or amusement places operated for profit.
 15. Accessory buildings and uses customarily incidental to the above uses.
 16. Food truck courts, subject to regulations in section 12-3-95.
- b. *C-2A, downtown retail commercial district.* Any use permitted in the C-1 district with the exception of manufactured home parks, and conditional uses. The following uses with no outside storage or repair work permitted:
1. Bars.
 2. Pool halls.
 3. Newspaper offices and printing firms.
 4. Marinas.
 5. Major public utility buildings and structures including radio and television broadcasting station.
 6. Accessory buildings and uses customarily incidental to the above uses.
- c. *C-2, commercial district (retail).* Any use permitted in the C-2A district and the following uses with no outside storage or repair work permitted:
1. Cabinet shops and upholstery shops.
 2. Electric motor repair and rebuilding.
 3. Garages for the repair and overhauling of automobiles.
 4. Sign shop.
 5. Accessory buildings and uses customarily incidental to the above uses.
- d. *C-3, commercial zoning district (wholesale and limited industry).*
1. Any use permitted in the C-2 district. Outside storage and work shall be permitted for those uses and the following uses, but shall be screened by an opaque fence or wall at least eight feet high at installation. Vegetation shall also be used as a screen and shall provide 75 percent opacity. The vegetative screen shall be located on the exterior of the required fence.
 2. Outside kennels, runs or exercise areas for animals subject to regulations in section 12-3-83.
 3. Growing and wholesale of retail sales of trees, shrubs and plants.
 4. Bakeries, wholesale.
 5. Ice cream factories and dairies.
 6. Quick-freeze plants and frozen food lockers.

7. Boat sales and repair.
8. Outdoor theaters.
9. Industrial research laboratories and pharmaceutical companies.
10. Truck sales and repair.
11. Light metal fabrication and assembly.
12. Contractors shops.
13. Adult entertainment establishments subject to the requirements of chapter 7-3.
14. Industrial laundries and dry cleaners using combustible or flammable liquids or solvents with a flash point of 190 degrees Fahrenheit or less which provide industrial type cleaning, including linen supply, rug and carpet cleaning, and diaper service.
15. Retail lumber and building materials.
16. Warehouses.
17. Plumbing and electrical shops.
18. New car and used car lots, including trucks which do not exceed 5,000 pounds.
19. Car rental agencies and storage, including trucks which do not exceed 5,000 pounds.
20. Pawnshops and secondhand stores.
21. Mini-storage warehouses.
22. Advanced manufacturing and/or processing operations provided that such use does not constitute a nuisance due to emission of dust, odor, gas, smoke, fumes, or noise.
23. Accessory buildings and uses customarily incidental to the above uses.

- (3) *Regulations.* All developments are required to comply with design standards and are strongly encouraged to follow design guidelines as established in section 12-3-121. Table 12-3.7 describes height, area and yard requirements for the C-1, C-2, C-2A and C-3 commercial zoning districts:

TABLE 12-3.7. REGULATIONS FOR THE COMMERCIAL ZONING DISTRICTS

Standards	C-1	C-2A	C-2 and C-3
Minimum Yard Requirements (Minimum Building Setbacks)	There shall be no yard requirements, except that where any nonresidential use is contiguous to a residential zoning district there shall be a 20-foot yard unless the two districts are separated by a public street, body of water, or similar manmade or natural buffer of equal width. Inside the C-2A District and Dense Business Area: There shall be a maximum allowed front yard setback of 10 feet.		
Maximum Building Height	No building shall exceed 45 feet in height at the property or setback lines. (See Note 1)	No building shall exceed 100 feet in height at the property or setback lines. (See Note 1)	
Lot Coverage Requirements (The	Shall not exceed 75 percent of the total site	Shall not exceed 100 percent of the total site	Inside the dense business area: shall not

maximum combined area occupied by all principal and accessory buildings)	area for buildings up to 100 feet in height. For buildings over 100 feet in height, lot coverage shall not exceed 65 percent.	area for buildings up to 100 feet in height. For buildings over 100 feet in height, lot coverage shall not exceed 90 percent.	exceed 100 percent of the total site area for buildings up to 100 feet in height. For buildings over 100 feet in height, lot coverage shall not exceed 90 percent (with the exception of the C-2A zoning district). Outside the dense business area: shall not exceed 75 percent of the total site area for buildings up to 100 feet in height. For buildings over 100 feet in height, lot coverage shall not exceed 65 percent.
Maximum Density Multiple-Family Dwellings	35 dwelling units per acre.	135 dwelling units per acre.	Inside the dense business area: 135 dwelling units per acre. Outside the dense business area: 35 dwelling units per acre.
Note 1: Three feet may be added to the height of the building for each foot the building elevation is stair-stepped or recessed back from the property or setback lines beginning at the height permitted up to a maximum height of 150 feet.			

(4) *Additional regulations.* In addition to the regulations established above in subsection (3) of this section, all developments within the commercial zoning districts will be subject to, and must comply with, the following regulations:

- a. Supplementary district regulations subject to regulations in sections 12-3-55 through 12-3-69.
- b. Off-street parking subject to regulations in chapter 12-4.
- c. Signs subject to regulations in chapter 12-5.
- d. Tree/landscape regulations subject to regulations in chapter 12-6.
- e. Stormwater management and control of erosion, sedimentation and runoff subject to regulations in chapter 12-8.
- f. Alcoholic beverages regulations subject to chapter 7-4.

(Code 1986, § 12-2-8; Ord. No. 25-92, § 1, 7-23-1992; Ord. No. 6-93, § 6, 3-25-1993; Ord. No. 29-93, § 6, 11-18-1993; Ord. No. 3-94, § 4, 1-13-1994; Ord. No. 44-94, § 1, 10-13-1994; Ord. No. 33-95, § 2 (exh. 1), 8-10-1995; Ord. No. 40-99, §§ 2, 3, 10-14-1999; Ord. No. 17-06, § 1, 7-27-2006; Ord. No. 11-09, § 1, 4-9-2009; Ord. No. 13-12, § 1,

6-14-2012; Ord. No. 12-13, § 1, 5-9-2013; Ord. No. 40-13, § 1, 11-14-2013; Ord. No. 01-16, § 1, 1-14-2016; Ord. No. 06-17, § 1, 3-9-2017; Ord. No. 12-19, § 1, 5-16-2019; Ord. No. 10-23, § 1, 8-17-2023)

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)



City of Pensacola

222 West Main Street
Pensacola, FL 32502

Memorandum

File #: 24-851

Planning Board

9/10/2024

ACTION ITEM

SUBJECT:

Request for License to Use City Right-of-Way – 600 S. Palafox Street

SUMMARY:

Winford Lindsay (Lindsay, Pope, Brayfield & Associates, Inc.), on behalf of Pensacola Palafox Loding LLC, is requesting approval for a license to use the city right-of-way at 600 S. Palafox Street. The purpose of this application is to allow for the construction of an awning overhang which will be structurally attached to the right-of-way by decorative columns. The awning will extend over the sidewalk along S. Palafox Street and also over the sidewalk along Cedar Street where a future patio and outdoor seating area will be. The full overhang encroachment will measure 79' x 5'-4" along the Cedar Street frontage and 195'-8" x 6'-3" along the Palafox Street frontage. This property is located in the Palafox Historic Business District and the overall hotel project, including the aesthetic of the subject canopy, was approved by the Architectural Review Board in April 2024.

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. 12-11-7 License to use right-of-way](#)

ATTACHMENTS:

1. 600 S. Palafox Street_Images
2. 600 S. Palafox Street_License to Use Application
3. Review Comments_600 S. Palafox Street_LTU - Copy
4. ARB Minutes from 4.18.2024
5. Sec. 12-11-7(a)-(c)_License to use right of way

600 S. Palafox Street – License to Use Request



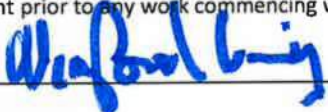
License To Use City Right-Of-Way

☒ **Major License To Use**

Application Fee: \$1,000.00
 Rehearing/Rescheduling Fee: \$100.00
 Annual Fee: (Major) \$1,000.00
 Insurance Coverage: \$1,000,000.00

Applicant: Winford Lindsay
 Applicant's Address: 344 West Pike Street, Lawrenceville GA 30046
 Email: blindsay@lpbatlanta.com Phone: 770-407-5800

I, the undersigned applicant, understand that submittal of this application does not entitle me to approval of this License to use. I have received a copy of the applicable regulations and understand that I must be present on the date of the Planning Board and City Council meetings. In the case of the Pensacola Neighborhood Challenge Grant applications, I understand that this application will be considered during the execution of the contract and does not require further review from the Planning Board or City Council. If applicable, I understand a City Right-of-Way permit must be acquired from the City Engineering Department prior to any work commencing within the right-of-way.

Applicant's Signature:  Date: 5.13.24

Property Information

Property Owner: Pensacola Palafox Lodging LLC Phone: 423-684-5959
 Location Address: 600 S Palafox Street, Pensacola, FL 32502
 Parcel ID # 0 0 0 0 0 5 0 9 0 0 0 0 1 0 1 2

Purpose of Use of City Right-Of-Way: To provide canopy cover over a portion of Cedar Street and along Palafox Str. with 11 supporting steel columns in the right-of-way, above 15' clear over sidewalk.
See Attached Plan A3-D.

Please attach a map indicating the actual dimensions of the requested license.

For Office Use Only		
District: <u>6</u>		Zoning: <u>C-2A</u>
Date Received: <u>5/13/2024</u>	Case Number: <u>L-2024-005</u>	Annual Fee: <u>\$1,000.00</u>
Planning Board date: <u>9/10/2024</u>	Recommendation: _____	Amount of Insurance Coverage: _____
City Council date: _____	Council Action: _____	_____

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

MAJOR License To Use City Right-Of-Way

Sec. 12-11-7. License to use right-of-way.

- (a) Application.
- (1) An application for license to use right-of-way must be submitted to the Planning Department at least thirty (30) days prior to the regularly scheduled meeting of the Planning Board.
 - (2) The application shall be scheduled for hearing only upon determination that the application complies with all applicable submission requirements.
 - (3) No application shall be considered complete until all of the following has been submitted:
 - (a) The application shall be submitted on a form provided by the Board Secretary.
 - (b) Each application shall be accompanied by the following information and such other information as may be reasonably requested to support the application:
 1. Accurate site plan drawn to scale;
 2. Reason for license to use request.
 - (4) The applicant shall be required to pay an application fee according to the current schedule of fees established by the City Council for the particular category of application. This fee shall be nonrefundable irrespective of the final disposition.
 - (5) Any party may appear in person, by agent, or by attorney.
 - (6) Any application may be withdrawn prior to action of the Planning Board or City Council at the discretion of the applicant initiating the request upon written notice to the Board secretary.
- (b) Planning Board review and recommendation. The community development department will distribute copies of the request for a license to use right-of-way to the appropriate city departments and public agencies for review and comment. Said departments shall submit written recommendations of approval, disapproval or suggested revisions, and reasons therefore, to the community development department. The Planning Board shall review the license to use right-of-way request and make a recommendation to the City Council.
- (1) Public Notice for license to use right-of-way.
- (a) The community development department shall notify addresses within a three hundred-foot radius, as identified by the current Escambia County tax roll maps, of the right-of-way proposed to be licensed with a public notice by post card at least five (5) days prior to the Board meeting. The public notice shall state the date, time, and place of the Board meeting.
- (c) City Council review and action. The Planning Board recommendation shall be forwarded to the City Council for review and action.
- (1) Notice and hearing. The community development department shall notify addresses within a three hundred-foot radius, as identified on the Escambia County tax roll maps, of the right-of-way proposed to be licensed with a public notice by post card at least five (5) days prior to the Council meeting. The public notice shall state the date, time, and place of the Council meeting.
 - (2) Action. The City Council shall approve, approve with modifications, or deny the license to use right-of-way request. If the request is approved by City Council, a license to use agreement will be drawn, at which time the license becomes effective upon execution by the applicant and the City and payment by the applicant of any required fee.

Additional Information Required for Corporations and LLCs: If approved, this information will be used as part of the legal agreement. Must be licensed to do business within the State of Florida.

Corporation:

Full legal name of the Corporation: **3H Group, Inc.**

Official Corporate Address: **735 Broad St., Suite 500, Chattanooga TN 37402**

President or Vice-President:
Name & Title – **Hiren Desai, President**

Corporate Secretary: Name – **Jason Rothenburg**

Limited Liability Company (LLC):
Full legal name of company: **Pensacola Palafox Lodging LLC**

Official Address: **735 Broad Street, Suite 500, Chattanooga TN 37402**

Managing Member or member:
Name & Title – **Hiren Desai, President**

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

TEMPO by HILTON
600 SOUTH PALAFOX STREET
PENSACOLA, FLORIDA 32502

OWNER:

PENSACOLA PALAFOX LODGING, LLC
735 BROAD STREET, SUITE 500
CHATTANOOGA, TENNESSEE
37402

DEVELOPER:

GRACE CONSTRUCTION CONSULTANTS
5726 MARLIN ROAD, #200
CHATTANOOGA, TENNESSEE
37411

ARCHITECT:

ARCHITECTURE, INTERIOR DESIGN, STRUCTURAL ENGINEERING,
MECHANICAL, ELECTRICAL, PLUMBING
AND FIRE PROTECTION ENGINEERING:

LINDSAY POPE BRAYFIELD & ASSOCIATES, INC.
344 WEST PIKE STREET
LAWRENCEVILLE, GEORGIA 30046

777-963-8989

CIVIL ENGINEER:

REBOL BATTLE AND ASSOCIATES
2301 N. 9TH AVE, SUITE 300
PENSACOLA, FLORIDA 32503

850-438-0400

LANDSCAPE ARCHITECT:

DANIEL ROGERS LANDSCAPE ARCHITECTURE
500 WINDERLEY PLACE SUITE 325
MAITLAND, FLORIDA 32751

407-353-0112

FOOD AND BEVERAGE DESIGN:

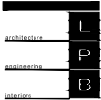
IN-SYNC DESIGN SERVICES, INC.
115 HIGHWOOD AVENUE
OAK POINT, TEXAS 75068

770-337-5994

LIGHTING DESIGN:

CD+M LIGHTING DESIGN GROUP, LLC
1344 LAFRANCE STREET, NE SUITE 1
ATLANTA, GEORGIA 30307

404-522-9911



LINDSAY POPE BRAYFIELD &
ASSOCIATES, INC.
344 WEST PIKE STREET
LAWRENCEVILLE, GA 30046
770 963 8989
770 822 9482 FAX
www.lbradentia.com



OWNER

PENSACOLA
PALAFOX LODGING,
LLC

735 BROAD STREET
SUITE 500
CHATTANOOGA, TN
37402

DEVELOPER

GRACE
CONSTRUCTION
CONSULTANTS

5726 MARLIN ROAD
#200
CHATTANOOGA, TN
37411

PROJECT



600 SOUTH PALAFOX ST.
PENSACOLA, FL 32502

EDITION
08/16/24 PERMIT

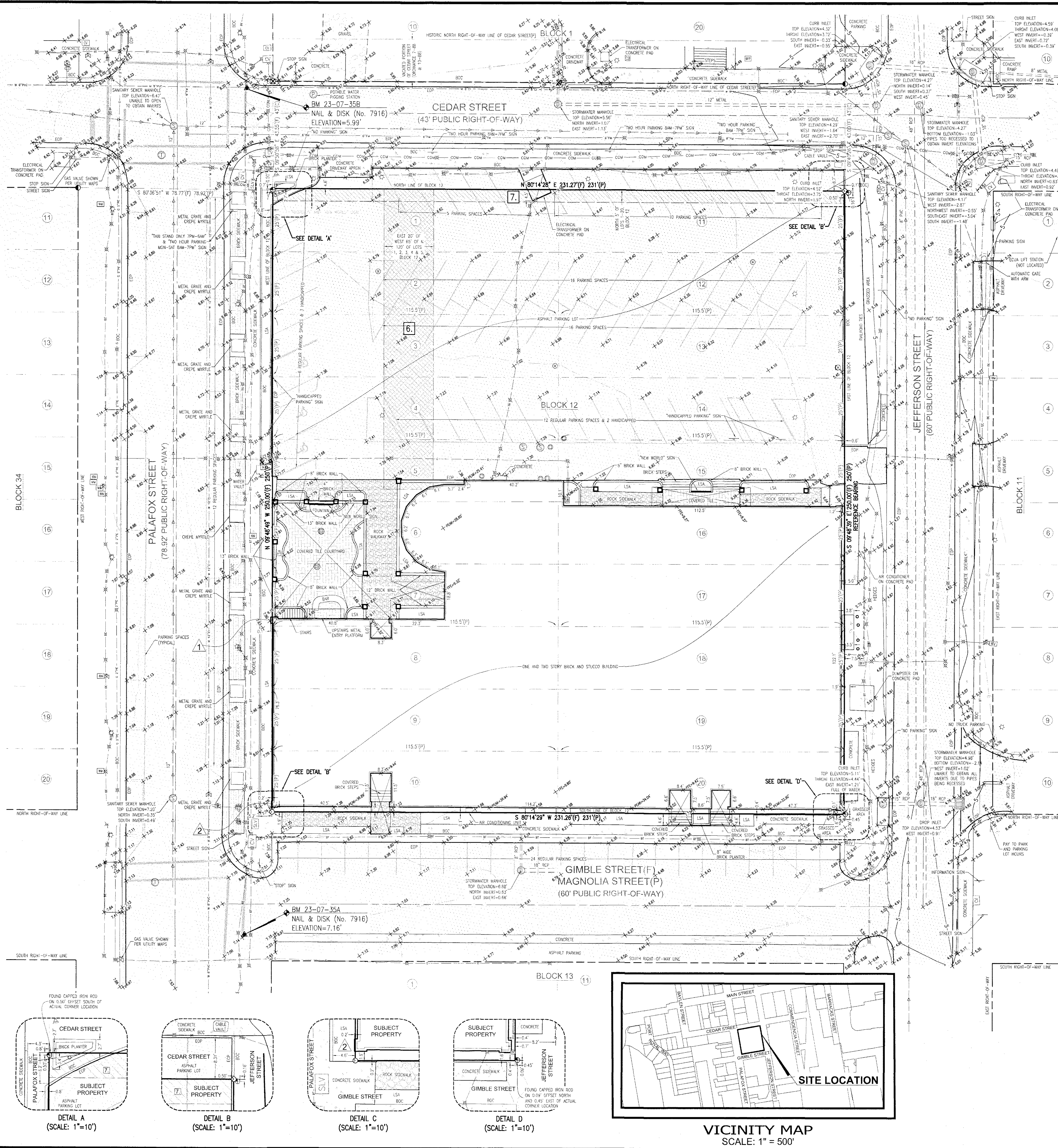
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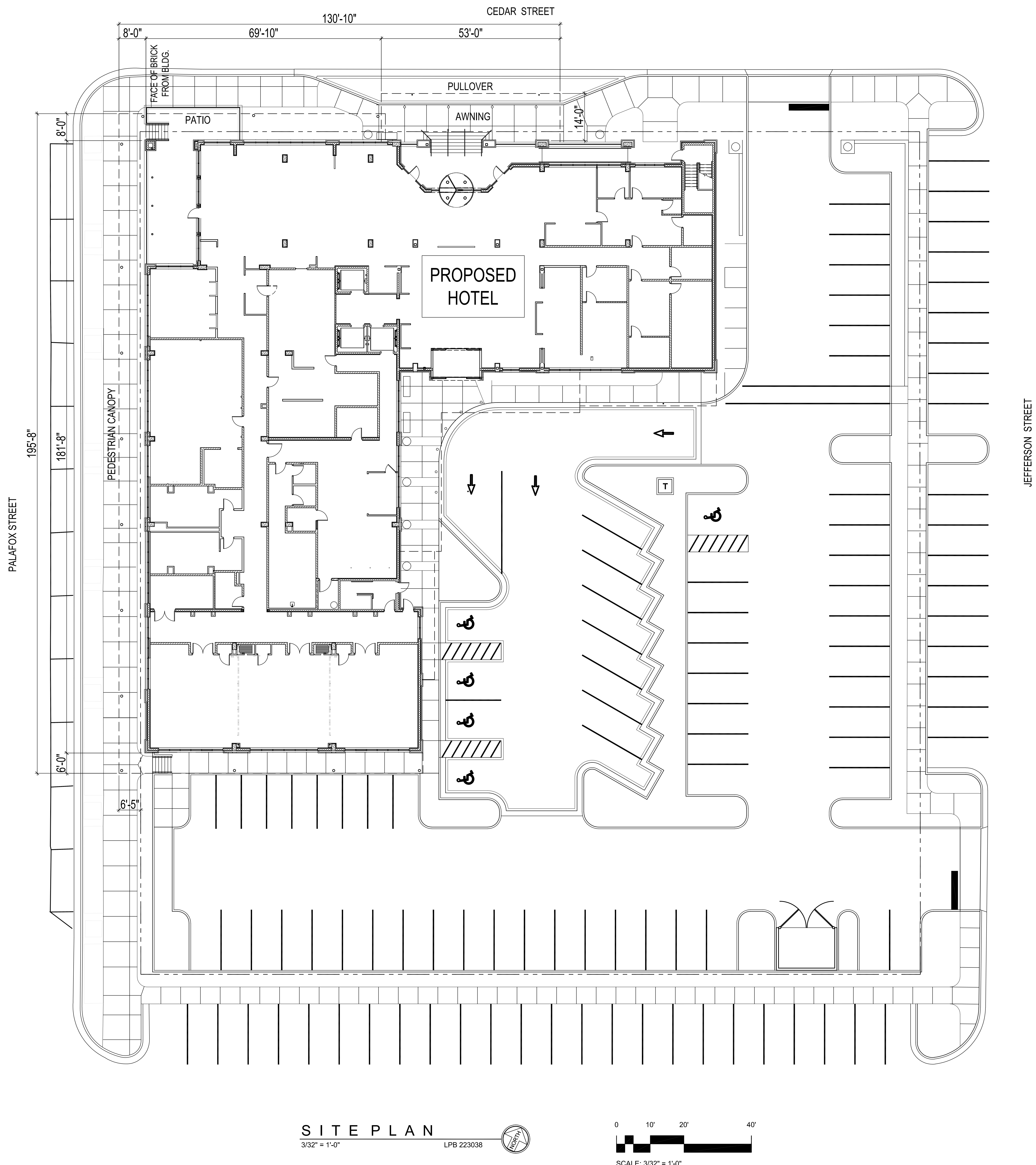
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PLOT DATE:

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COVER SHEET



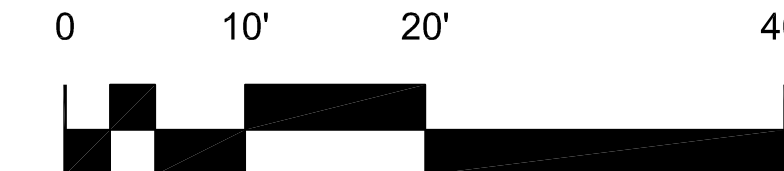
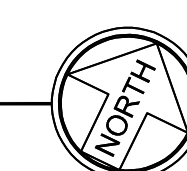




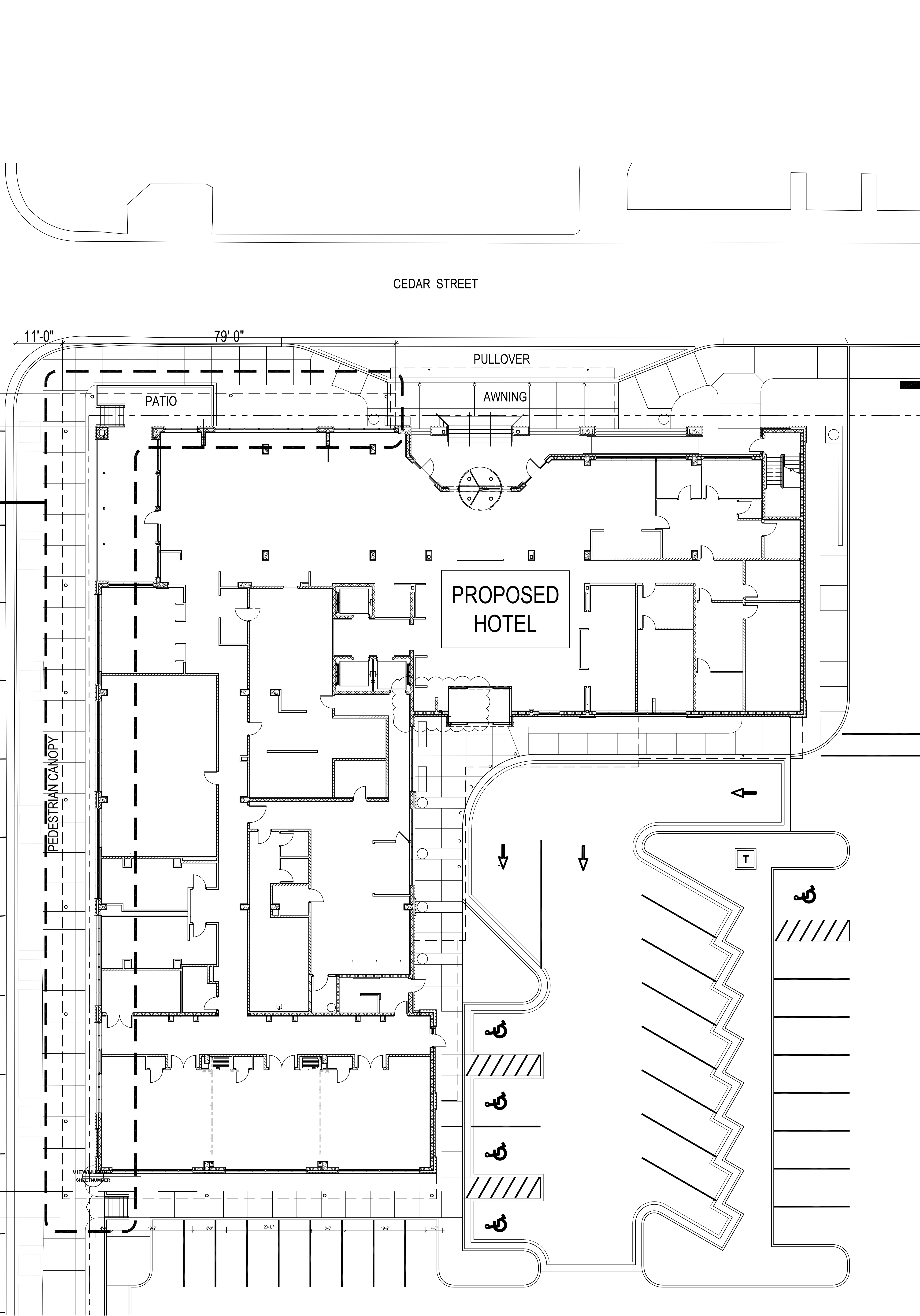
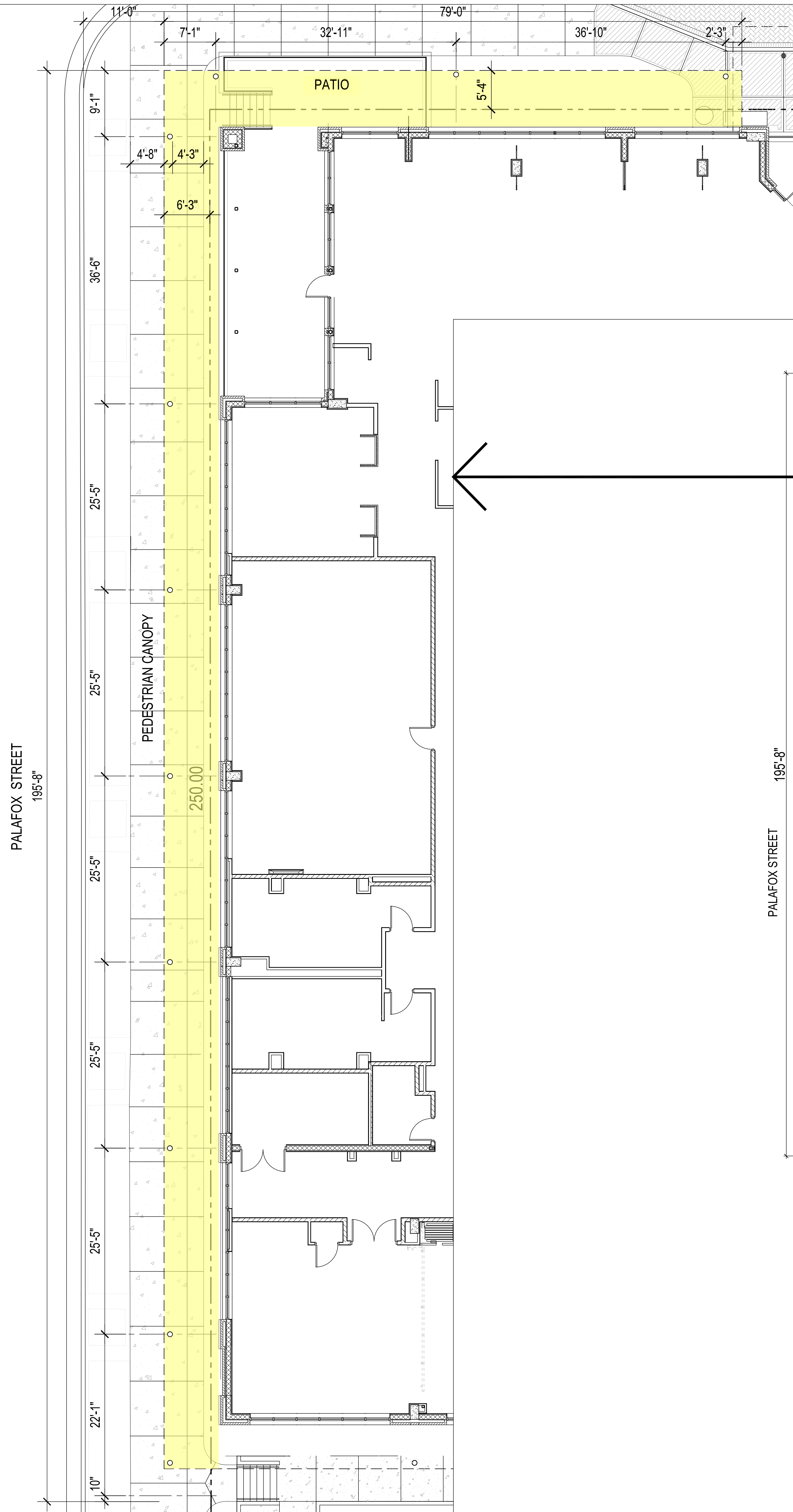
SITE PLAN

3/32" = 1'-0"

LPB 223038

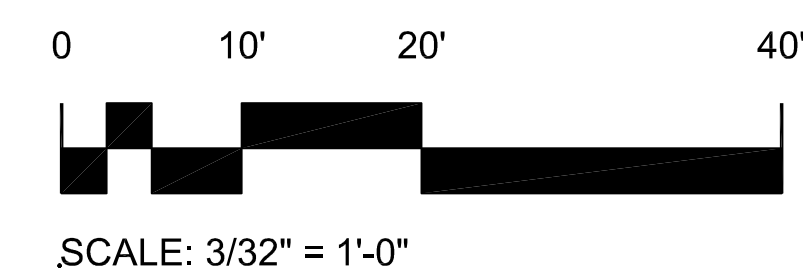


SCALE: 3/32" = 1'-0"



REQUESTED LICENSE TO USE CITY
RIGHT-OF-WAY# 4

S I T E P L A N
3/32" = 1'-0" LPB 223038



architecture

engineering

interiors

L

P

B

LINDSAY POPE BRAYFIELD & ASSOCIATES, INC.

344 WEST PIKE STREET
LAWRENCEVILLE, GA 30046

770 963 8989
770 822 9492 FAX
www.lpbatlanta.com

OWNER

3H GROUP

HOTELS

6716 HERITAGE
BUSINESS CT.
CHATTANOOGA, TN
37421

DEVELOPER

GRACE
CONSTRUCTION
CONSULTANTS

PROJECT

TEMPO

SUITES

5726 MARLIN ROAD
#200
CHATTANOOGA, TN
37411

EDITION

05/10/24 R.O.W. APPROVAL

PROJECT NO.: 223038

DRAWN BY: _____

CHECKED BY: _____

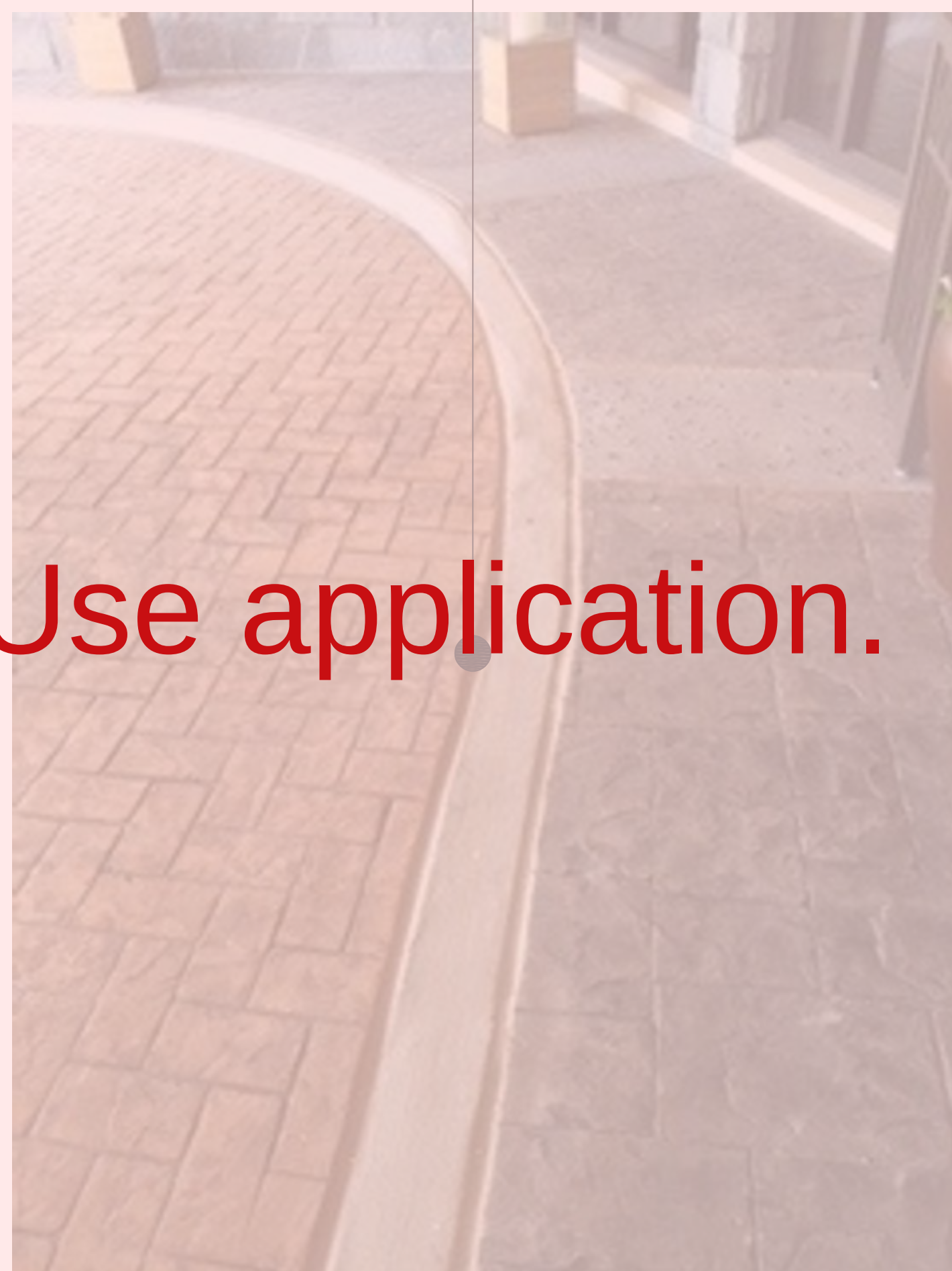
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PLOT DATE: _____

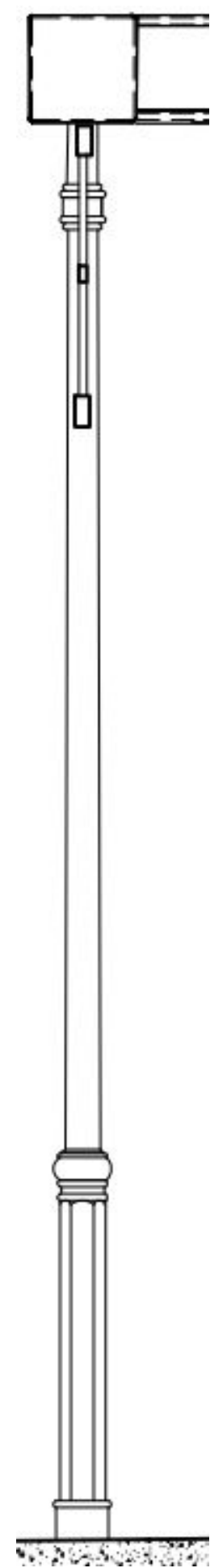
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SITE PLAN R.O.W.
@ PEDESTRIAN
CANOPY

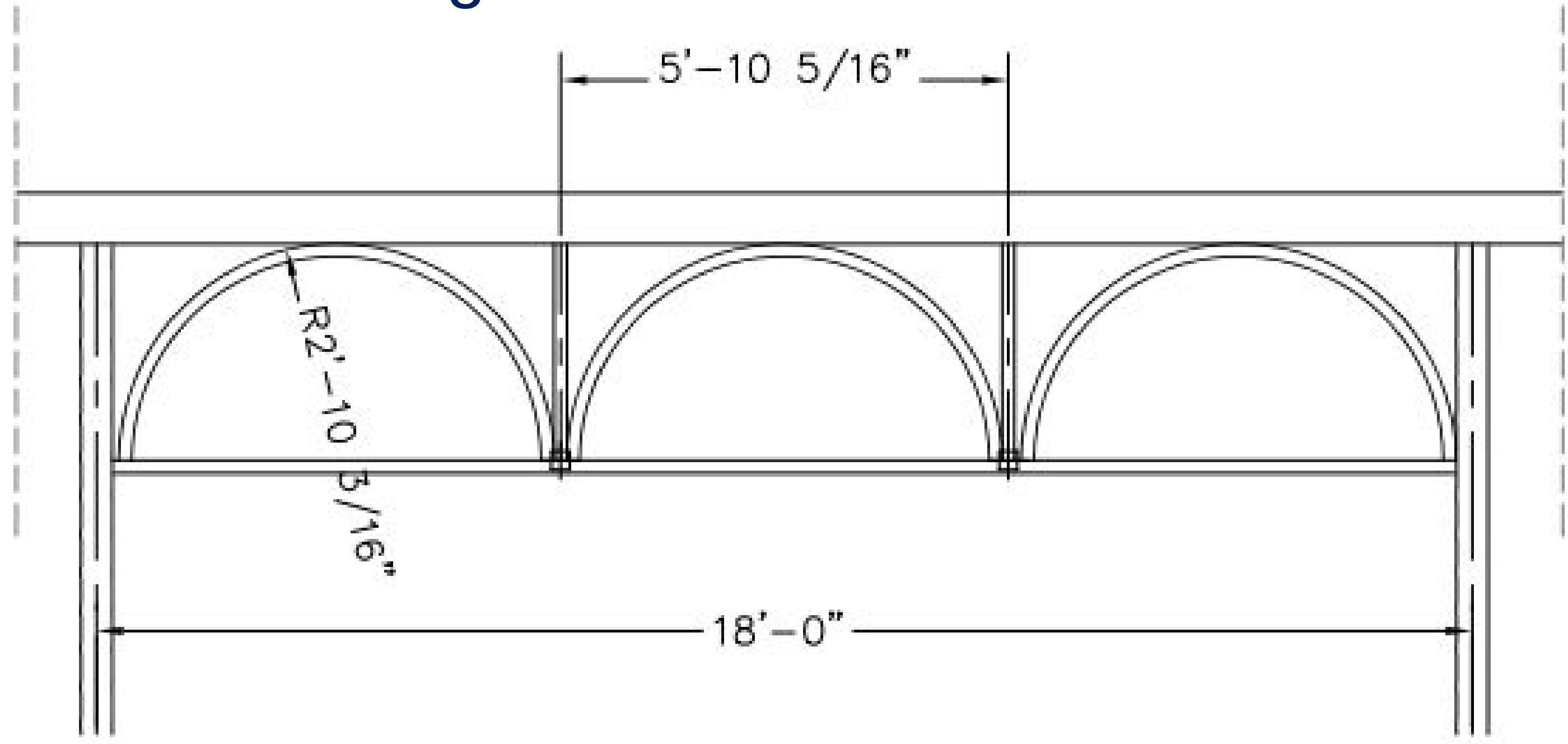
A3-D



Materials not related to License to Use application.



The decorate lattice under the front edge of the canopies will look like the below, but will be a combination of the semicircular and square grid patterns. See building line elevations below.



② CANOPY ELEVATION

EXTERIOR FINISH MATERIALS			
ITEM TAG	FINISH MATERIAL	MANUFACTURER	COLOR
1	BRICK	CAROLINA CERAMICS BRICK COMPANY	DESERT TAN VELOUR
2	EFIS	DRYVIT	111 PRAIRIE CLAY SANDPEBBLE
3	EFIS	DRYVIT	SW 7063ST NEBULOUS WHITE
4	EFIS	DRYVIT	SW 6993ST BLACK OF NIGHT
5	CAST STONE	ARRISCRAFT - RENAISSANCE	OYSTER
6	CAST STONE	ARRISCRAFT - RENAISSANCE	HAZEL
7	GLASS	GUARDIAN GLASS	GREEN
8	ALUMINUM	MORGAN WINDOWS	BLACK



SOUTH ELEVATION (GIMBLE STREET)

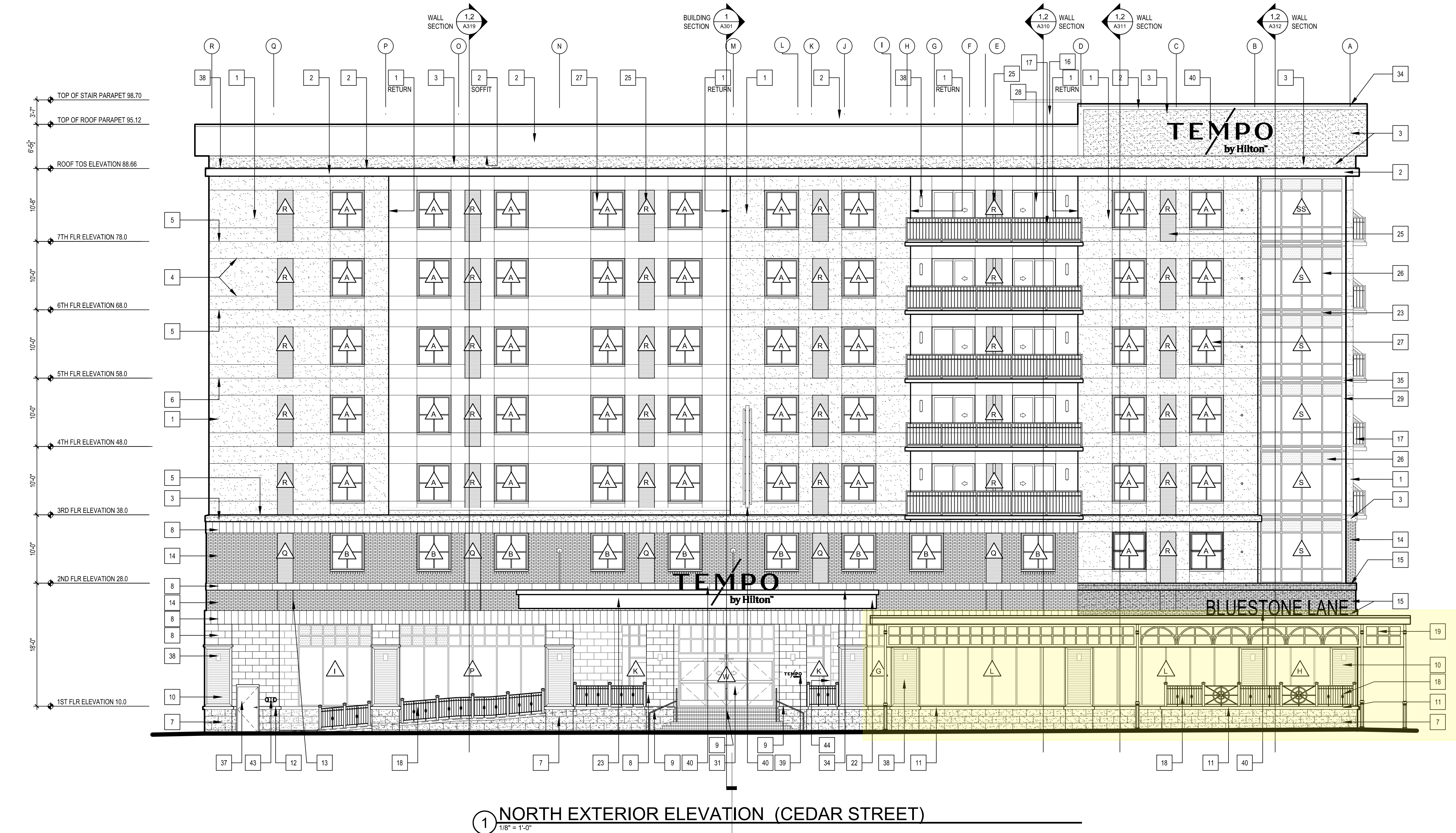
EXTERIOR FINISH MATERIALS			
ITEM TAG	FINISH MATERIAL	MANUFACTURER	COLOR
1	BRICK	CAROLINA CERAMICS BRICK COMPANY	DESERT TAN VELOUR
2	EFIS	DRYVIT	111 PRAIRIE CLAY SANDPEBBLE
3	EFIS	DRYVIT	SW 7063ST NEBULOUS WHITE
4	EFIS	DRYVIT	SW 6993ST BLACK OF NIGHT
5	CAST STONE	ARRISCRAFT - RENAISSANCE	OYSTER
6	CAST STONE	ARRISCRAFT - RENAISSANCE	HAZEL
7	GLASS	GUARDIAN GLASS	GREEN
8	ALUMINUM	MORGAN WINDOWS	BLACK

EXTERIOR FINISH MATERIALS SCHEDULE			
MATERIAL DESCRIPTION	MANUFACTURER / PRODUCT	PATTERN / TEXTURE	FINISH / COLOR
EXTERIOR INSULATION FINISH SYSTEM - CLAY COLOR	DRYVIT OUTSULATION PLUS MD	SANDPEBBLE	111 PRAIRIE CLAY
EXTERIOR INSULATION FINISH SYSTEM - WHITE COLOR	DRYVIT OUTSULATION PLUS MD	SANDBLAST FINISH	SHERWIN WILLIAMS 7083ST NEBULOUS WHITE
EXTERIOR INSULATION FINISH SYSTEM - BLACK COLOR	DRYVIT OUTSULATION PLUS MD	SANDBLAST FINISH	SHERWIN WILLIAMS 6969ST BLACK OF NIGHT
CAST STONE - ROCKED HAZEL COLOR	ARRISCRAFT RENAISSANCE	ROCKED FINISH	HAZEL (DISCONTINUED)
CAST STONE - SMOOTH OYSTER COLOR	ARRISCRAFT RENAISSANCE	SMOOTH FINISH	OYSTER (DISCONTINUED)
CAST STONE - SMOOTH BLACK COLOR	ARRISCRAFT RENAISSANCE	SMOOTH FINISH	BLACK
GFRC - DECORATIVE PANELS	STROMBERG HIGH PERFORMANCE GFRC	RIB117 TEXTURE	TO MATCH ADJACENT CAST STONE
BRICK VENEER	CAROLINA CERAMICS BRICK COMPANY / MODULAR	RUNNING BOND	DESERT TAN VELOUR
BRICK VENEER	CAROLINA CERAMICS BRICK COMPANY / MODULAR	RUNNING BOND	BLACK (TO BE DETERMINED)
PREFINISHED ALUMINUM STOREFRONT	US ALUMINUM / SERIES 17451	N/A	BLACK 70% FLUOROPOLYMER RESIN
PREFINISHED ALUMINUM WINDOWS	M.I. WINDOWS AND DOORS / 480PW WITH TNS	N/A	BLACK 70% FLUOROPOLYMER RESIN
PREFINISHED ALUMINUM PTAC LOUVER	RELIABLE AEL 42 WITH 186 FRAME	N/A	BLACK 70% FLUOROPOLYMER RESIN
PREFINISHED ALUMINUM AUTOMATIC SLIDING ENTRANCE	STANLEY / DURA GLIDE 3000	N/A	BLACK 70% FLUOROCARBON RESIN
ALUMINUM UTILITY LOUVER	TO BE DETERMINED	N/A	URETHANE ALKYO GLOSS (FIELD PAINT TO MATCH ADJACENT WALL COLOR)
PREFINISHED ALUMINUM COPING	TO BE DETERMINED	N/A	DURACRON 600 THERMOSETTING ACRYLIC ENAMEL
PREFINISHED ALUMINUM FLASHING	TO BE DETERMINED	N/A	DURACRON 600 THERMOSETTING ACRYLIC ENAMEL
PREFINISHED ALUMINUM SCUPPERS	TO BE DETERMINED	N/A	DURACRON 600 THERMOSETTING ACRYLIC ENAMEL
PREFINISHED ALUMINUM GUTTERS	TO BE DETERMINED	N/A	DURACRON 600 THERMOSETTING ACRYLIC ENAMEL
PREFINISHED ALUMINUM DOWNSPOUT	TO BE DETERMINED	N/A	DURACRON 600 THERMOSETTING ACRYLIC ENAMEL
INSULATING LOW-E GLASS	OLD CASTLE GLASS	N/A	CLEAR
INSULATING OPAQUE SPANDREL GLASS	OLD CASTLE GLASS	N/A	MEDIUM BRONZE
EXTERIOR HOLLOW METAL DOORS AND FRAMES	TO BE DETERMINED	N/A	URETHANE ALKYO GLOSS (FIELD PAINTED TO MATCH ADJACENT FINISH MATERIAL COLOR)
WINDOWS	(MORGAN WINDOWS)	N/A	BLACK

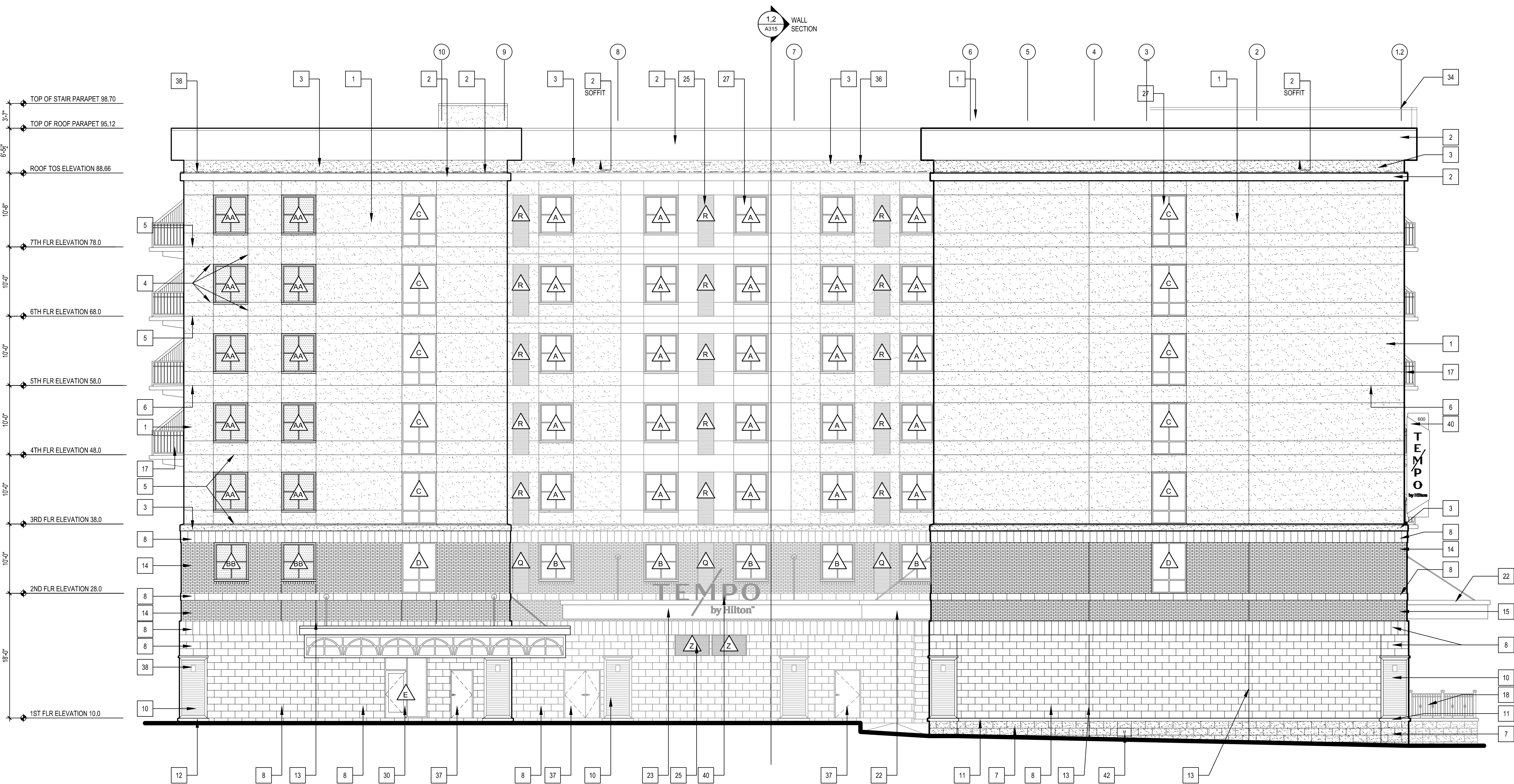
EXTERIOR FINISH MATERIALS LEGEND		
1	EIFS CLAY COLOR - EXTERIOR INSULATION FINISH SYSTEM (111 PRAIRIE CLAY - SANDPEBBLE FINISH)	
2	EIFS WHITE COLOR - EXTERIOR INSULATION FINISH SYSTEM (SHERWIN WILLIAMS 7083ST NEBULOUS WHITE)	
3	EIFS BLACK COLOR - EXTERIOR INSULATION FINISH SYSTEM (SHERWIN WILLIAMS 6969ST BLACK OF NIGHT)	
7	CAST STONE - ROCKED OYSTER ARRISCRAFT RENAISSANCE MODULAR 11-58" H x 23-58" L x 3-58" D	
8	CAST STONE - CHAMFERED SMOOTH OYSTER ARRISCRAFT RENAISSANCE MODULAR 11-58" H x 23-58" L x 3-58" D	
14	BRICK - DESERT TAN VELOUR COLOR (CAROLINA CERAMICS BRICK COMPANY)	
15	BRICK VENEER - BLACK COLOR MODULAR 7-68" X 3-58" X 2-14" INTERSTATE BRICK MIDNIGHT BLACK	

EIFS NOTES	
SPACING, WIDTH, LOCATIONS AND CONSTRUCTION OF ALL JOINTS AND REVEALS, WITHIN EIFS AT ALL EXTERIOR WALL AND CEILING LOCATIONS SHALL COMPLY WITH THE REQUIREMENTS OF THE CONTRACT DOCUMENTS AND THE REQUIREMENTS FOR ALL APPLICABLE SIMILAR CONDITIONS ENCOUNTERED AS DEFINED BY THE EIFS MANUFACTURER NECESSARY FOR THE SPECIFIED EIFS WARRANTY. NOTHING IN THE CONTRACT DOCUMENTS SHALL BE CONSTRUED TO REPRESENT A CONFLICT WITH THE EIFS MANUFACTURER'S WARRANTY REQUIREMENTS. REFERENCE WALL SECTIONS AND EIFS JOINT REVEAL DETAILS ON SHEET A364 FOR ADDITIONAL INFORMATION CONCERNING EIFS JOINT AND REVEAL SPACING, WIDTH, LOCATIONS AND CONSTRUCTION REQUIRED.	
HORIZONTAL EIFS JOINTS WITH WEATHERDRAINAGE TRACKS/DRAINAGE STRIPS ARE REQUIRED AT THE FOLLOWING LOCATIONS:	
1. THE FULL PERIMETER OF THE BUILDING (WHERE APPLICABLE) AT THE 4TH FLR LEVEL	
2. EIFS TERMINATIONS ABOVE GRADES AND HARDSCAPED AREAS	
3. EIFS TERMINATIONS ABOVE ROOF SURFACES	
4. EIFS TERMINATIONS ABOVE ALL EXTERIOR DOORS AND PENETRATION	
5. EIFS TERMINATIONS AT ALL SOFFIT / FASCIA CONDITIONS	
6. EIFS TERMINATIONS ABOVE ELEVATED CONCRETE BALCONIES	

KEYED ELEVATION NOTES	
KEY	ITEM DESCRIPTION
1	EIFS CLAY COLOR - EXTERIOR INSULATION FINISH SYSTEM (111 PRAIRIE CLAY - SANDPEBBLE FINISH)
2	EIFS WHITE COLOR - EXTERIOR INSULATION FINISH SYSTEM (SHERWIN WILLIAMS 7083ST NEBULOUS WHITE)
3	EIFS BLACK COLOR - EXTERIOR INSULATION FINISH SYSTEM (SHERWIN WILLIAMS 6969ST BLACK OF NIGHT)
4	EIFS AESTHETIC REVEALS (SEE ID / A35)
5	EIFS CONTROL / EXPANSION JOINT (SEE 6A / A353 & 6F / A353)
6	EIFS DRAINAGE JOINT (TOP OF SLAB AT 4TH FLOOR ONLY) (SEE 6C / A353)
7	CAST STONE - ROCKED OYSTER COLOR (ARRISCRAFT - RENAISSANCE)
8	CAST STONE - CHAMFERED SMOOTH OYSTER COLOR (ARRISCRAFT - RENAISSANCE)
9	ILLUMINATED HANDRAIL
10	GFRC - DECORATIVE PANELS (RIB117 TEXTURE - STROMBERG HIGH PERFORMANCE GFRC)
11	CAST STONE CAP
12	CAST STONE SLOPED WATERABLE UNIT
13	CAST STONE BRIST CONTROL / EXPANSION JOINT (SEE 14 / A353) AT 30° C.C. MAX FOR WALLS WITHOUT OPENINGS AND 30° C.C. FOR WALLS WITH MULTIPLE OPENINGS.
14	BRICK - DESERT TAN VELOUR COLOR (CAROLINA CERAMICS BRICK COMPANY)
15	BRICK - BLACK COLOR (CAROLINA CERAMICS BRICK COMPANY)
16	TPO FLASHING MEMBRANE
17	ALUMINUM BALCONY GUARDRAIL (BLACK)
18	DECORATIVE METAL GUARDRAIL (BLACK)
19	STEEL SHADE STRUCTURE
20	BALCONY COATING
21	BALCONY DOOR PANELS
22	PREFABRICATED MARQUEE AWNING
23	ALUMINUM BREAK METAL (BLACK)
24	+NOT ASSIGNED-
25	PREFINISHED ALUMINUM MECHANICAL COVERS (COLOR TO MATCH ADJACENT WALL)
26	PREFINISHED ALUMINUM STOREFRONT (BLACK)
27	PREFINISHED ALUMINUM GUESTROOM FIXED WINDOWS (BLACK)
28	PREFINISHED ALUMINUM GUESTROOM SLIDING GLASS DOORS (BLACK)
29	PREFINISHED ALUMINUM BEAM WRAP - COLOR TO MATCH ADJACENT ALUMINUM FRAME
30	PREFINISHED ALUMINUM ENTRANCES
31	PREFINISHED ALUMINUM AUTOMATIC BIFARTING ENTRANCE (BLACK)
32	PREFINISHED ALUMINUM AUTOMATIC REVOLVING ENTRANCE
33	PREFINISHED ALUMINUM GUTTER (DOWNSPOUT) (WHITE)
34	PREFINISHED ALUMINUM COPING
35	PREFINISHED ALUMINUM SLAB EDGE COVER PANELS
36	TPO COATED METAL SCUPPER
37	PAINTED GALVANIZED HOLLOW METAL DOOR AND FRAME (COLOR TO MATCH ADJACENT WALL)
38	LIGHT FIXTURE
39	NON ILLUMINATED BUILDING SIGNAGE
40	ILLUMINATED BUILDING SIGNAGE
41	CAST ALUMINUM STREET ADDRESS SIGNAGE
42	NATURAL GAS METER
43	FIRE DEPARTMENT CONNECTION / FIRE PUMP TEST HEADER
44	WXXC BOX
45	FLAG BRN



1 NORTH EXTERIOR ELEVATION (CEDAR STREET)
1/8" = 1'-0"



2 EAST EXTERIOR ELEVATION (JEFFERSON STREET)
1/8" = 1'-0"

OWNER

PENSACOLA
PALAFOX LODGING,
LLC

735 BROAD STREET
SUITE 500
CHATTANOOGA, TN
37402

DEVELOPER

GRACE
CONSTRUCTION
CONSULTANTS

5726 MARLIN ROAD
#200
CHATTANOOGA, TN
37411

PROJECT

TEMPO

600 SOUTH PALAFOX ST.
PENSACOLA, FL 32502

EDITION
08/16/24 PERMIT

PROJECT NO.: 223038

DRAWN BY:
CHECKED BY:
APPROVED BY:
PLOT DATE:

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NORTH AND EAST
EXTERIOR
ELEVATIONS

OWNER

PENSACOLA
PALAFOX LODGING, LLC

735 BROAD STREET
SUITE 500
CHATTANOOGA, TN
37402

DEVELOPER

GRACE
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5726 MARLIN ROAD
#200
CHATTANOOGA, TN
37411

PROJECT

TEMPO

600 SOUTH PALAFOX ST.
PENSACOLA, FL 32502

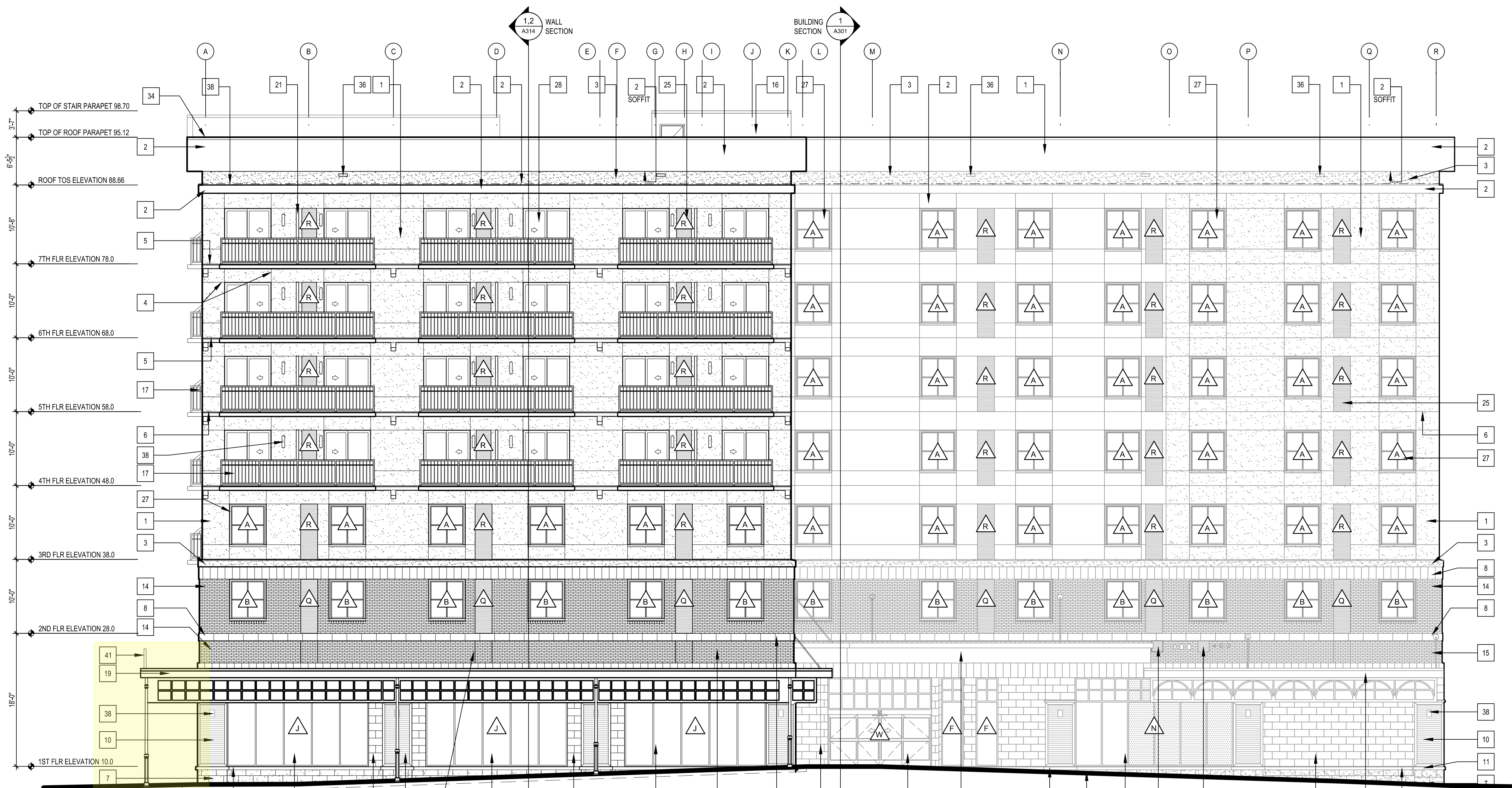
EDITION
08/16/24 PERMIT

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DRAWN BY:
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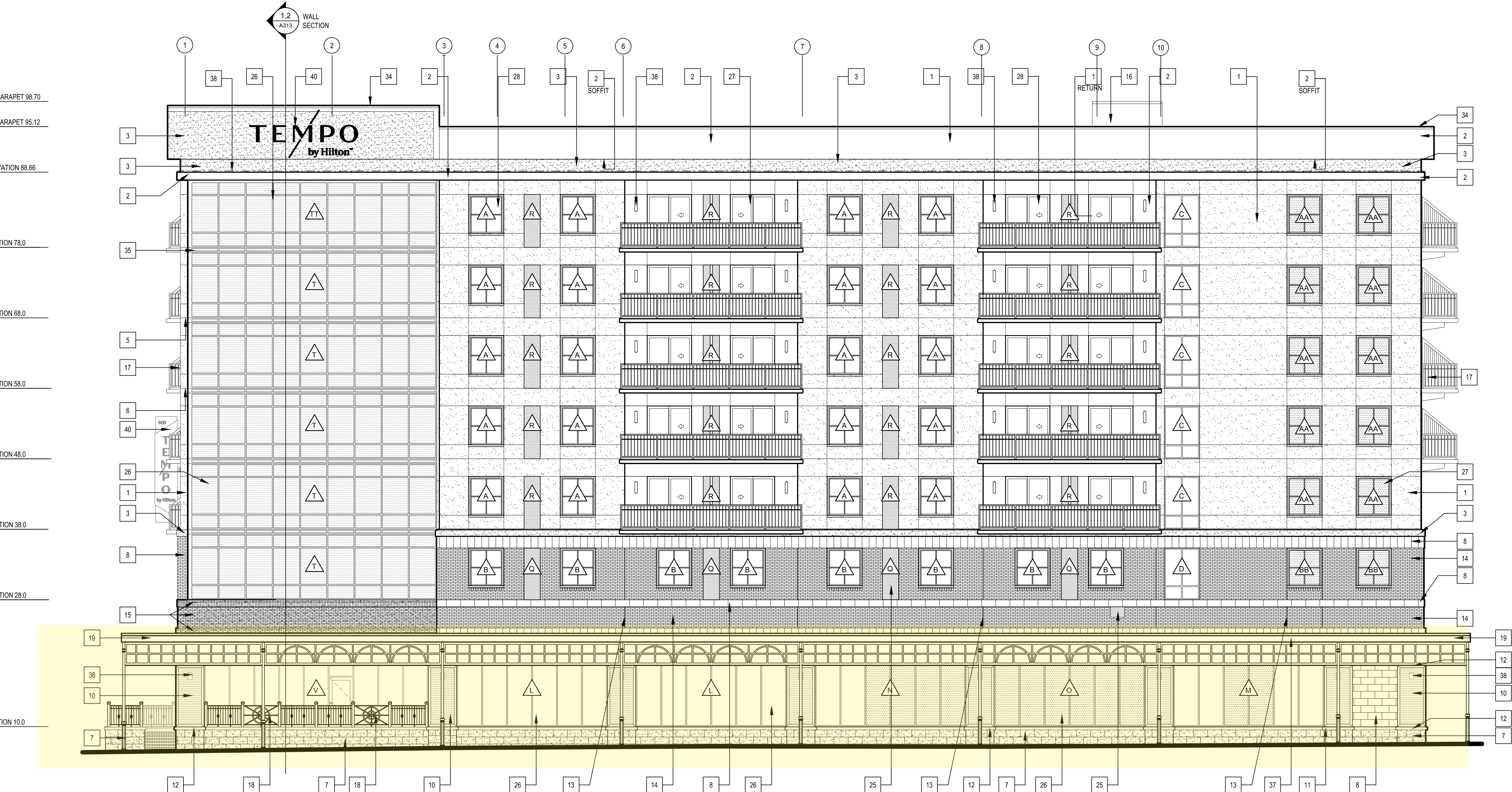
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ASSOCIATES, INC.

SOUTH AND WEST
EXTERIOR
ELEVATIONS



1 SOUTH EXTERIOR ELEVATION (GIMBLE STREET)

1/8" = 1'-0"



2 WEST EXTERIOR ELEVATION (PALAFOX STREET)

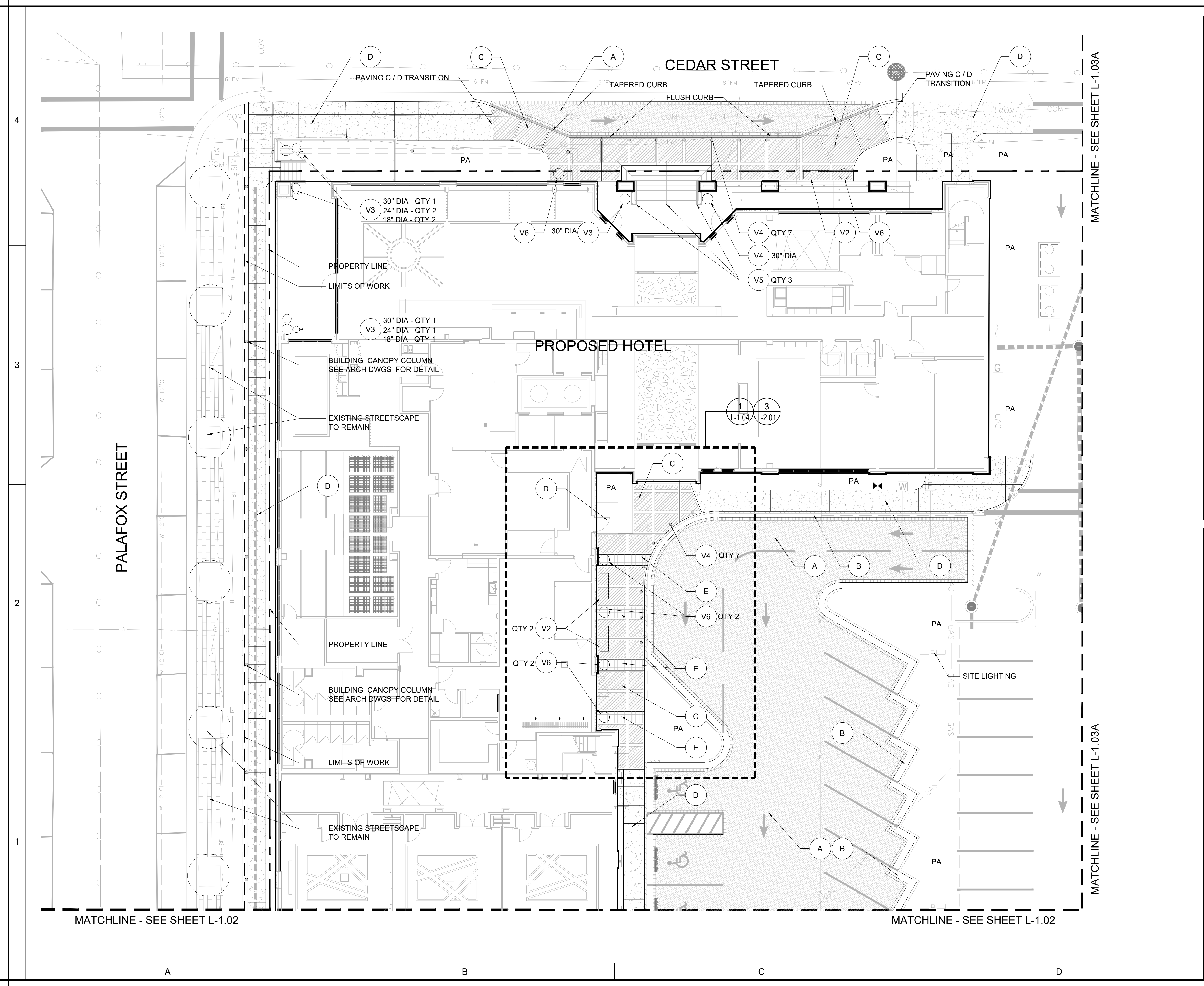
1/8" = 1'-0"

EXTERIOR FINISH MATERIALS SCHEDULE			
MATERIAL DESCRIPTION	MANUFACTURER / PRODUCT	PATTERN / TEXTURE	FINISH / COLOR
EXTERIOR INSULATION FINISH SYSTEM - CLAY COLOR	DRYVIT OUTSULATION PLUS MD	SANDPEBBLE	111 PRAIRIE CLAY
EXTERIOR INSULATION FINISH SYSTEM - WHITE COLOR	DRYVIT OUTSULATION PLUS MD	SANDBLAST FINISH	SHERWIN WILLIAMS 7063ST NEBULOUS WHITE
EXTERIOR INSULATION FINISH SYSTEM - BLACK COLOR	DRYVIT OUTSULATION PLUS MD	SANDBLAST FINISH	SHERWIN WILLIAMS 6969ST BLACK OF NIGHT
CAST STONE - ROCKED HAZEL COLOR	ARRISCRAFT RENAISSANCE	ROCKED FINISH	HAZEL (DISCONTINUED)
CAST STONE - SMOOTH OYSTER COLOR	ARRISCRAFT RENAISSANCE	SMOOTH FINISH	OYSTER (DISCONTINUED)
CAST STONE - SMOOTH BLACK COLOR	ARRISCRAFT RENAISSANCE	SMOOTH FINISH	BLACK
GFRC - DECORATIVE PANELS	STROMBERG HIGH PERFORMANCE GFRC	RIB117 TEXTURE	TO MATCH ADJACENT CAST STONE
BRICK VENEER	CAROLINA CERAMICS BRICK COMPANY / MODULAR	RUNNING BOND	DESERT TAN VELOUR
BRICK VENEER	CAROLINA CERAMICS BRICK COMPANY / MODULAR	RUNNING BOND	BLACK (TO BE DETERMINED)
PREFINISHED ALUMINUM STOREFRONT	US ALUMINUM / SERIES 17451	N/A	BLACK 70% FLUOROPOLYMER RESIN
PREFINISHED ALUMINUM WINDOWS	M.I. WINDOWS AND DOORS / 480PW WITH FNS	N/A	BLACK 70% FLUOROPOLYMER RESIN
PREFINISHED ALUMINUM PTA LOUVER	RELIABLE AEL 42 WITH 186 FRAME	N/A	BLACK 70% FLUOROPOLYMER RESIN
PREFINISHED ALUMINUM AUTOMATIC SLIDING ENTRANCE	STANLEY / DURA GLIDE 3000	N/A	BLACK 70% FLUOROCARBON RESIN
ALUMINUM UTILITY LOUVER	TO BE DETERMINED	N/A	URETHANE ALKYO GLOSS (FIELD PAINT TO MATCH ADJACENT WALL COLOR)
PREFINISHED ALUMINUM COPING	TO BE DETERMINED	N/A	DURACRON 600 THERMOSETTING ACRYLIC ENAMEL
PREFINISHED ALUMINUM FLASHING	TO BE DETERMINED	N/A	DURACRON 600 THERMOSETTING ACRYLIC ENAMEL
PREFINISHED ALUMINUM SCUPPERS	TO BE DETERMINED	N/A	DURACRON 600 THERMOSETTING ACRYLIC ENAMEL
PREFINISHED ALUMINUM GUTTERS	TO BE DETERMINED	N/A	DURACRON 600 THERMOSETTING ACRYLIC ENAMEL
PREFINISHED ALUMINUM DOWNSPOUT	TO BE DETERMINED	N/A	DURACRON 600 THERMOSETTING ACRYLIC ENAMEL
INSULATING LOW-E GLASS	OLD CASTLE GLASS	N/A	CLEAR
INSULATING OPAQUE SPANDREL GLASS	OLD CASTLE GLASS	N/A	MEDIUM BRONZE
EXTERIOR HOLLOW METAL DOORS AND FRAMES	TO BE DETERMINED	N/A	URETHANE ALKYO GLOSS (FIELD PAINTED TO MATCH ADJACENT FINISH MATERIAL COLOR)
WINDOWS	(MORGAN WINDOWS)	N/A	BLACK

EXTERIOR FINISH MATERIALS LEGEND	
1	EIFS CLAY COLOR - EXTERIOR INSULATION FINISH SYSTEM (111 PRAIRIE CLAY - SANDPEBBLE FINISH)
2	EIFS WHITE COLOR - EXTERIOR INSULATION FINISH SYSTEM (SHERWIN WILLIAMS 7063ST NEBULOUS WHITE)
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14	BRICK - DESERT TAN VELOUR COLOR (CAROLINA CERAMICS BRICK COMPANY)
15	BRICK VENEER - BLACK COLOR MODULAR 7-68" X 3-58" X 2-1/4" INTERSTATE BRICK MIDNIGHT BLACK

KEYED ELEVATION NOTES	
KEY	ITEM DESCRIPTION
1	EIFS CLAY COLOR - EXTERIOR INSULATION FINISH SYSTEM (111 PRAIRIE CLAY - SANDPEBBLE FINISH)
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3	EIFS BLACK COLOR - EXTERIOR INSULATION FINISH SYSTEM (SHERWIN WILLIAMS 6969ST BLACK OF NIGHT)
4	EIFS AESTHETIC REVEALS (SEE ID / ASS)
5	EIFS CONTROL / EXPANSION JOINT (SEE 6A / A333 & 4F / A333)
6	EIFS DRAINAGE JOINT (TOP OF SLAB AT 6TH FLOOR ONLY SEE 6C / A333)
7	CAST STONE - ROCKED OYSTER ARRISCRAFT RENAISSANCE (SEE 14 / A333 AT 30" O.C. MAX FOR WALLS WITHOUT OPENINGS AND 24" O.C. FOR WALLS WITH MULTIPLE OPENINGS)
8	CAST STONE - CHAMFERED SMOOTH OYSTER COLOR (ARRISCRAFT - RENAISSANCE)
9	ILLUMINATED HANDRAIL
10	GFRC - DECORATIVE PANELS (RIB117 TEXTURE - STROMBERG HIGH PERFORMANCE GFRC)
11	CAST STONE CAP
12	CAST STONE SLOPED WATERABLE UNIT
13	CAST STONE BRIST CONTROL / EXPANSION JOINT (SEE 14 / A333 AT 30" O.C. MAX FOR WALLS WITHOUT OPENINGS AND 24" O.C. FOR WALLS WITH MULTIPLE OPENINGS)
14	BRICK - DESERT TAN VELOUR COLOR (CAROLINA CERAMICS BRICK COMPANY)
15	BRICK - BLACK COLOR (CAROLINA CERAMICS BRICK COMPANY)
16	TPO FLASHING MEMBRANE
17	ALUMINUM BALCONY GUARDRAIL (BLACK)
18	DECORATIVE METAL GUARDRAIL (BLACK)
19	STEEL SHADE STRUCTURE
20	BALCONY COATING
21	BALCONY DOOR PANELS
22	PREFABRICATED MARQUEE AWNING
23	ALUMINUM BREAK METAL (BLACK)
24	-NOT ASSIGNED-
25	PREFINISHED ALUMINUM MECHANICAL COVERS (COLOR TO MATCH ADJACENT WALL)
26	PREFINISHED ALUMINUM STOREFRONT (BLACK)
27	PREFINISHED ALUMINUM WINDOW FROM WINDOWS (BLACK)
28	PREFINISHED ALUMINUM GUESTROOM SLIDING GLASS DOORS (BLACK)
29	PREFINISHED ALUMINUM BEAM WRAP - COLOR TO MATCH ADJACENT ALUMINUM FRAME
30	PREFINISHED ALUMINUM ENTRANCES
31	PREFINISHED ALUMINUM AUTOMATIC BIFOLDING ENTRANCE (BLACK)
32	PREFINISHED ALUMINUM AUTOMATIC REVOLVING ENTRANCE
33	PREFINISHED ALUMINUM GUTTER (DOWNSPOUT) (WHITE)
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35	PREFINISHED ALUMINUM SLAB EDGE COVER PANELS
36	TPO COATED METAL SCUPPER
37	PAINTED GALVANIZED HOLLOW METAL DOOR AND FRAME (COLOR TO MATCH ADJACENT WALL)
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39	NON ILLUMINATED BUILDING SIGNAGE
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42	NATURAL GAS METER
43	FIRE DEPARTMENT CONNECTION / FIRE PUMP TEST HEADER
44	NOX BOX
45	FLAG BRN

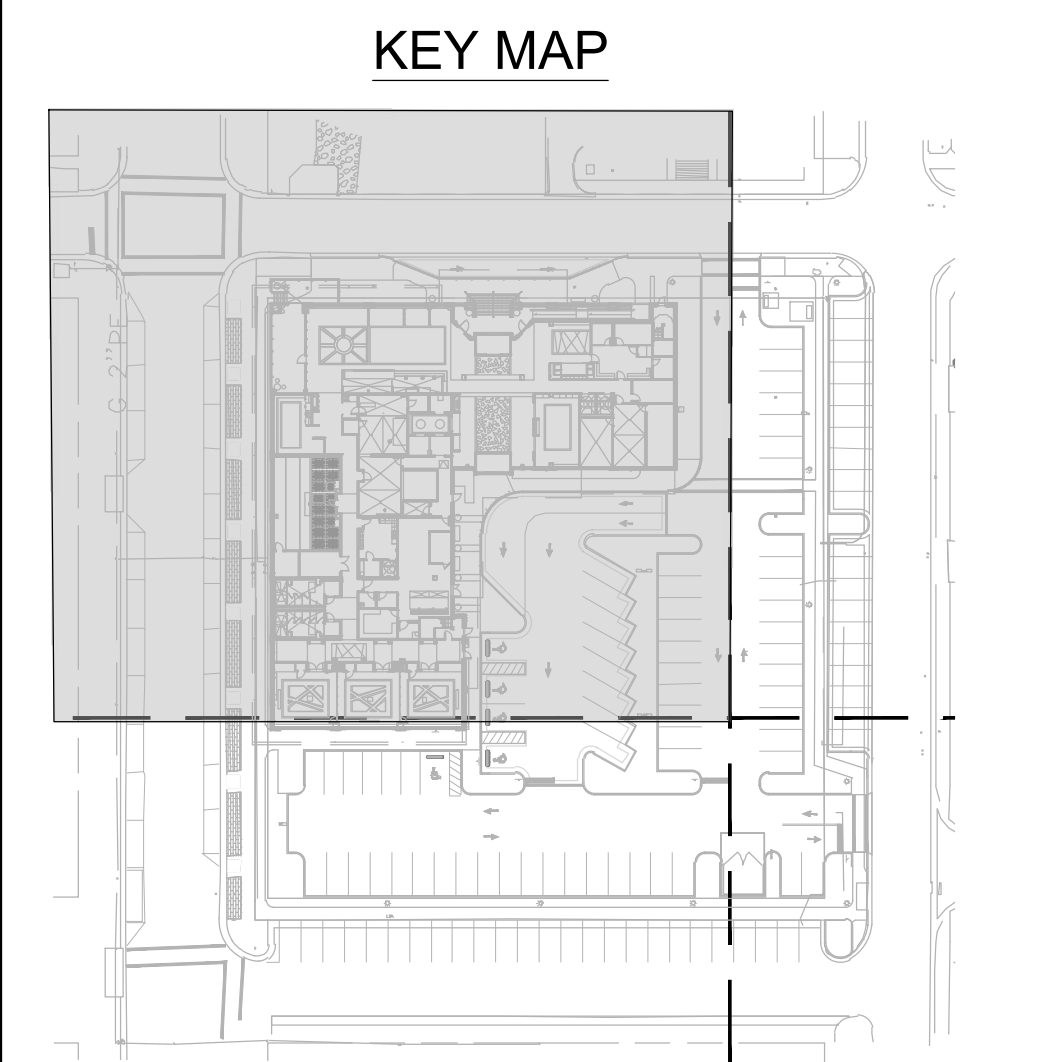
EIFS NOTES	
SPACING, WIDTH, LOCATIONS AND CONSTRUCTION OF ALL JOINTS AND REVEALS, WITHIN EIFS AT ALL EXTERIOR WALL AND CEILING LOCATIONS SHALL COMPLY WITH THE REQUIREMENTS OF THE CONTRACT DOCUMENTS AND THE REQUIREMENTS FOR ALL APPLICABLE SIMILAR CONDITIONS ENCOUNTERED AS DEFINED BY THE EIFS MANUFACTURER NECESSARY FOR THE SPECIFIED EIFS WARRANTY. NOTHING IN THE CONTRACT DOCUMENTS SHALL BE CONSTRUED TO REPRESENT A CONFLICT WITH THE EIFS MANUFACTURERS WARRANTY ARGUMENTS. REFERENCE WALL SECTIONS AND EIFS JOINT REVEAL DETAILS ON SHEET A364 FOR ADDITIONAL INFORMATION CONCERNING EIFS JOINT AND REVEAL SPACING, WIDTH, LOCATIONS AND CONSTRUCTION REQUIRED.	
HORIZONTAL EIFS JOINTS WITH WIRE REINFORCEMENT TRACKS/DRAINAGE STRIPS ARE REQUIRED AT THE FOLLOWING LOCATIONS:	
1. THE FULL PERIMETER OF THE BUILDING (WHERE APPLICABLE) AT THE 4TH FLR LEVEL	
2. EIFS TERMINATIONS ABOVE GRADES AND HARDSCAPED AREAS	
3. EIFS TERMINATIONS ABOVE ROOF SURFACES	
4. EIFS TERMINATIONS ABOVE ALL EXTERIOR DOORS AND PENETRATION	
5. EIFS TERMINATIONS AT ALL SOFFIT / FASCIA CONDITIONS	
6. EIFS TERMINATIONS ABOVE ELEVATED CONCRETE BALCONIES	



SHEET KEY & NOTES:
REFER TO HARDSCAPE DETAILS
SHEET L-2.01

Material Tag	Description	Detail
A	Vehicular Specialty Paving Brick	2 / L-2.01
B	Vehicular Header Band	2 / L-2.01
C	Concrete Walk - Warm Gray	1 / L-2.01
D	Typical Concrete Walk	1 / L-2.01
E	Brick Accent Band	1 / L-2.01
V1	Trash Receptacle with Tapered Formed Lid	
V2	Bench	
V3	Fiberglass Planter	
V4	Bollard	
V5	Illuminated Handrail System	
V6	Cast Iron Planter with Base	

PA PLANTING AREA
--- PROPERTY LINE



ISSUED		
NO.	DESCRIPTION	DATE
1	50% CD	06-06-2024
2	99% CD	07-26-2024
3	Permit Submittal	08-16-2024

REVISIONS		
REV.	DATE	REVISION

100% Construction Documents

PROJECT NAME

TEMPO by HILTON

SHEET NAME

HARDSCAPE PLAN

SCALE

AS SHOWN

DATE

08.16.2024

DRAWN

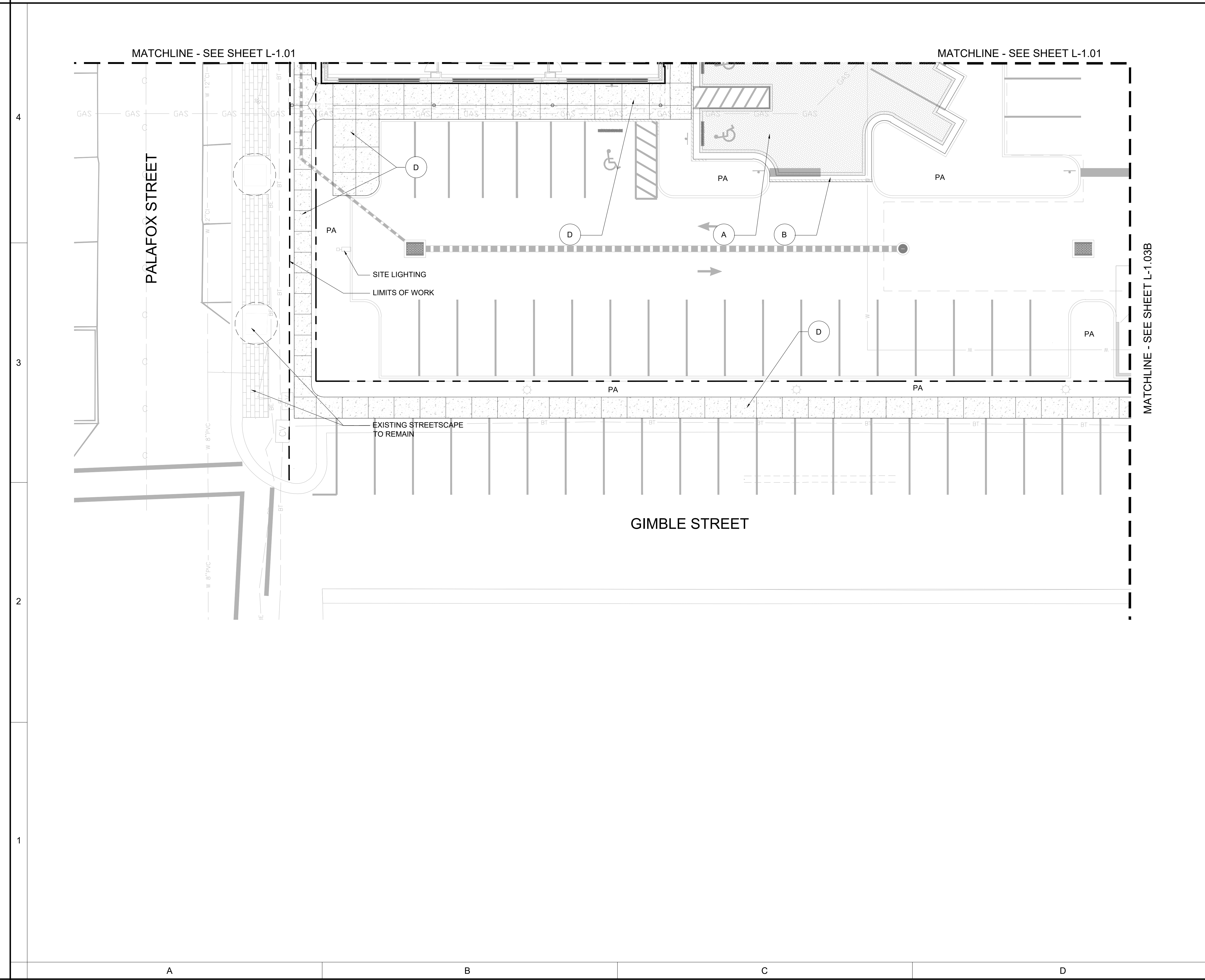
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SHEET NUMBER

LANDSCAPE ARCHITECT
DANIEL A. ROGERS, RLA
6666866

AUGUST 16, 2024

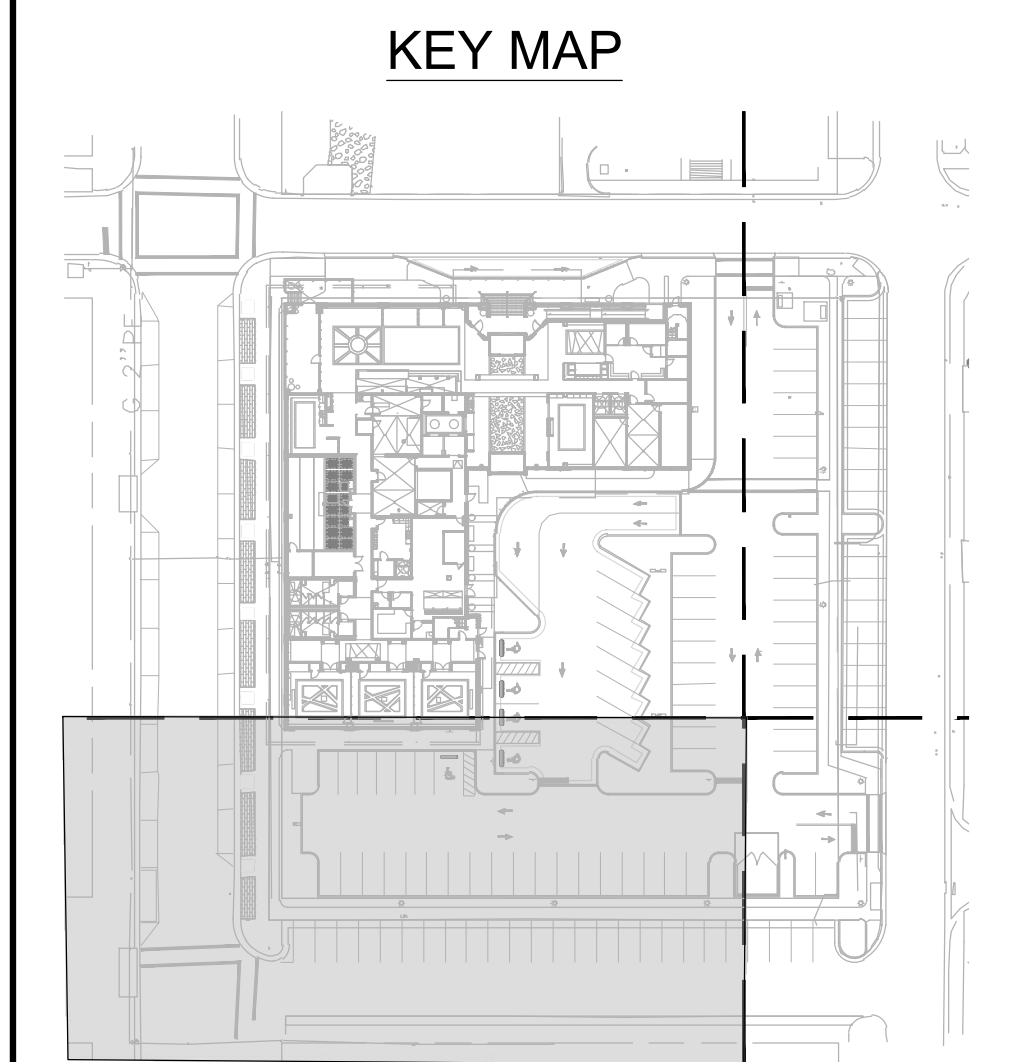
L-1.01



SHEET KEY & NOTES:
REFER TO HARDSCAPE DETAILS
SHEET L-2.01

Material Tag	Description	Detail
A	Vehicular Specialty Paving Brick	2 / L-2.01
B	Vehicular Header Band	2 / L-2.01
C	Concrete Walk - Warm Gray	1 / L-2.01
D	Typical Concrete Walk	1 / L-2.01
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V2	Bench	
V3	Fiberglass Planter	
V4	Bollard	
V5	Illuminated Handrail System	
V6	Cast Iron Planter with Base	

PA PLANTING AREA
--- PROPERTY LINE



NORTH

0' 5' 10' 20'

SCALE: 1"=10'

NO.	DESCRIPTION	DATE
1	50% CD	06-06-2024
2	99% CD	07-26-2024
3	Permit Submittal	08-16-2024

REV.	DATE	REVISION

DANIEL ROGERS

LANDSCAPE ARCHITECTURE

500 WINDERLEY PLACE SUITE 325 | MAITLAND, FLORIDA 32751 | P: 407.353.0112

100% Construction Documents

PROJECT NAME

TEMPO by HILTON

SHEET NAME

HARDSCAPE PLAN

SCALE

AS SHOWN

DATE	DRAWN
08.16.2024	DAR

SHEET NUMBER

L-1.02

Department:	Comments:
Planning	All comments addressed and resolved.
FIRE	No comments or concerns.
PW/E	At time of construction, pedestrian and ADA infrustruture and access must be protected at all times.
Surveyor	All comments addressed and resolved.
Inspection Svcs	No comments or concerns at this time. Review of a foundation plan will be needed at permitting.
Pensacola Energy	Pensacola Energy has no objection; however we would like to make sure that the developer knows that Pensacola Energy has gas facilities in the area of this project.
ECUA	All commnts addressed and resolved.
FPL	All commnts addressed and resolved.
ATT	No comments or concerns.
FDOT	No comments.
CRA	No comments or concerns.
Parking	At time of construction for building, all vehicles must be parked on site or in a marked stall. Please coordinate with Parking Services at time of construction.
Airport	No comments or concerns.
Arborist	The 3 crape Myrtle's on the city ROW, are not of heritage size, but are of protected size. So for a commercial property, they would need to be kept. I am okay with transplanting them, to replace the thin looking/dying ones closer to the road. When they do the transplanting, I am happy to meet them out there to make sure it's done correctly.

installed around 1990 and asked if it could be salvaged. Mr. Guarisco shared that it likely cannot be removed without being damaged. The board discussed options for reusing the medallion if possible.

Board Member Mead made a motion to approve the application with the provision that the bullet ornament in the central arch area that is to be removed be examined for affixing it an appropriate way in the upper field of the arch element of the facade and if there is infeasibility in that regard it should be submitted for abbreviated review for determination if the element should be deleted. Board Member Courtney seconded the motion and it carried 6-0.

8. 24-199 600 S. PALAFOX STREET
PALAFOX HISTORIC BUSINESS DISTRICT / ZONE C-2A / CITY COUNCIL
DISTRICT 6
FINAL APPROVAL TO REMOVE ROOFTOP FLOOR AND MINOR CHANGES TO
PREVIOUSLY APPROVED PLANS

Buck Lindsay is seeking final approval to remove the eighth / rooftop floor, adding a second-floor patio at Palafox and Cedar Streets, removing the mid-block Palafox Street entrance and canopy, minor adjustments to the building footprint, and minor adjustments to the Cedar Street entrance vestibule. This project received final approval at the December 2023 meeting.

Alex Grace and Christine Spence presented to the board. The applicants distributed a document that highlights the proposed changes. Mr. Pristera asked the applicant if the black metalwork at the Palafox and Cedar Street corner could be brought down to the second level to remove the white band element and white column. Mr. Grace agreed that the corner could be reworked to incorporate the board's comments. Chairperson Salter noted the proposed signage location does not relate to the building as well, now that the eighth floor is removed. The building seems imbalanced. Board Member Yee asked for clarification on which proposed rendering is accurate in the packet. Historic Preservation Planner Walker noted that there was a discrepancy between what was provided electronically and in hard copy format. The board discussed the variation in renderings, particularly the corner of Palafox and Cedar Streets. Chairperson Salter noted the corner now has three very different elements with the ground level, the large white column, and the metal structure that is set back. Continuing the black metalwork downward could help with the issue. Board Member Yee echoed the comments of other board members regarding the corner element. Mr. Grace asked the board about removing the signage entirely. Board Member Mead answered he has no issue with the signage. Mr. Grace noted the large white column will be replaced with steel posts to mirror the galleria below, the horizontal band will be removed, and focus will be placed on the signage at the corner. Chairperson Salter encouraged the applicant to explore all options to address the board's feedback. Mr. Grace shared the goal to be shovel-ready by September.

Board Member Mead made a motion to approve the project requiring an abbreviated review to carry the glass and metal elements on the corner down from the third level to the second level with appropriate supports that match the language in the porch area, the parapet and / or signage be modified on the corner in a manner consistent with the comments to also be submitted for abbreviated review with encouragement to be creative. Chairperson Salter clarified that the second level should not be enclosed in glass, but rather carrying the language down. Board Member Ramos seconded the motion and it carried 6-0.

9. 24-202 706 E. LA RUA STREET
OLD EAST HILL PRESERVATION DISTRICT / ZONE OEHR-2 / CITY COUNCIL
DISTRICT 6
FINAL APPROVAL FOR NEW CONSTRUCTION OF LODGING HOUSE AND
ACCESSORY STRUCTURES AT A CONTRIBUTING STRUCTURE

Dalrymple Sallis Architecture is seeking final approval for a new 2.5 story multifamily lodging house and accessory structures to accompany a contributing structure. The lodging house matches the existing contributing structure and site improvements will include a swimming pool, a small accessory structure, and screened parking. This project was denied without prejudice for conceptual approval at the February 2024 ARB meeting. The building official has reviewed the plans and, per the Florida Building code, the existing structure and new construction can be on the same lot, treated as non-separated occupancies, so long as life-safety is incorporated into the existing structure including sprinklers, smoke detectors, and any other requirements for life safety.

Scott Sallis presented to the board. Chairperson Salter shared Old East Hill property owner association's comments including that the finished floor should be a minimum of 24 inches and consideration should be given to the appropriateness of the turret structure. Mr. Sallis spoke of the challenges of meeting a finished floor elevation of 24 inches and accommodating the required ramp for accessibility. Board Member Mead asked about the asymmetrical doors on the porch. Mr. Sallis noted the commercial occupancy requires accessible entry, which is causing the asymmetry. Board Member Mead noted insufficient screening for the condensing units in the parking area. Mr. Sallis answered the units will be screened from the street because of the elevation change and surrounding vegetation and final details will be solidified with civil plans. Board Members Spencer and Yee complemented the massing and overall design of the proposed plans. Board Member Ramos commended the applicant for capturing the architectural essence of the existing contributing structure and noted the condensing units are appropriate near the parking area. Chairperson Salter also commended the proposed plans. Board Member Courtney echoed the board's compliments.

Board Member Spencer made a motion to approve the submission with an understanding that the applicant has the benefit of civil engineering drawings to include no less than 24 inch elevation change from grade to FFE. Board Member

Sec. 12-11-7. License to use right-of-way.

(a) *Application.*

- (1) An application for license to use right-of-way must be submitted to the planning services department at least 30 days prior to the regularly scheduled meeting of the planning board.
- (2) The application shall be scheduled for hearing only upon determination that the application complies with all applicable submission requirements.
- (3) No application shall be considered complete until all of the following have been submitted:
 - a. The application shall be submitted on a form provided by the board secretary.
 - b. Each application shall be accompanied by the following information and such other information as may be reasonably requested to support the application.
 1. Accurate site plan drawn to scale;
 2. Reason for license to use request.
- (4) The applicant shall be required to pay an application fee according to the current schedule of fees established by the city council for the particular category of application. This fee shall be nonrefundable irrespective of the final disposition of the application.
- (5) Any party may appear in person, by agent, or by attorney.
- (6) Any application may be withdrawn prior to action of the planning board or city council at the discretion of the applicant initiating the request upon written notice to the board secretary.

(b) *Planning board review and recommendation.* The request will be distributed to the appropriate city departments and public agencies for review and comment. Said departments shall submit written recommendations of approval, disapproval or suggested revisions, and reasons therefor, to the planning services department. The planning board shall review the license to use right-of-way request and make a recommendation to the city council.

- (1) *Public notice for license to use right-of-way.* The city shall notify addresses within a 300-foot radius, as identified by the current county tax roll maps, of the right-of-way proposed to be licensed with a public notice by post card at least five days prior to the board meeting. The public notice shall state the date, time and place of the board meeting.

(c) *City council review and action.* The planning board recommendation shall be forwarded to the city council for review and action.

- (1) *Notice.* The city shall notify addresses within a 300-foot radius, as identified by the current county tax roll maps, of the right-of-way proposed to be licensed with a public notice by post card at least five days prior to the council meeting. The public notice shall state the date, time and place of the council meeting.
- (2) *Action.* The city council shall approve, approve with modifications, or deny the license to use right-of-way request. If the request is approved by city council, a license to use agreement will be drawn, at which time the license becomes effective upon execution by the applicant and the city and payment by the applicant of any required fee.