



City of Pensacola

Planning Board

Agenda

Tuesday, September 15, 2020, 2:00 PM

Hagler-Mason Conference Room,
2nd Floor

Members of the public may attend and participate via live stream or phone. Monitor the City's website for up-to-date information.

Quorum / Call to Order

Approval of Meeting Minutes

[20-00497](#) PLANNING BOARD MINUTES AUGUST 11, 2020

Attachments: [Planning Board Minutes 08-11-2020](#)

Requests

[20-00499](#) REQUEST FOR AESTHETIC REVIEW - ADMIRAL'S ROW, 801 S. AND 807 S. PALAFOX STREET

Attachments: [Admiral's Row Aesthetic Review Application](#)

[20-00502](#) REQUEST FOR AESTHETIC REVIEW - WAFFLE HOUSE, 401 E. GREGORY STREET

Attachments: [Aesthetic Review Application - Waffle House.pdf](#)

[20-00498](#) REQUEST FOR ZONING MAP AND FUTURE LAND USE MAP AMENDMENT FOR 4406 N. DAVIS HWY

Attachments: [Rezoning Application 4406 N Davis Hwy](#)

[20-00500](#) VARIANCE REQUEST TO SECTION 12-4-4, SIGNS AND SECTION 12-2-12 (C)(4)(A) - 151 W. MAIN STREET IN THE WATERFRONT REDEVELOPMENT DISTRICT.

Attachments: [Carver Darden Variance Application](#)

[20-00503](#) PROPOSED LDC AMENDMENTS TO SECTION 12-6-4. - LANDSCAPE AND TREE PROTECTION PLAN

Attachments: [Proposed Tree Ordinance Amendment 12-6-4](#)

Open Forum

Discussion

[20-00327](#) DISCUSSION ON PROPOSED AMENDMENTS TO THE TREE ORDINANCE

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 435-1666) for further information. Request must be made at least 48 hours in advance of the event in order to allow the City time to provide the requested services.

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

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 435-1606 (or TDD 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



City of Pensacola

222 West Main Street
Pensacola, FL 32502

Memorandum

File #: 20-00497

Planning Board

9/15/2020

SUBJECT:

Planning Board Minutes August 11, 2020



MINUTES OF THE PLANNING BOARD

August 11, 2020

MEMBERS PRESENT: Chairperson Paul Ritz, Board Member Grundhoefer

MEMBERS VIRTUAL: Vice Chairperson Larson, Board Member Murphy, Board Member Powell, Board Member Sampson

MEMBERS ABSENT: Board Member Wiggins

STAFF PRESENT: Assistant Planning Director Cannon, Senior Planner Statler, Assistant City Attorney Lindsay (virtual), Historic Preservation Planner Harding, City Surveyor Odom, City Engineer Hinote, Councilwoman Myers, Network Engineer Johnston, Digital Media Coordinator Rose

OTHERS VIRTUAL: Mitchell Hubbell, Shadia Jaramillo

AGENDA:

- Quorum/Call to Order
- Approval of Meeting Minutes from July 14, 2020.
- **New Business:**
 1. **657 Aragon St – Gateway Review District – New Two Story S/F Residence**
 2. **671 Centros St – Gateway Review District – New Two Story S/F Residence**
 3. **PROPOSED LDC AMENDMENTS - SEC. 12-2-27 (D)(2). - BAYOU TEXAR SHORELINE PROTECTION DISTRICT. SEC. 12-2-27 (F). - BAYOU TEXAR SHORELINE PROTECTION DISTRICT. SEC. 12-3-3 (G). - PARKING LOTS. SEC. 12-9-4. - EXEMPTIONS. SEC. 12-9-6 (E). - DESIGN STANDARDS FOR STORMWATER MANAGEMENT SYSTEM.**
- Open Forum
- Discussion on the Proposed Amendment to the Tree Ordinance
- Adjournment

Call to Order / Quorum Present

Chairperson Ritz called the meeting to order at 2:00 pm with a quorum present and explained the procedures of the virtual Board meeting.

222 West Main Street Pensacola, Florida 32502

www.cityofpensacola.com

Approval of Meeting Minutes

Board Member Larson made a motion to approve the July 14, 2020 minutes, seconded by Board Member Powell, and it carried unanimously.

New Business

657 ARAGON ST – GATEWAY REVIEW DISTRICT – NEW TWO STORY RESIDENCE

Chairperson Ritz stated he had no problem with the designs submitted by Mr. Sallis and had no input except to say he appreciated the design effort.

Mr. Sallis presented to the Board and stated his client was moving here from Mississippi, and they had received approval from the Aragon committee. They hoped to begin construction in the fall of 2020. Chairperson Ritz explained this project would fill in an empty spot along this roadway, and Board Member Grundhoefer advised it looked very attractive. He explained this Board depends on the Aragon ARB for their knowledge, and this project had received their preliminary approval.

Board Member Grundhoefer made a motion to approve, seconded by Board Member Larson, and it carried unanimously.

671 CENTROS ST – GATEWAY REVIEW DISTRICT – NEW TWO STORY RESIDENCE

Mr. Sallis presented to the Board and explained this project had been before the Aragon ARB and received preliminary approval. Chairperson Ritz again appreciated the design which played off the existing structures already in Aragon.

Board Member Larson made a motion to approve, seconded by Board Member Powell, and it carried unanimously. Mr. Sallis was excited to see new faces on the Board and thanked them for their service.

PROPOSED LDC AMENDMENTS

Proposed LDC Amendments - Sec. 12-2-27 (D) (2). - Bayou Texar shoreline protection district. Sec. 12-2-27 (F). - Bayou Texar shoreline protection district. Sec. 12-3-3 (G). – Parking lots. Sec. 12-9-4. – Exemptions. Sec. 12-9-6 (E). - Design standards for stormwater management system. Sec. 12-8-2. – Prohibition. Sec. 12-8-3. – Procedure for subdivision approval. Sec. 12-8-8. Preliminary plat. Sec. 12-8-9. Final plat. Sec. 12-8-10. Final approval. Appendix A Design Standards.

Chairperson Ritz appreciated the amendments bringing the Code in line with the neighboring jurisdictions and saw it as a housekeeping effort to codify several items so that developers coming before the City had a better series of rules with which to operate. Assistant Planning Director Cannon stated normally changes were indicated in a strike-through underline format, but in this case, nothing was struck through.

In Sec. 12-2-27 (F) (d), Board Member Murphy asked the meaning of the “greatest extent possible.” City Engineer Hinote stated the intent of the language was ultimately to collect and retain fertilizers from the adjacent yards; the intent was to allow alternatives to retain nutrients before discharging into the bay. Board Member Murphy asked if there was a technology-based standard for the City. Mr. Hinote advised that sediments were collected on site and (e) addressed the size of the pond required which was a technology-based standard. He also noted these standards applied only to the Bayou Texar District – shoreline waterfront property. Board Member Murphy referenced a section outside of this district and wanted to know if this language could be a protection standard. Chairperson Ritz advised the Board could not go to a parcel specific addition since this was not advertised, but it could be a future agenda item.

Board Member Powell addressed Sec. 12-2-27 (D) (2) (c) “meeting City standards” and asked if applicants would go through the permitting process. Mr. Hinote stated if you install 1500 sq. ft. or less, they would not have to hire a civil engineer for a pond, but they would still need erosion control, and a building permit would be required.

Board Member Grundhoefer stated in 12-2-4 (B), the 1500 sq. ft. looked like this was an exemption. Mr. Hinote advised this was intended to be a cumulative calculation. Staff advised any amendments were always brought to Legal before presentation to the Board. Chairperson Ritz explained the language could be revised, and Board Member Grundhoefer suggested sending it back to staff to clarify that language.

Board Member Grundhoefer addressed 12-3-3 (G) parking lots. Mr. Hinote stated most of the time, the intent of gutter pan was to allow flow of water. Parking cars in it would not allow flow as it was intended. Board Member Grundhoefer addressed the sod at the pond bottom, noting the City did not want sod but the County did. Mr. Hinote explained with sod, you end up with a thick clay layer at the bottom of the pond which will not allow water to percolate. Chairperson Ritz clarified that sod could bring in other elements which would not allow water percolation. Regarding the 1500 sq. ft. language, Board Member Grundhoefer explained Engineering would probably like some leeway, but did not believe they should be able to “waive” the requirement. Chairperson Ritz stated other Board members seemed to prefer to strike the word “waive.” **Board Member Murphy made a motion to change the language and return the document at the September meeting. The motion was seconded by Board Member Larson. Staff confirmed the changes to include “cumulative not to exceed 1500 sq. ft.,” which would be filtered through Legal; also, to omit the word “waive” to state “that the City Engineer may increase this requirement as warranted.”**

Board Member Powell addressed 12-2-27 (D) (2) with the “1500 sq. ft. which are not part of a larger development” for clarification. She thought it might be a loophole for someone to say it was 1500 sq. ft. but not a part of the larger project. Board Member Murphy addressed 12-9-4 (B) “Projects that include the addition of 1500 sq. ft.” Board Member Grundhoefer stated this referred to additional square footage after the already permitted project development. Mr. Hinote wanted to clearly distinguish that 12-9 is specific to commercial development and what would allow them to become exempt (parking lots, hospitals, etc.) For example, to add two additional parking spaces would not require a civil engineer. Exemption was to allow additional impervious surfaces without having to add a retention pond. He stressed a single home residence has no requirement for stormwater treatment or attenuation. He explained the City’s stormwater attenuation requirements are more stringent (requiring 100 year attenuation) than the Northwest Florida Water Management District.

Chairperson Ritz clarified that the 1500 sq. ft. involved the Bayou Texar shoreline protection district, and parking lots with the 1500 sq. ft. exemption. Senior Planner Statler advised Mr. Hinote used the parking lot as an example; currently, they would have to hire a civil engineer to add two parking spaces, and the intent was to allow them to have an exemption. Mr. Hinote advised modifying that language of 1500 sq. ft. could be done. Chairperson Ritz explained modifying it to 2000 would be too much 1500 was more reasonable. Board Member Grundhoefer asked if language could be revised to state that with the impervious area being added, the runoff would be directed toward the existing pond. Mr. Hinote explained that was already noted in a different section of the LDC and could be cited. Board Member Powell advised the language to indicate where the water must go could possibly be in 12-2-27 (D).

The motion then carried unanimously. Chairperson Ritz explained the proposed amendments would be sent back to Engineering staff for further clarification and brought back at a later Planning Board meeting.

Open Forum – None

Discussion on the Proposed Amendment to the Tree Ordinance

Board Member Murphy advised they were working on ways to conduct public meetings versus zoom meetings requiring computer technology. Possible amendment modifications would be coming to the Board in September. Staff explained the public could still participate in meetings virtually; however due to Covid they would not be permitted to attend in person. Chairperson Ritz explained Board Member comments or suggestions would be furnished to staff for dissemination.

Adjournment – With no further business, Chairperson Ritz thanked the Board for its patience with the change in methods of physical and virtual participation and adjourned the meeting at 3:20 pm.

Respectfully Submitted,

Cynthia Cannon, AICP
Assistant Planning Director
Secretary to the Board



City of Pensacola

222 West Main Street
Pensacola, FL 32502

Memorandum

File #: 20-00499

Planning Board

9/15/2020

TO: Planning Board Members

FROM: Cynthia Cannon, AICP, Assistant Planning Director

DATE: 9/8/2020

SUBJECT:

Request for Aesthetic Review - Admiral's Row, 801 S. and 807 S. Palafox Street

BACKGROUND:

Admirals Row, LLC, is requesting an aesthetic review for minor revisions to their previously submitted plans for a new multi-family development, "Admiral's Row", located in the SPBD, South Palafox Business District. New developments in the SPBD are subject to Sections 12-2-81 (C), approval procedure, and 12-2-82 (D), design standards and guidelines, aesthetic review provisions, as well as the additional provisions in Section 12-2-13 (E).

Final approval for the following revisions:

- Multi-family residential - 1.47 Acres
- Building "B" is revised to provide one condominium unit on the 4th floor and to add a 5th floor with two condominium units.
- Building "C" is revised to delete 3rd and 4th floors and their respective condominium units.
- The domestic and fire service are relocated from the north side of the entrance drive to the south side.

This request has been routed through the various City departments and utility providers. Those comments are attached for your review.



APPLICATION FOR SITE PLAN APPROVAL

Please Check Application Type and Required Fees:

Revised "minor: esthetic review"

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

Site Plan "C"		
<input type="checkbox"/>	Non-residential Parking in a Residential Zone	
Site Plan "C" Fees:		
<input type="checkbox"/>	Application	Fee: \$1,500.00
<input type="checkbox"/>	Appeal to City Council	Fee: \$250.00

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

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

Applicant Information:

Name: SMP Architecture Date: 8/10/20

Address: 40 S. Palafox Street

Phone: 850-432-7772 Fax: _____ Email: Philip@smp-arch.com

Property Information:

Owner Name: Admirals Row, LLC Phone: 850-434-5574

Location/Address: 801 S. and 807 S. Palafox Street

Parcel ID: 00 - 0S - 00 - 9100 - 0011 - 044 Square Feet/Acres: 1.47

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

Purpose of site plan approval: Final approval for the following revisions to the project:

1. Building "B" is revised to provide one condo unit on the 4th floor and to add a 5th floor with two condo units.
2. Building "C" is revised to delete floors 2 and 3 and their respective condo units. The first floor will remain covered parking.
3. The domestic and fire service are relocated from the north side of the entrance drive to the south side.

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

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

Date



Listen. Interpret. Translate.

CERTIFICATION :

ADMIRAL'S
ROW
Building "B"

801 South Palafox Street
Pensacola, Florida

ALL DRAWINGS AND WRITTEN MATERIAL
HEREIN CONSTITUTE ORIGINAL AND UN-
PUBLISHED WORK OF THE ARCHITECT
AND MAY NOT BE DUPLICATED IN ANY
PART WITHOUT THE WRITTEN CONSENT
OF THE ARCHITECT.

REVISIONS :

AUGUST 14, 2020

DRAWN BY : RM

CHECKED BY : RM

PROJECT NO. 1814

DATE : 8/20/19

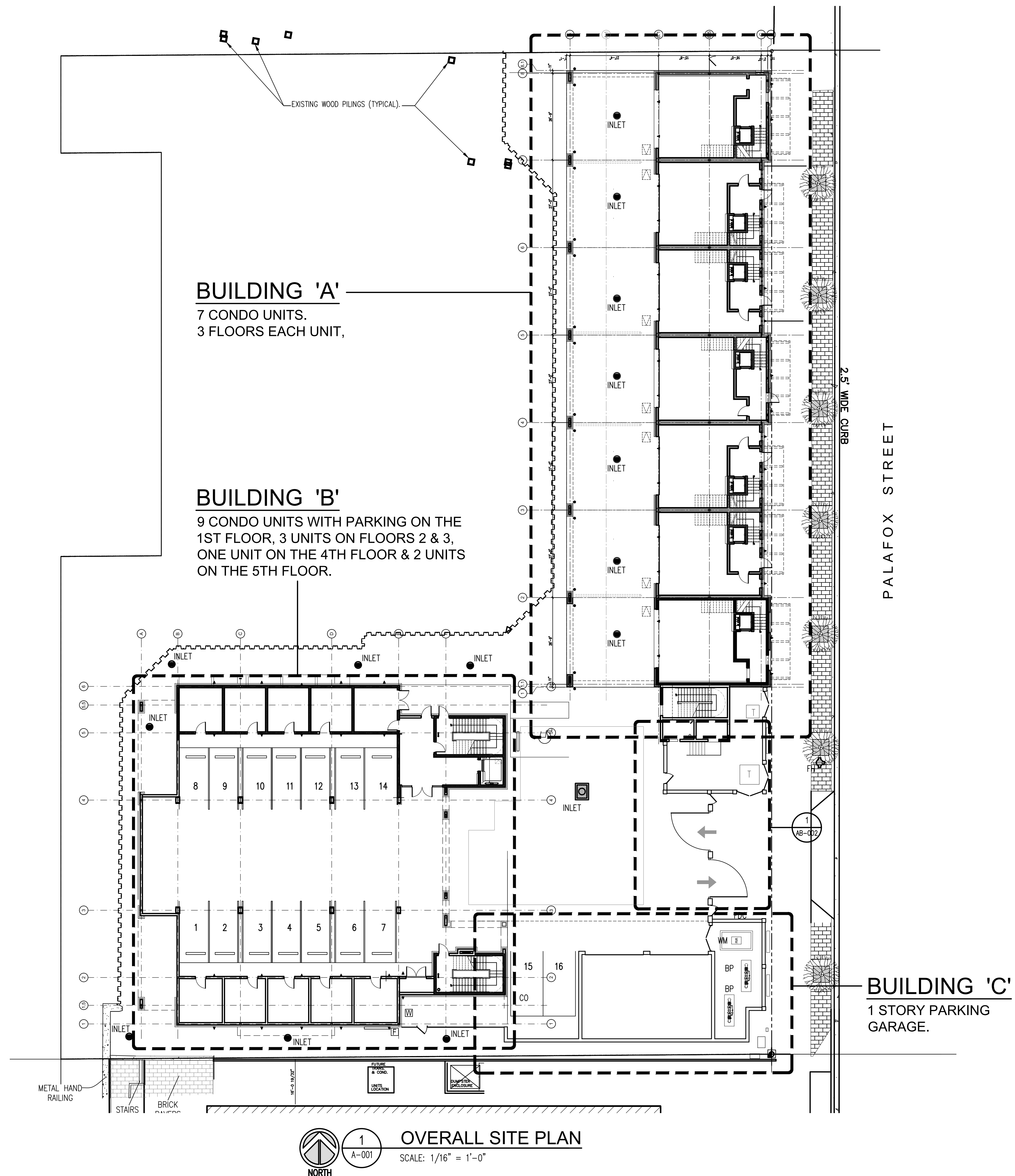
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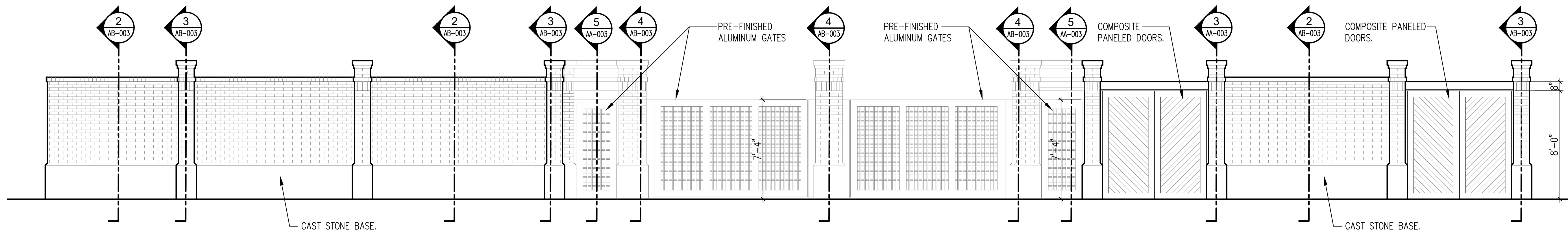
ARCHITECTURAL
SITE PLAN

SHEET NO. :

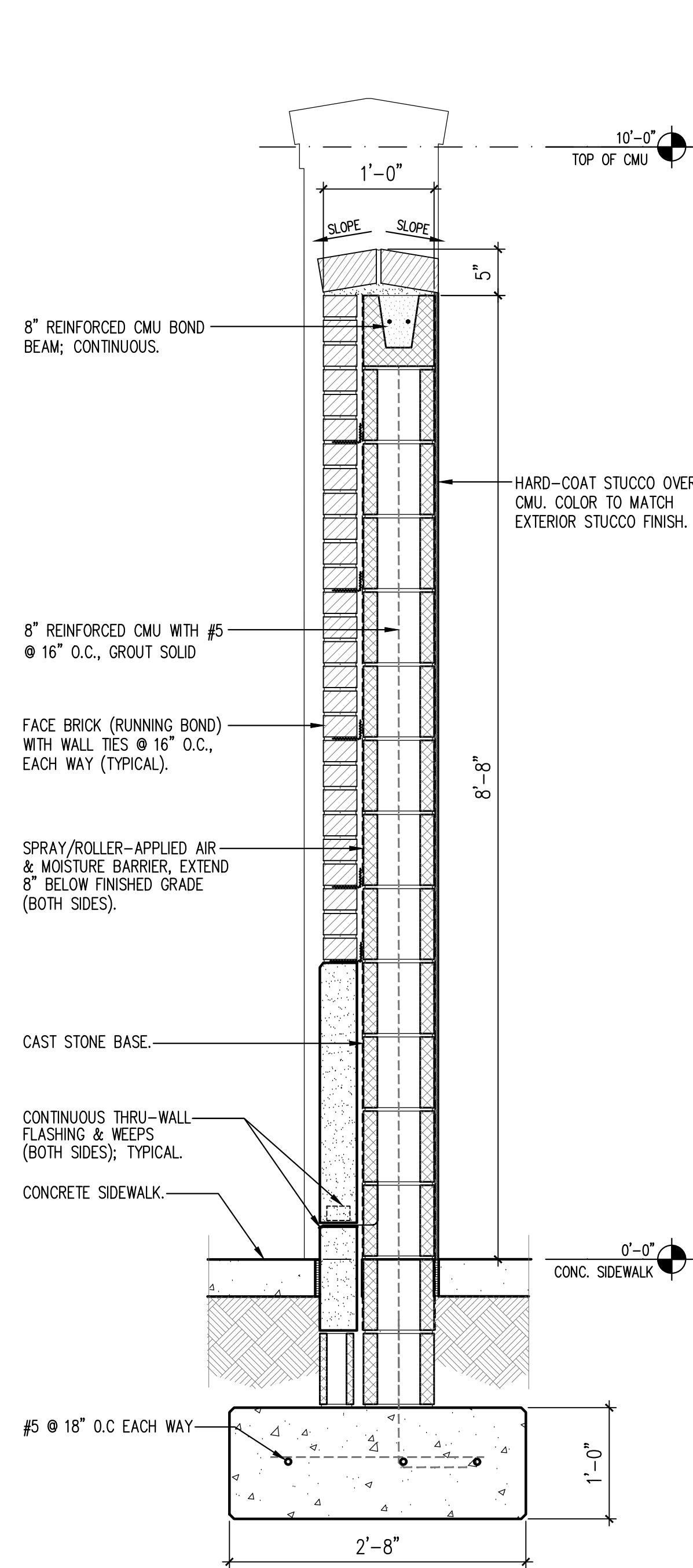
A-001

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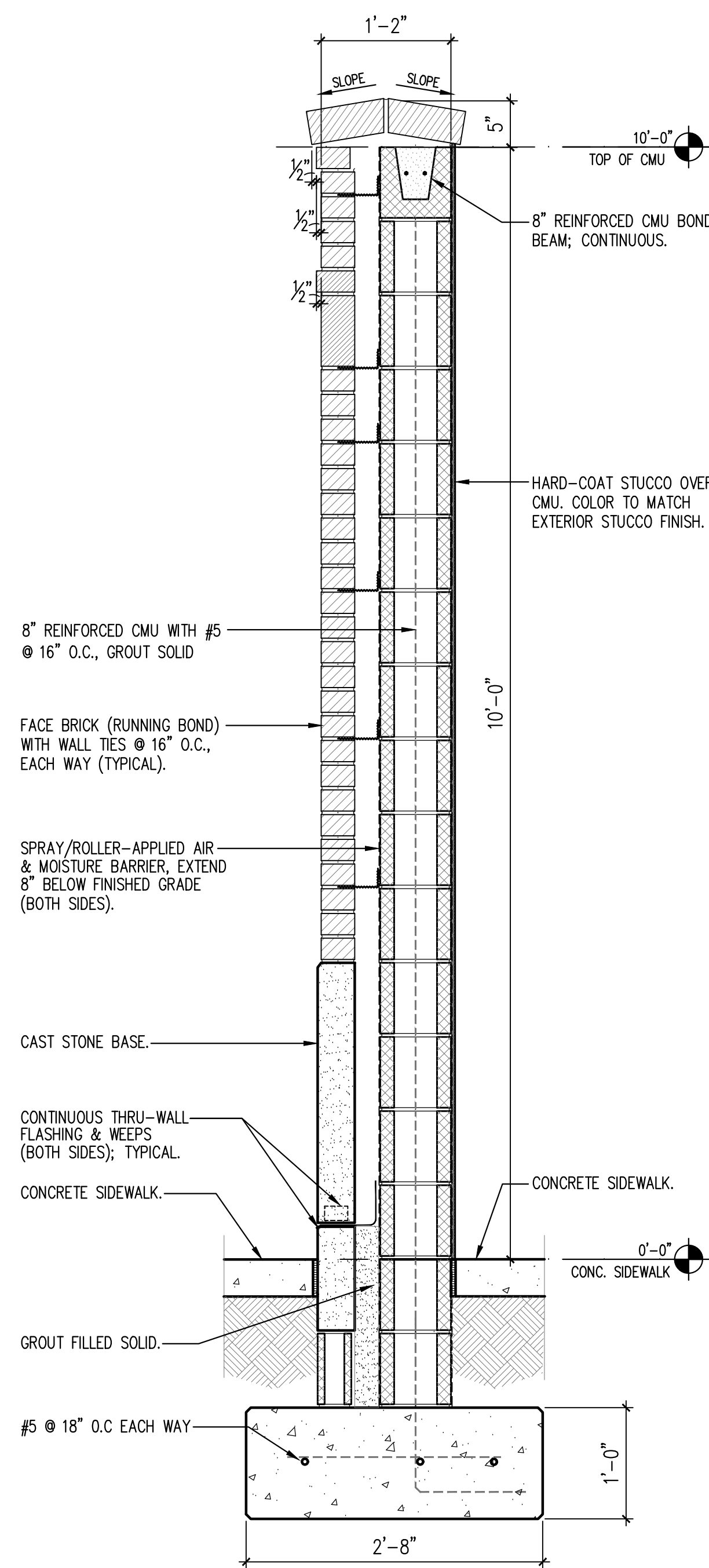




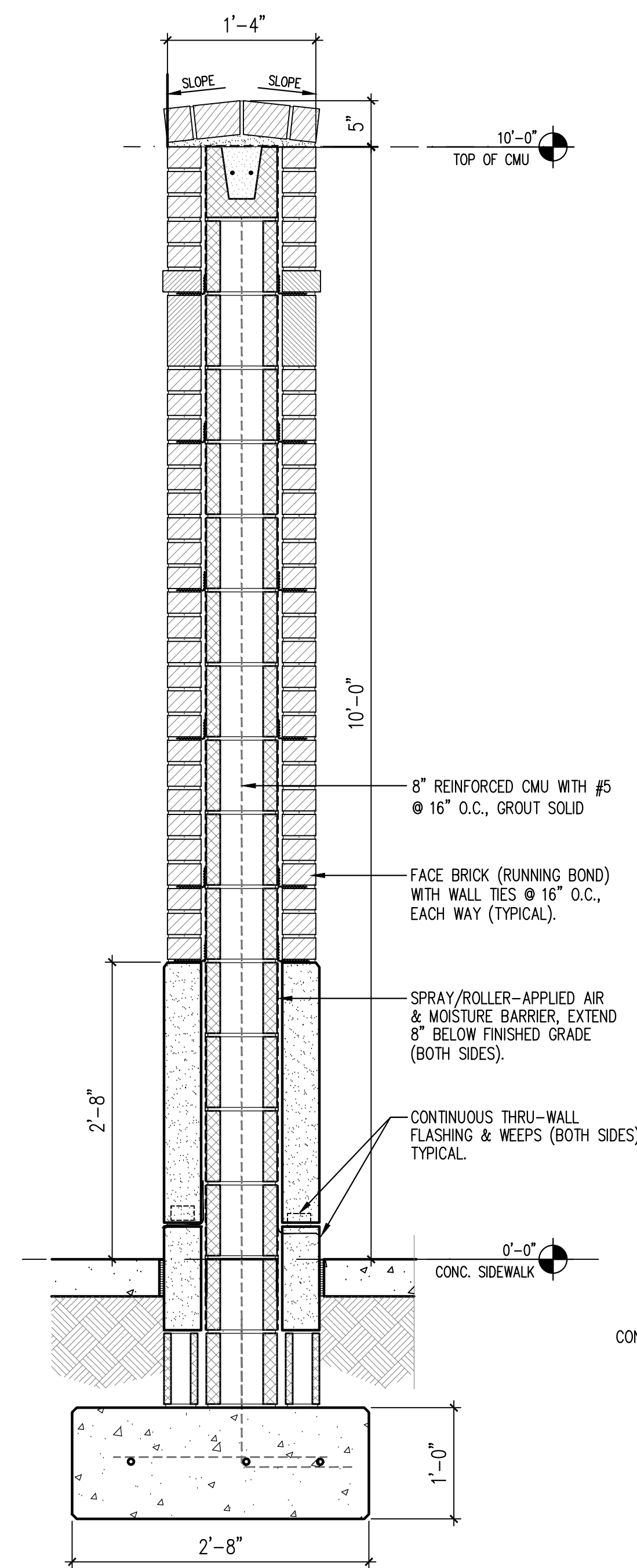
1 ELEVATION - ENTRY GATE & EQUIPMENT ENCLOSURE
A-003 SCALE: 1/4" = 1'-0"



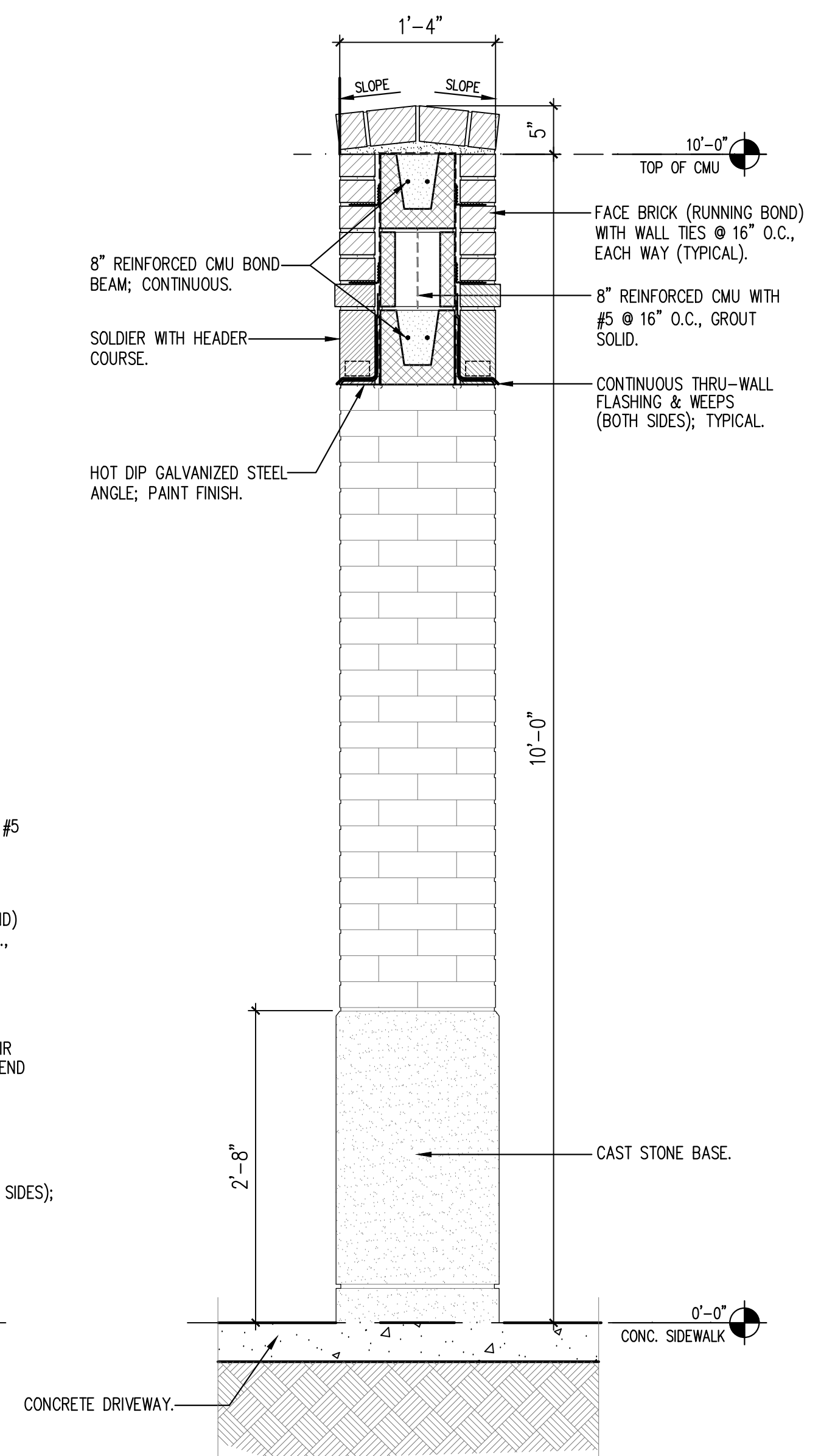
2 WALL SECTION
A-003 SCALE: 1" = 1'-0"



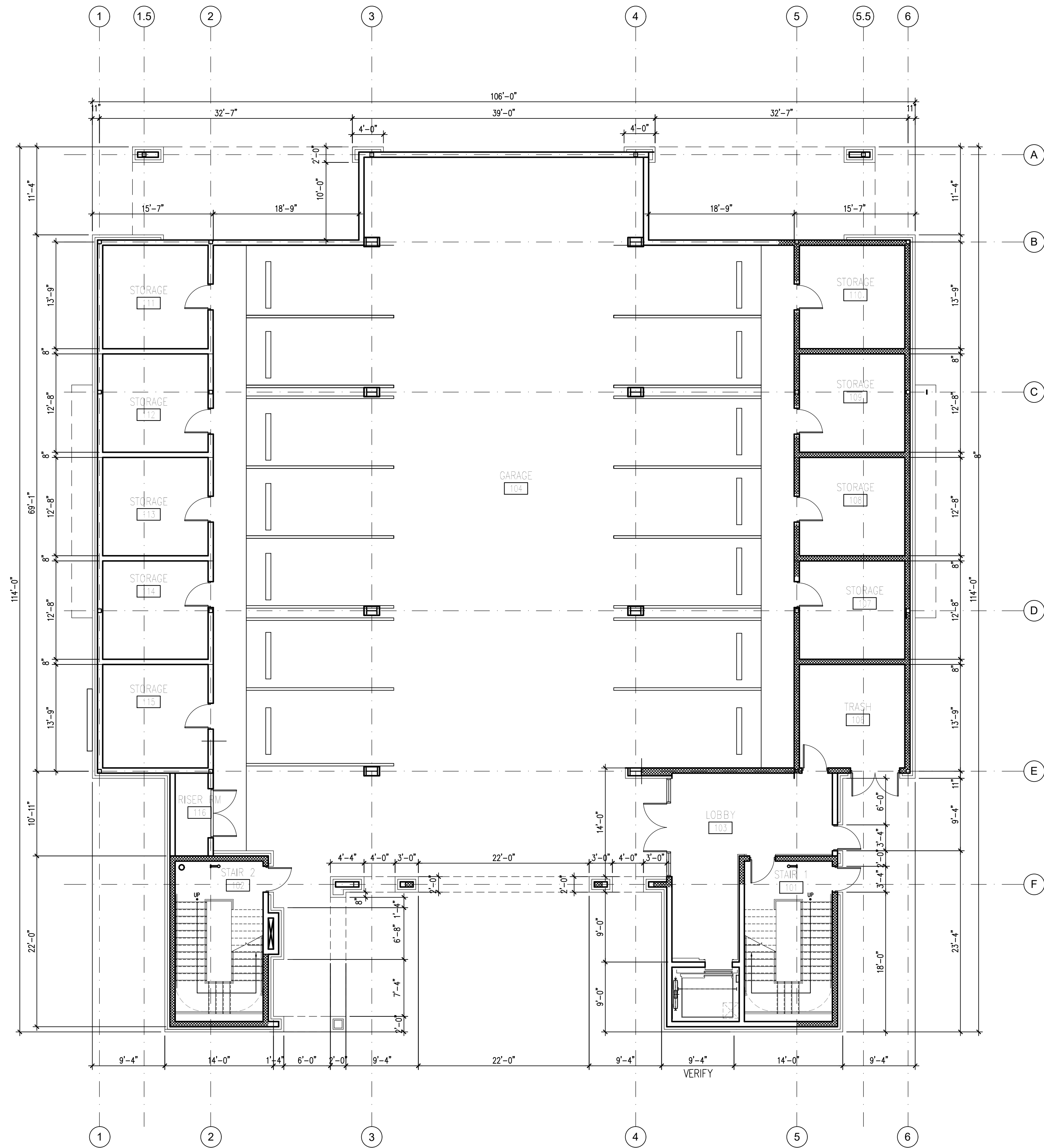
3 WALL SECTION
A-003 SCALE: 1" = 1'-0"



4 WALL SECTION
A-003 SCALE: 1" = 1'-0"



5 WALL SECTION
A-003 SCALE: 1" = 1'-0"



1
AB-101

1ST FLOOR PLAN

SCALE: 1/8" = 1'-0"

smp.

SMP Architecture, P.A.
40 S. PALAFOX STREET • SUITE 202
PENSACOLA, FLORIDA 32502 • P 850.432.7772
www.smp-arch.com • AAC001628

Listen. Interpret. Translate.

CERTIFICATION :

ADMIRAL'S ROW Building "B"

801 South Palafox Street
Pensacola, Florida

ALL DRAWINGS AND WRITTEN MATERIAL
HEREIN CONSTITUTE ORIGINAL AND UN-
PUBLISHED WORK OF THE ARCHITECT
AND MAY NOT BE DUPLICATED IN ANY
PART WITHOUT THE WRITTEN CONSENT
OF THE ARCHITECT.

REVISIONS :

AUGUST 14, 2020

DRAWN BY : RM

CHECKED BY : RM

PROJECT NO. 1814

DATE : 8/20/19

SHEET TITLE :

1ST FLOOR
PLAN

SHEET NO. :

AB-101

©2018 SMP ARCHITECTURE

Listen. Interpret. Translate.

CERTIFICATION :

ADMIRAL'S
ROW
Building "B"

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Pensacola, Florida

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REVISIONS :

AUGUST 14, 2020

DRAWN BY : RM

CHECKED BY : RM

PROJECT NO. 1814

DATE : 8/20/19

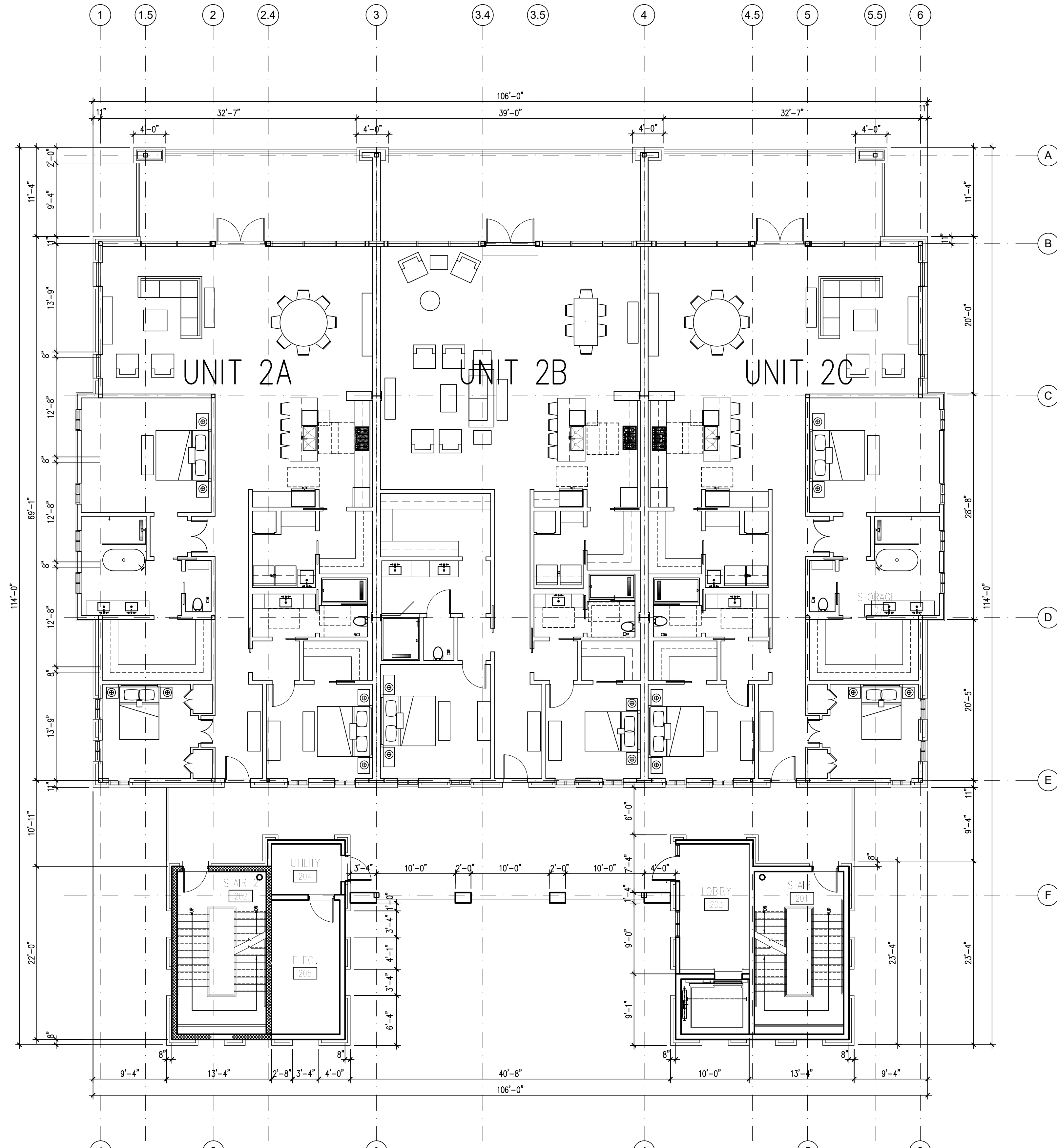
SHEET TITLE :

2ND FLOOR
PLAN

SHEET NO. :

AB-102

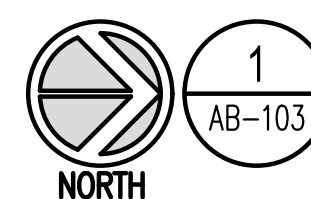
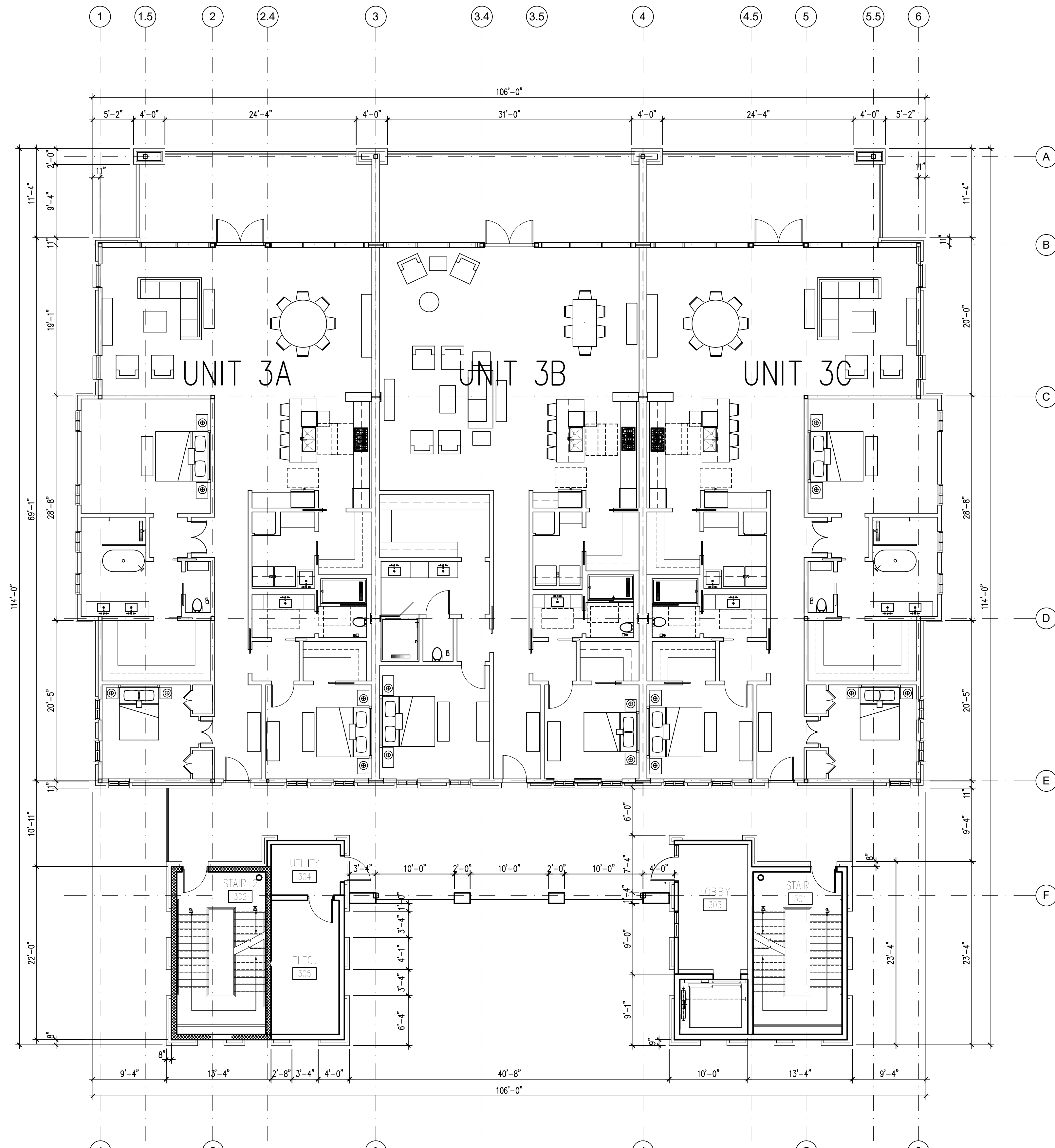
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1
AB-102

2ND FLOOR PLAN

SCALE: 1/8" = 1'-0"



3RD FLOOR PLAN
SCALE: 1/8" = 1'-0"

Listen. Interpret. Translate.

CERTIFICATION :

**ADMIRAL'S
ROW
Building "B"**

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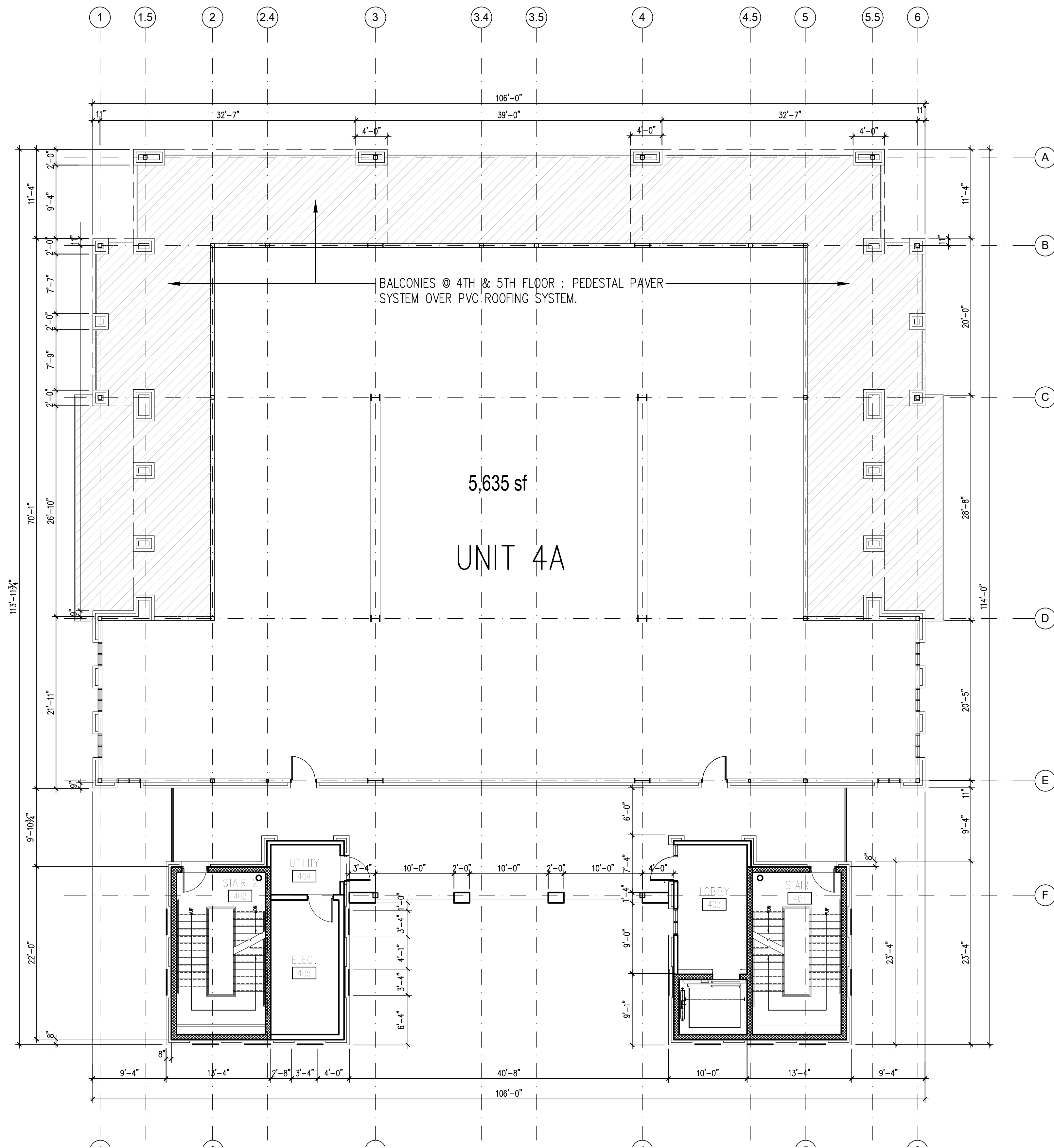
DATE : 8/20/19

SHEET TITLE :

**3RD FLOOR
PLAN**

SHEET NO. :

AB-103



1
AB-104

4TH FLOOR PLAN

SCALE: 1/8" = 1'-0"

smp.

SMP Architecture, P.A.
40 S. PALAFOX STREET • SUITE 202
PENSACOLA, FLORIDA 32502 • P 850.432.7772
www.smp-arch.com • AAC001628

Listen. Interpret. Translate.

CERTIFICATION :

ADMIRAL'S ROW Building "B"

801 South Palafox Street
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REVISIONS :

AUGUST 14, 2020

DRAWN BY : RM

CHECKED BY : RM

PROJECT NO. 1814

DATE : 8/20/19

SHEET TITLE :

4TH FLOOR
PLAN

SHEET NO. :

AB-104

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Listen. Interpret. Translate.

CERTIFICATION :

ADMIRAL'S
ROW
Building "B"

801 South Palafox Street
Pensacola, Florida

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DATE : 8/20/19

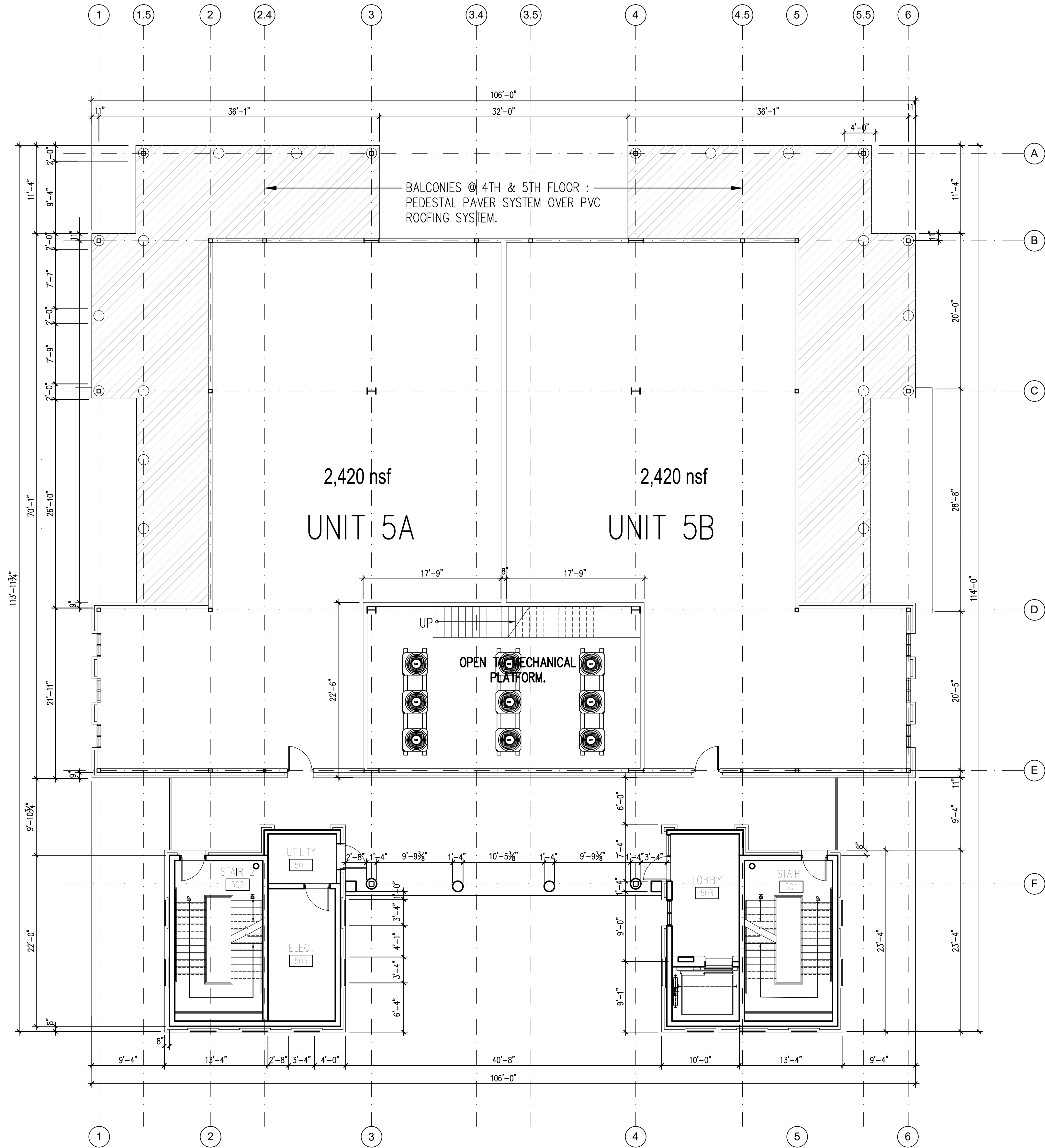
SHEET TITLE :

5TH FLOOR
PLAN

SHEET NO. :

AB-105

©2018 SMP ARCHITECTURE



1
AB-105

5TH FLOOR PLAN

SCALE: 1/8" = 1'-0"

Listen. Interpret. Translate.

ADMIRAL'S
ROW
Building "B"

L. DRAWINGS AND WRITTEN MATERIAL
REIN CONSTITUTE ORIGINAL AND UN-
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AND MAY NOT BE DUPLICATED IN ANY
MANNER WITHOUT THE WRITTEN CONSENT
OF THE ARCHITECT.

AUGUST 14, 2020

EET NO. :

©2018 SMP ARCHITECTURE



SCALE: $1/8" = 1'-0"$



1 NORTH ELEVATION
AB-201
SCALE: 3/32" = 1'-0"



2 SOUTH ELEVATION
AB-201
SCALE: 3/32" = 1'-0"

Listen. Interpret. Translate.

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Pensacola, Florida

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REVISIONS :

AUGUST 14, 2020

DRAWN BY : RM

CHECKED BY : RM

PROJECT NO. 1814

DATE : 8/20/19

SHEET TITLE :

EXTERIOR
ELEVATIONS

SHEET NO. :

AB-201



1 EAST ELEVATION
AB-202 SCALE: 3/32" = 1'-0"



2 WEST ELEVATIONS
AB-202 SCALE: 3/32" = 1'-0"

Listen. Interpret. Translate.

CERTIFICATION :

ADMIRAL'S
ROW
Building "B"

801 South Palafox Street
Pensacola, Florida

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REVISIONS :

AUGUST 14, 2020

DRAWN BY : RM

CHECKED BY : RM

PROJECT NO. 1814

DATE : 8/20/19

SHEET TITLE :

EXTERIOR
ELEVATIONS

SHEET NO. :

AB-202

Department:	Comments:
FIRE	No comments.
PW/E	No comments.
InspSvcs	No comments.
ESP	No comments.
ECUA	ECUA has no comment on the aesthetic review of the building, however, the plans state that the domestic and fire services are to be relocated. This project has already applied with ECUA Engineering, but please have the developer contact their ECUA reviewer with any changes that may need to be made to the water connections plans, if necessary.
GPW	No comments.
ATT	No comments.
City Surveyor	See attached.

Cynthia Cannon

From: Andre Calaminus <andre.calaminus@ecua.fl.gov>
Sent: Thursday, August 13, 2020 10:26 AM
To: Cynthia Cannon
Subject: [EXTERNAL] RE: Request for Aesthetic Review - Admiral's Row - 801 & 807 S. Palafox St.

THIS EMAIL IS FROM AN EXTERNAL EMAIL ACCOUNT

Hi Cynthia,

ECUA has no comment on the aesthetic review of the building, however, the plans state that the domestic and fire services are to be relocated. This project has already applied with ECUA Engineering, but please have the developer contact their ECUA reviewer with any changes that may need to be made to the water connections plans, if necessary.

Thank you,

Andre Calaminus | Right of Way Agent | Emerald Coast Utilities Authority |
P.O. Box 17089 | Pensacola, FL 32522-7089 | Web: www.ecua.fl.gov |
Phone: (850) 969-5822 | Fax: (850) 969-6511 |

From: Cynthia Cannon <CCannon@cityofpensacola.com>
Sent: Monday, August 10, 2020 3:26 PM
To: Amy Hargett <ahargett@cityofpensacola.com>; Andre Calaminus <andre.calaminus@ecua.fl.gov>; Annie Bloxson <ABloxson@cityofpensacola.com>; Bill Kimball <bkimball@cityofpensacola.com>; Brad Hinote <bradhinote@cityofpensacola.com>; Brian Cooper <bcooper@cityofpensacola.com>; Chris Mauldin <CMauldin@cityofpensacola.com>; Cynthia Cannon <CCannon@cityofpensacola.com>; Derrick Owens <DOwens@cityofpensacola.com>; Diane Moore <DMoore@cityofpensacola.com>; Heather Lindsay <HLindsay@cityofpensacola.com>; Jonathan Bilby <JBilby@cityofpensacola.com>; Karl Fenner (AT&T) <KF5345@att.com>; Kellie L. Simmons (Gulf Power) <kellie.simmons@nexteraenergy.com>; Leslie Odom <LOdom@cityofpensacola.com>; Leslie Statler <LStatler@cityofpensacola.com>; Mark Jackson <MaJackson@cityofpensacola.com>; Miriam Woods <MWoods@cityofpensacola.com>; Paul A Kelly(GIS) <PAKelly@cityofpensacola.com>; Robbie Weekley <rweekley@cityofpensacola.com>; Ryan J. Novota <RNovota@cityofpensacola.com>; Sherry Morris <SMorris@cityofpensacola.com>; Stephen Kennington (AT&T) <sk1674@att.com>
Subject: Request for Aesthetic Review - Admiral's Row - 801 & 807 S. Palafox St.

****WARNING: This is an external email --- DO NOT CLICK links or attachments from unknown senders ****

Good Afternoon All,

Please review and comment on the attached Aesthetic Review request before the Planning board to make minor revisions to the Admiral's Row development at 801 & 807 S. Palafox St. located in the South Palafox Business District (SPBD).

All comments must be received by close of business on **Friday, August 21, 2020**.

As always, please call with any questions.

Thank you,

Cynthia Cannon

From: Annie Bloxson
Sent: Tuesday, September 1, 2020 2:44 PM
To: Cynthia Cannon
Subject: RE: Request for Aesthetic Review - Admiral's Row - 801 & 807 S. Palafox St.

Good Afternoon,

I do not oppose the Aesthetic Review request.

Respectfully,

Annie Bloxson

Fire Marshal

Visit us at PensacolaFire.com

475 E. Strong St.

Pensacola, FL 32501

Office: 850.436.5200

abloxson@cityofpensacola.com



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From: Cynthia Cannon <CCannon@cityofpensacola.com>
Sent: Friday, August 21, 2020 4:09 PM
To: Annie Bloxson <ABloxson@cityofpensacola.com>
Subject: FW: Request for Aesthetic Review - Admiral's Row - 801 & 807 S. Palafox St.

Annie,

Did you see this application? I may have misplaced your comments.

Thank you!

Cynthia Cannon, AICP
Assistant Planning Director



APPLICATION FOR SITE PLAN APPROVAL

Please Check Application Type and Required Fees:

REVISED "Minor" aesthetic review

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

Site Plan "C"	
<input type="checkbox"/>	Non-residential Parking in a Residential Zone
Site Plan "C" Fees:	
<input type="checkbox"/>	Application Fee: \$1,500.00
<input type="checkbox"/>	Appeal to City Council Fee: \$250.00

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

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

Applicant Information:

Name: SMP Architecture Date: 8/10/20
Address: 40 S. Palafox Street
Phone: 850-432-7772 Fax: _____ Email: Philip@smp-arch.com

Property Information:

Owner Name: Admirals Row, LLC Phone: 850-434-5574

Location/Address: 801 S. and 807 S. Palafox Street

Parcel ID: 00 - 0S - 00 - 9100 - 0011 - 044 Square Feet/Acres: 1.47

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

Purpose of site plan approval: Final approval for the following revisions to the project:

1. Building "B" is revised to provide one condo unit on the 4th floor and to add a 4th floor with two condo units.
2. Building "C" is revised to delete 3rd and 4th floors and their respective condo units.
3. The domestic and fire service are relocated from the north side of the entrance drive to the south side.

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

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

8/10/20
Date



City of Pensacola

222 West Main Street
Pensacola, FL 32502

Memorandum

File #: 20-00502

Planning Board

9/15/2020

TO: Planning Board Members

FROM: Cynthia Cannon, AICP, Assistant Planning Director

DATE: 9/8/2020

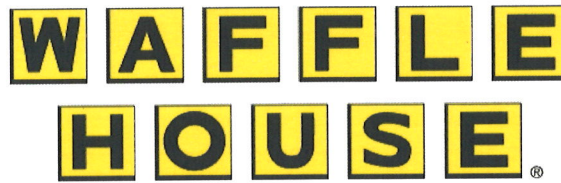
SUBJECT:

Request for Aesthetic Review - Waffle House, 401 E. Gregory Street

BACKGROUND:

Ken Williams, Vice President, Waffle House, Inc. is requesting aesthetic review for a remodel of the Waffle House located at 401 E. Gregory Street, which is located in the Gateway Redevelopment District (GRD). All existing exterior walls and roof will remain. No changes are being proposed to the parking lot; however, it will be repaved.

This request has been routed through the various City departments and utility providers. Those comments are attached for your review.



"GOOD FOOD FAST"

P.O. BOX 6450 - NORCROSS, GEORGIA 30091-6450
5986 FINANCIAL DRIVE, NORCROSS, GEORGIA 30071
(770) 729-5700

August 3, 2020

City of Pensacola – Planning Services
222 W. Main Street
Pensacola, FL 32502

Re: Proposed Remodel of Waffle House restaurant #586 located at 401 East Gregory Street,
Pensacola, FL

Dear Planning Board Representative:

We are planning to perform a remodel of our existing Waffle House restaurant located at 401 East Gregory Street in Pensacola. The building location will not change however we understand that due to the Gateway Redevelopment District requirements we need to submit a copy of our plans for review prior to the issuance of a building permit for renovation work. Please find enclosed a copy of each of the following:

- Color Rendering of the Building
- Architectural Elevation Drawings
- Proposed Civil Drawing and parking lot redesign providing additional landscaped areas.

Let me know if you require any additional information in order for our submittal to proceed for approval of the plans. If you have any questions or need additional information, I can be reached on my direct phone line at our corporate offices (770) 729-5796, by cell at (404) 307-5825 by email at kenwilliams@wafflehouse.com or at the address on this letterhead. I look forward to hearing back from you.

Kind regards,

Kenneth L. Williams
V. P. Waffle House, Inc.

Enclosures



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

**Planning Board Application
Request for Aesthetic Review**

Application Date: 7/28/2020

Project Address: 401 EAST GREGORY ST., PENSACOLA FL 32501-4958
Applicant: KEN WILLIAMS C/O WAFFLE HOUSE, INC.
Applicant's Address: 5986 FINANCIAL DR., NORCROSS GA 30071
Email: KENWILLIAMS@WAFFLEHOUSE.COM Phone: (404) 307-5825
Property Owner: WAFFLE HOUSE, INC.

Redevelopment
District:



Waterfront



Gateway



South Palafox
Business



North 9th
Avenue

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

Project specifics/description:

WAFFLE HOUSE INC., WILL BE REMODELING THE
EXISTING RESTAURANT LOCATED AT 401 E. GREGORY ST.
IN PENSACOLA. ALL EXISTING EXTERIOR WALLS AND
ROOF WILL REMAIN. THE PARKING LOT WILL
NOT CHANGE BUT WILL BE REPAVED.

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.

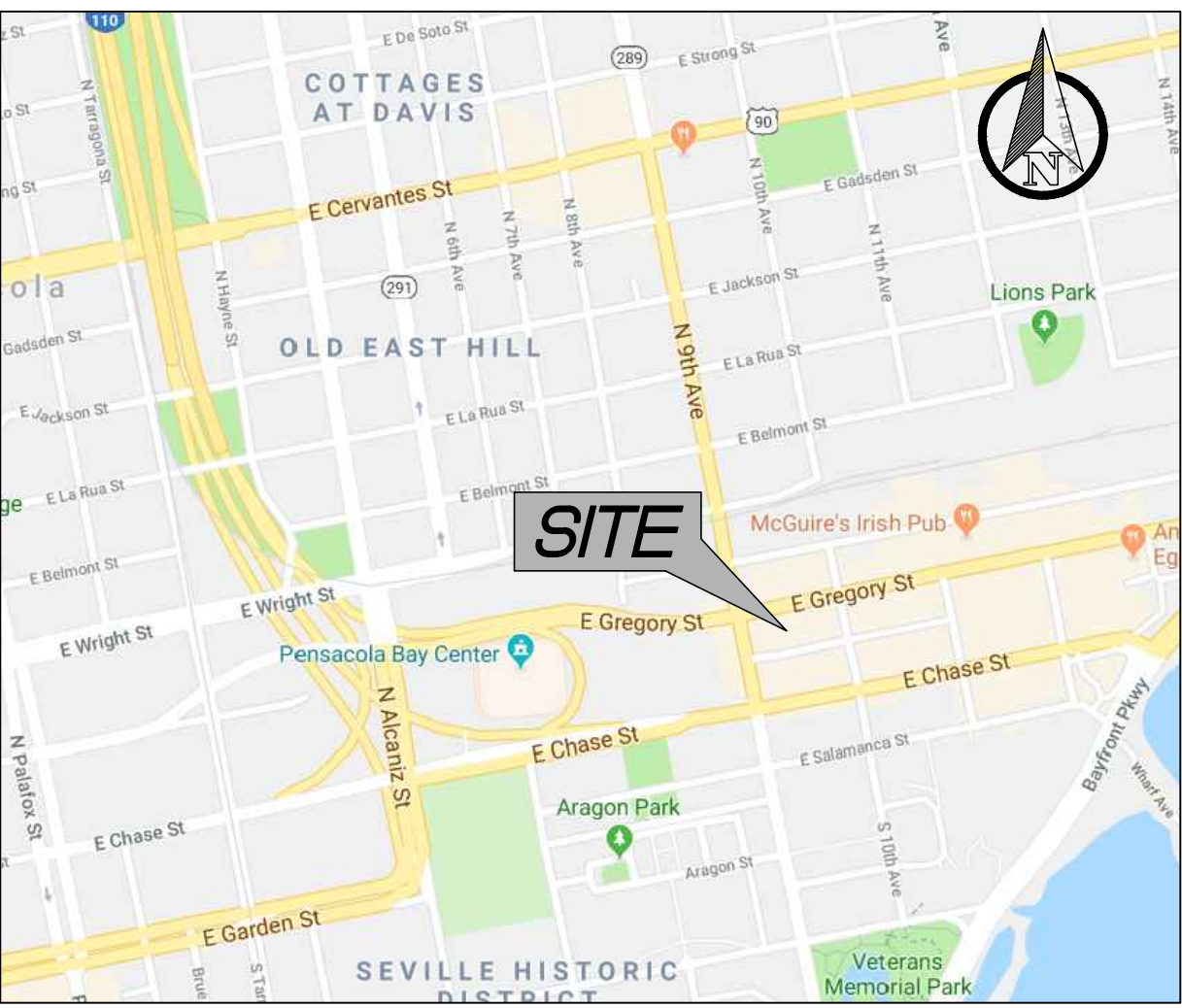
Kenneth Williams

Applicant Signature

July 28, 2020

Date

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



VICINITY MAP
N.T.S.

SITE LEGEND

	PROPERTY LINE
	EASEMENT LINE
	SETBACK AND BUFFER LINE
	18" CURB & GUTTER LINE
	RETAINING WALL LINE
	ADA STRIPING
	STANDARD CONCRETE
	ADA/LOADING ZONE STRIPING
	ADA ACCESSIBLE PARKING SPACE
	9'X18' PARKING ROW COUNT
	TRAFFIC DIRECTION SYMBOL

SITE SUMMARY

JURISDICTION	CITY OF PENSACOLA
ZONING DISTRICT	GRD
PROPOSED USE	RESTAURANT
TOTAL SITE AREA	.55 AC
GREGORY ST BUILDING SETBACK	10'
9TH ST BUILDING SETBACK	10'
OTHER STREET BUILDING SETBACK	5'

PARKING SUMMARY

	EXISTING	PROPOSED	DELTA
STANDARD STALLS	45	32	-13
HANDICAPPED STALLS	2	2	0
	47	34	-13

LANDSCAPE SUMMARY

PER CITY OF PENSACOLA:
25% OF SQUARE FOOTAGE MUST BE LANDSCAPE AREA
25% * 24086 SQ FT = 6022 SQ FT
LANDSCAPE AREA PROVIDED: 6315.4 SQ FT

CONTINEO GROUP
755 COMMERCE DRIVE
SUITE 800
DECATUR, GA 30030
678.601.6046
www.fcg.engineer

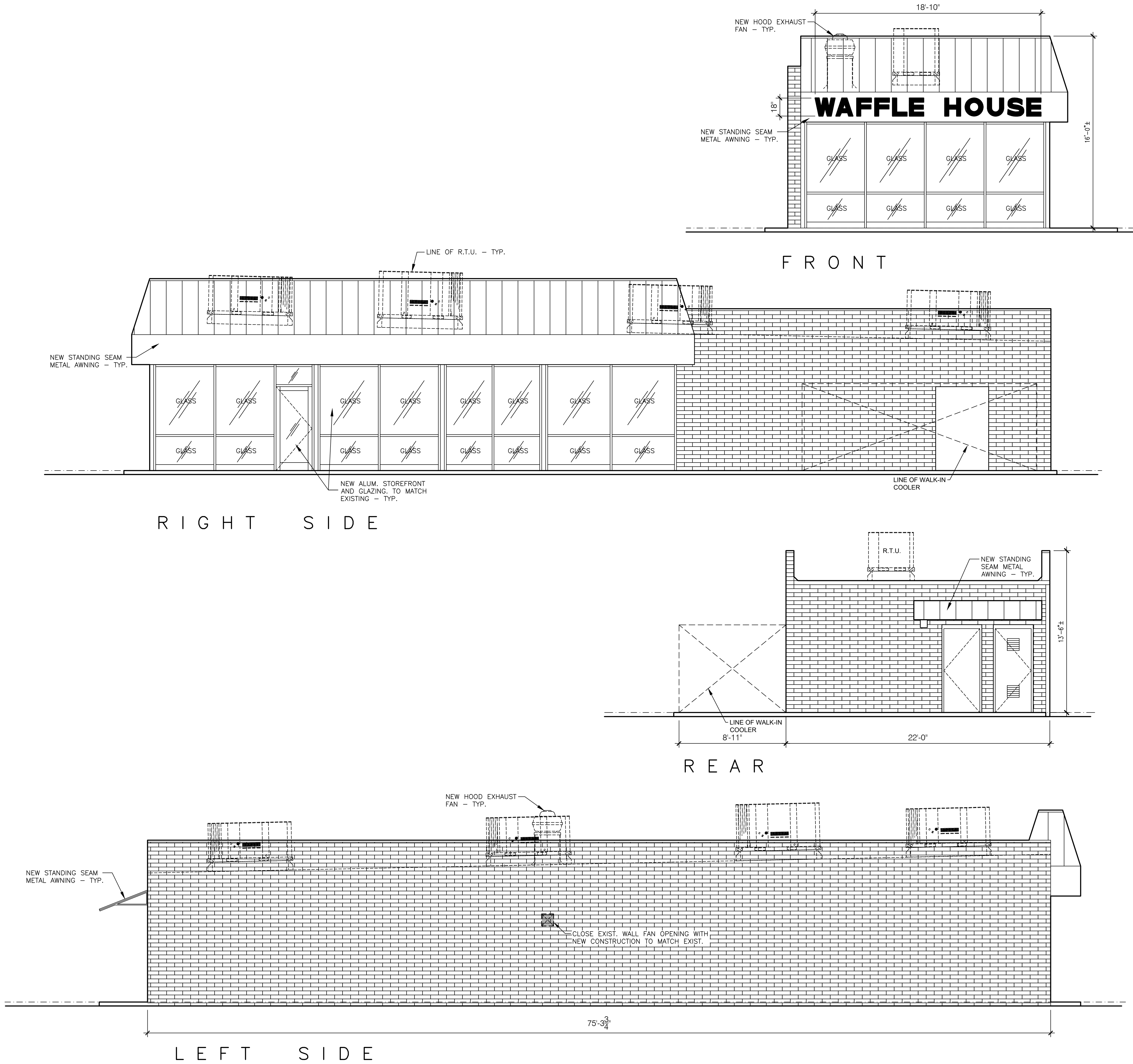


#	DATE	REVISIONS	BY

"A UNIQUE AMERICAN PHENOMENON"
Waffle House
"AMERICA'S PLACE TO EAT, AMERICA'S PLACE TO WORK"
5986 Financial Drive, Norcross, GA 30071
(770) 729-5700

Waffle House Unit #586	REBUILD	LOCATION: 401 E GREGORY ST, PENSACOLA, FL 32501
CHECKED BY: BHR		DRAWN BY: CMR

CSP-1	
JOB NO: WH-586	SHEET 1
DATE: 03/08/19	OF 2 SHEETS



MARK D. PAVEY, AIA – ARCHITECT

P.O. BOX 1365
GULF SHORES, AL. 36547
(334)–546–3624 (206)–350–0593 (FAX)

These drawings and the design represented herein are the property of the Architect. No part of these drawings or any use of these drawings other than for the project intended without the express written consent of Waffle House Inc. is prohibited. Any unauthorized use will be subject to legal action.

#	DATE	REVISIONS	BY

'A UNIQUE AMERICAN PHENOMENON'

WAFFLE HOUSE®

'AMERICA'S PLACE TO EAT, AMERICA'S PLACE TO WORK'

5986 Financial Drive, Norcross, GA 30071
(770) 729-5700

EXTERIOR ELEVATIONS

40 SEAT / 19 STATION / RE-DO

CHECKED BY:
MDP

DRAWN BY:
BD/SKC

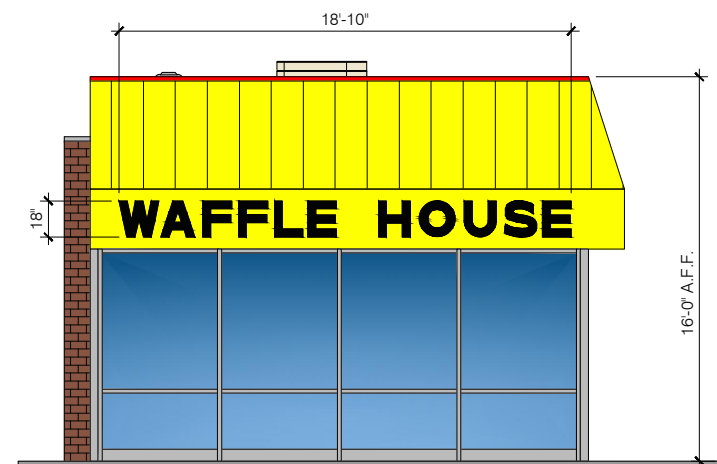
LOCATION: UNIT 586
401A EAST GREGORY STREET
PENSACOLA, FLORIDA

WAFFLE HOUSE MOD

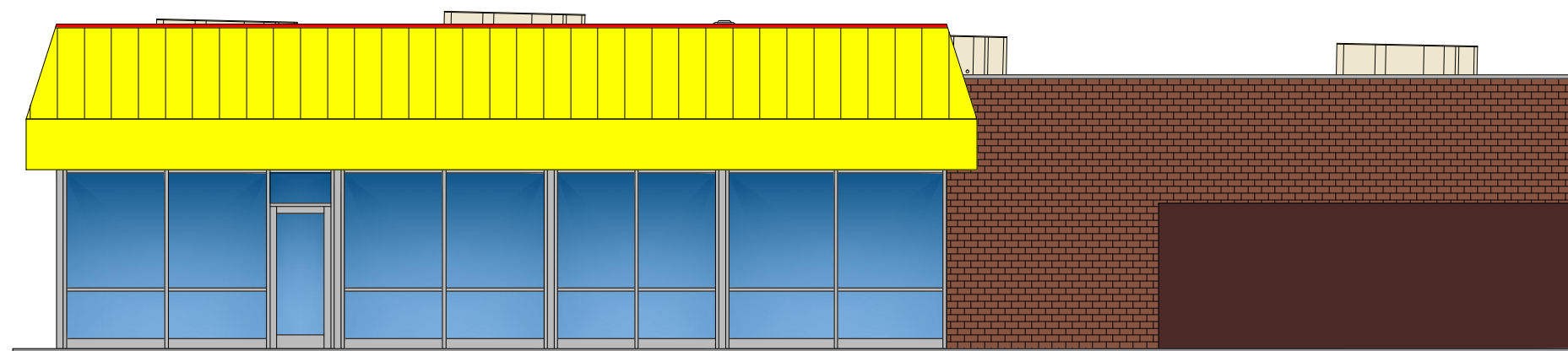
JOB NO:
72413

DATE:
06/17/20

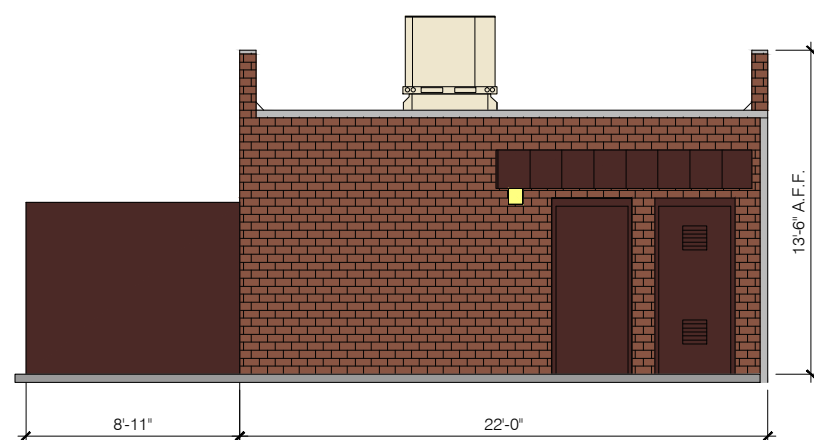
SHEET
A-3
OF
SHEETS



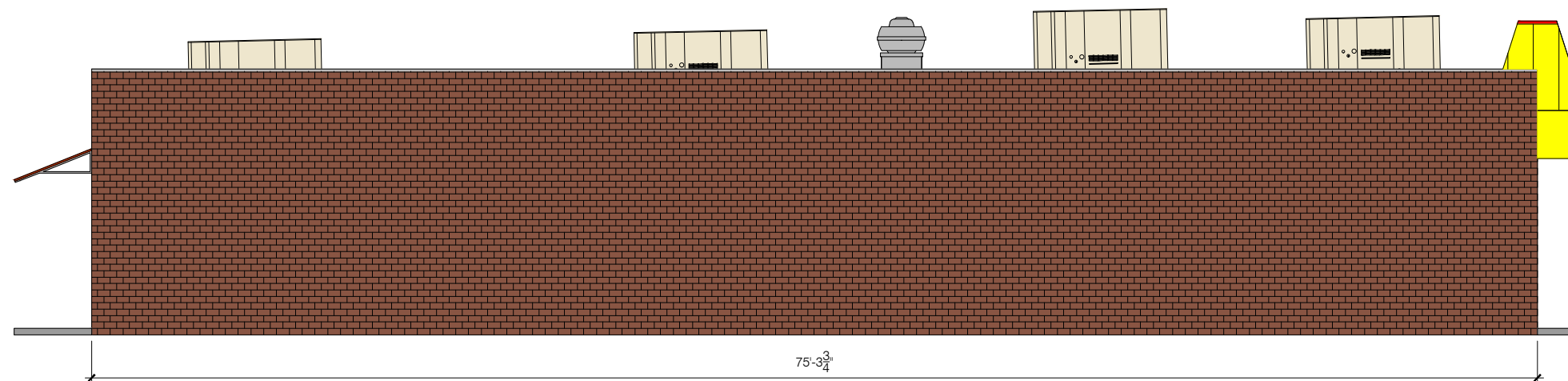
STRETCH END



LONG GLASS WALL



REAR



LONG BLOCK WALL

PROPOSED WAFFLE HOUSE

UNIT 586 PENSACOLA, FL

LEFT HAND, YELLOW STANDING SEAM METAL PARAPET & BRICK BUILDING
RS SCALE: 1/8"=1'-0"



FEBRUARY 25, 2020

Department:	Comments:
FIRE	No comments.
PW/E	No comments.
InspSvcs	No comments.
ESP	No comments.
ECUA	No comments.
GPW	No comments.
ATT	No comments.

Cynthia Cannon

From: Annie Bloxson
Sent: Wednesday, August 12, 2020 3:22 PM
To: Cynthia Cannon
Subject: RE: Aesthetic Review Application - 401 E Gregory - Waffle House

Good Evening,

I do not oppose the request for Aesthetic Review for the Waffle House @ 401 E. Gregory Street.

Respectfully,

Annie Bloxson

Fire Marshal

Visit us at PensacolaFire.com

475 E. Strong St.

Pensacola, FL 32501

Office: 850.436.5200

abloxson@cityofpensacola.com



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From: Cynthia Cannon <CCannon@cityofpensacola.com>

Sent: Tuesday, August 11, 2020 5:09 PM

To: Amy Hargett <ahargett@cityofpensacola.com>; Andre Calaminus (ECUA) <andre.calaminus@ecua.fl.gov>; Annie Bloxson <ABloxson@cityofpensacola.com>; Bill Kimball <bkimball@cityofpensacola.com>; Brad Hinote <bradhinote@cityofpensacola.com>; Brian Cooper <bcooper@cityofpensacola.com>; Chris Mauldin <CMauldin@cityofpensacola.com>; Cynthia Cannon <CCannon@cityofpensacola.com>; Derrik Owens <DOwens@cityofpensacola.com>; Diane Moore <DMoore@cityofpensacola.com>; Heather Lindsay <HLindsay@cityofpensacola.com>; Jonathan Bilby <JBilby@cityofpensacola.com>; Karl Fenner (AT&T) <KF5345@att.com>; Kellie L. Simmons (Gulf Power) <kellie.simmons@nexteraenergy.com>; Leslie Odom <LOdom@cityofpensacola.com>; Leslie Statler <LStatler@cityofpensacola.com>; Mark Jackson <MaJackson@cityofpensacola.com>; Miriam Woods <MWoods@cityofpensacola.com>; Paul A Kelly (GIS) <PAKelly@cityofpensacola.com>; Robbie Weekley <rweekley@cityofpensacola.com>; Ryan J. Novota <RNovota@cityofpensacola.com>; Sherry Morris <SMorris@cityofpensacola.com>; Stephen Kennington (AT&T)

Cynthia Cannon

From: Diane Moore
Sent: Wednesday, August 12, 2020 3:01 PM
To: Cynthia Cannon
Subject: RE: Aesthetic Review Application - 401 E Gregory - Waffle House

Pensacola Energy has no comments.

Thanks,
Diane

Diane Moore | Gas Distribution Engineer
Pensacola Energy | 1625 Atwood Drive, Pensacola, FL 32514
Desk: 850-474-5319 | Cell: 850-324-8004 | Fax: 850-474-5331
Email: dmoore@cityofpensacola.com

***Please consider the environment before printing this email.



For Non-Emergency Citizen Requests, Dial 311 or visit Pensacola311.com

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Sent: Tuesday, August 11, 2020 5:09 PM

To: Amy Hargett <ahargett@cityofpensacola.com>; Andre Calaminus (ECUA) <andre.calaminus@ecua.fl.gov>; Annie Bloxson <ABloxson@cityofpensacola.com>; Bill Kimball <bkimball@cityofpensacola.com>; Brad Hinote <bradhinote@cityofpensacola.com>; Brian Cooper <bcooper@cityofpensacola.com>; Chris Mauldin <CMauldin@cityofpensacola.com>; Cynthia Cannon <CCannon@cityofpensacola.com>; Derrick Owens <DOwens@cityofpensacola.com>; Diane Moore <DMoore@cityofpensacola.com>; Heather Lindsay <HLindsay@cityofpensacola.com>; Jonathan Bilby <JBilby@cityofpensacola.com>; Karl Fenner (AT&T) <KF5345@att.com>; Kellie L. Simmons (Gulf Power) <kellie.simmons@nexteraenergy.com>; Leslie Odom <LOdom@cityofpensacola.com>; Leslie Statler <LStatler@cityofpensacola.com>; Mark Jackson <MaJackson@cityofpensacola.com>; Miriam Woods <MWoods@cityofpensacola.com>; Paul A Kelly (GIS) <PAKelly@cityofpensacola.com>; Robbie Weekley <rweekley@cityofpensacola.com>; Ryan J. Novota <RNovota@cityofpensacola.com>; Sherry Morris <SMorris@cityofpensacola.com>; Stephen Kennington (AT&T) <sk1674@att.com>

Subject: Aesthetic Review Application - 401 E Gregory - Waffle House

Good Afternoon All,

Please see the attached request before the Planning Board for Aesthetic Review for the Waffle House located at 401 E Gregory St. Please provide comments **by close of business on Friday, August 21, 2020.**

Cynthia Cannon

From: Andre Calaminus <andre.calaminus@ecua.fl.gov>
Sent: Wednesday, August 12, 2020 3:00 PM
To: Cynthia Cannon
Subject: [EXTERNAL] RE: Aesthetic Review Application - 401 E Gregory - Waffle House

THIS EMAIL IS FROM AN EXTERNAL EMAIL ACCOUNT

Hi Cynthia,

ECUA has no comment on the aesthetic review of the building remodel. If the remodel of the building requires a new connection to ECUA's utility system or upgrade in water meter size, please have them contact ECUA Engineering for more information.

Thank you,

Andre Calaminus | Right of Way Agent | Emerald Coast Utilities Authority |
P.O. Box 17089 | Pensacola, FL 32522-7089 | Web: www.ecua.fl.gov |
Phone: (850) 969-5822 | Fax: (850) 969-6511 |

From: Cynthia Cannon <CCannon@cityofpensacola.com>
Sent: Tuesday, August 11, 2020 5:09 PM
To: Amy Hargett <ahargett@cityofpensacola.com>; Andre Calaminus <andre.calaminus@ecua.fl.gov>; Annie Bloxson <ABloxson@cityofpensacola.com>; Bill Kimball <bkimball@cityofpensacola.com>; Brad Hinote <bradhinote@cityofpensacola.com>; Brian Cooper <bcooper@cityofpensacola.com>; Chris Mauldin <CMauldin@cityofpensacola.com>; Cynthia Cannon <CCannon@cityofpensacola.com>; Derrick Owens <DOwens@cityofpensacola.com>; Diane Moore <DMoore@cityofpensacola.com>; Heather Lindsay <HLindsay@cityofpensacola.com>; Jonathan Bilby <JBilby@cityofpensacola.com>; Karl Fenner (AT&T) <KF5345@att.com>; Kellie L. Simmons (Gulf Power) <kellie.simmons@nexteraenergy.com>; Leslie Odom <LOdom@cityofpensacola.com>; Leslie Statler <LStatler@cityofpensacola.com>; Mark Jackson <MaJackson@cityofpensacola.com>; Miriam Woods <MWoods@cityofpensacola.com>; Paul A Kelly (GIS) <PAKelly@cityofpensacola.com>; Robbie Weekley <rweekley@cityofpensacola.com>; Ryan J. Novota <RNovota@cityofpensacola.com>; Sherry Morris <SMorris@cityofpensacola.com>; Stephen Kennington (AT&T) <sk1674@att.com>
Subject: Aesthetic Review Application - 401 E Gregory - Waffle House

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Good Afternoon All,

Please see the attached request before the Planning Board for Aesthetic Review for the Waffle House located at 401 E Gregory St. Please provide comments **by close of business on Friday, August 21, 2020.**

Thank you!

Cynthia Cannon, AICP
Assistant Planning Director
Visit us at <http://cityofpensacola.com>



City of Pensacola

222 West Main Street
Pensacola, FL 32502

Memorandum

File #: 20-00498

Planning Board

9/15/2020

TO: Planning Board Members

FROM: Cynthia Cannon, AICP, Assistant Planning Director

DATE: 9/8/2020

SUBJECT:

Request for Zoning Map and Future Land Use Map Amendment for 4406 N. Davis Hwy

BACKGROUND:

Davis IMP, LLC are requesting a Zoning Map and Future Land Use Map (FLUM) Amendment for the property located at 4406 N. Davis Highway and identified by parcel number 49-1S-30-9101-000-001. The use for the proposed addition would be a medical office.

The property is currently split zoned as C-1 (commercial) and R-1AAA (residential) and the existing Future Land Use (FLU) designation is also split between Commercial and LDR, Low Density Residential. The applicant is proposing to amend the zoning district to C-1, Commercial Zoning District and the FLU to Commercial.

Existing Zoning	Proposed Zoning	Existing FLUM	Proposed FLUM	Lot Size
R-1AAA / C-1	C-1	LDR / C	Commercial	1.47

- R-1AAA (existing zoning) The low density residential land use district is established for the purpose of providing and preserving areas of single-family, low intensity development at a maximum density of four and eight-tenths (4.8) dwelling units per acre in areas deemed suitable because of compatibility with existing development and/or the environmental character of the areas. The nature of the use of property is basically the same in all three (3) single-family zoning districts. Variation among the R-1AAAAA, R-1AAAA and R-1AAA districts is in requirements for lot area, lot width, and minimum yards.
- C-1 (proposed zoning). 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 which 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.

- LDR (existing FLU) The Residential Land Use Districts are established for the purpose of providing and preserving areas of predominantly low, medium or high residential development. A variety of residential uses shall be allowed, based on zoning classification.
 - Low Density Residential - 5 or fewer residential dwelling units per acre.
- Commercial (proposed FLU) 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.

This request has been routed through the various City departments and utility providers. Those comments are attached for your review.

REZONING

Please check application type:

☐ Conventional Rezoning

Application Fee: \$2,500.00

Rehearing/Rescheduling (Planning Board): \$250.00

Rehearing/Rescheduling (City Council): \$750.00

Comprehensive Plan / FLUM Amendment

☒ (< 10 acres)

\$3,500.00

\$250.00

\$750.00

☐ (≥ 10 acres)

\$3,500.00

\$250.00

\$1,000.00

Applicant Information:Name: REBOL-BATTLE & Assoc. / JASON REBOL Date: July 10, 2020Address: 2301 N. 9TH AVE., PENSACOLA, FL 32501Phone: 850-438-0400 Fax: 850-438-0440 Email: JASON@REBOL-BATTLE.COM**Property Information:**Owner Name: DAVIS IMP, LLC Phone: 939-3535Location/Address: 4406 N. DAVIS HWY, PENSACOLA, FL 32503Parcel ID: 49-15-30-9101-000-001 Acres/Square Feet: 1.47Zoning Classification: Existing R-1AAA Proposed C-1Future Land Use Classification: Existing L.D.R. Proposed CReason Rezoning Requested: TO CONSTRUCT AN ADDITION TO THE EXISTING BUILDING. THE CURRENT PARCEL IS SPLIT ZONED C-1/R-1AAA. THE NEW ADDITION WILL BE MEDICAL OFFICES.Required Attachments: (A) Full legal description of property (from deed or survey)
(B) General location map with property to be rezoned indicated thereonThe above information, together with all other answers and information provided by me (us) as petitioner (s)/applicant (s) in the subject application, and all other attachments thereto, is accurate and complete to the best of my (our) knowledge and belief as of this 4 day of August, 2020.

Applicant Signature

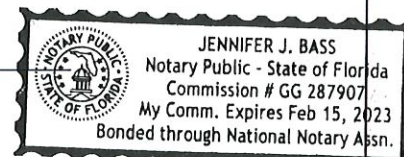
JASON REBOL

Applicant Name (Print)

Owner Signature

Mmele Gromania

Owner Name (Print)

Sworn to and subscribed to before me this 4 day of August, 2020Name: Jennifer J. BassCommission Expires: 2/15/23**FOR OFFICE USE ONLY**

Council District: _____ Date Received: _____ Case Number: _____

Date Postcards mailed: _____ Planning Board Date: _____ Recommendation: _____

Committee Date: _____ Council Date: _____ Council Action: _____

Second Reading: _____ Ordinance Number: _____

Sec. 12-12-3. Amendments

The city council may, from time to time on its own motion, or on petition, or on recommendation of the planning board or the zoning board of adjustment or any department or agency of the city, amend, supplement, or repeal the regulations and provisions of this title and the comprehensive plan.

(A) *Authorization and responsibility.* Every such proposed amendment or change, whether initiated by the city council or by petition, shall be referred to the planning board who shall study such proposals and make recommendation to the city council.

If a rezoning of a parcel of land is proposed by the owner of the parcel or another interested person, it shall be the responsibility of such owner or other interested person to comply with the provisions of this chapter. If such rezoning of a parcel or parcels of land is proposed by the city, its staff, or the planning board, it shall be the responsibility of the city planner to comply with the provisions of this section.

(B) *Initiation.* An amendment may be initiated by:

- (a) The city.
- (b) The owners of the area involved in a proposed zoning or future land use amendment.

(C) *Application.*

- (a) An application for zoning or comprehensive plan future land use amendment must be submitted to the community development department at least thirty (30) days prior to the regularly scheduled meeting of the planning board.
- (b) The application shall be scheduled for hearing only upon determination that the application complies with all applicable submission requirements.
- (c) No application shall be considered complete until all of the following have been submitted:
 - 1. The application shall be submitted on a form provided by the board secretary.
 - 2. Each application shall be accompanied by the following information and such other information as may be reasonably requested to support the application:
 - (a) A legal description of the property proposed to be rezoned or its land use changed;
 - (b) Proof of ownership of the property, including a copy of the deed and a title opinion, title insurance policy, or other form of proof acceptable to the city attorney;
 - (c) Existing zoning and future land use classification;
 - (d) Desired zoning and future land use classification;
 - (e) Reason for the rezoning or comprehensive plan future land use amendment.
 - 3. 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.
- (d) Any party may appear in person, by agent, or by attorney.
- (e) 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.

(D) *Planning board review and recommendation.* The planning board shall review the proposed rezoning or comprehensive plan future land use amendment at the advertised public meeting and make a recommendation to the city council. Such recommendation:

- 1. Shall be for approval, approval with modification, or denial, including its reasons for any modifications or denial.
- 2. Shall include consideration of the following criteria:
 - a. Whether, and the extent to which, the proposal would result in incompatible land use considering the type and location of the proposed amendment and the surrounding land use.
 - b. Whether, and the extent to which, the proposed amendment would affect the carrying capacity of public facilities and services.
 - c. Whether the proposed amendment would be in conflict with the public interest and welfare.
 - d. Whether, and the extent to which, the proposed amendment would adversely affect the property values in the area.
 - e. Whether, and the extent to which, the proposed amendment would result in significant adverse impact on the natural environment.
 - f. The relationship of the proposed amendment to proposed public and private projects (i.e., street improvements, redevelopment projects, etc.).

(E) *City council review and action.*

- (a) *Public hearing.* The city council shall hold up to two public hearings, depending on the type of amendment, after 5:00 p.m. on a weekday to review the proposed zoning amendment. Public notice shall be provided, through applicable procedures as outlined in subsection (F) below.

- (b) *Action.* The city council shall review the proposed zoning amendment, and the recommendation of the planning board and the recommendation of the Department of Community Affairs, if applicable, and either approve, approve with modification or deny the proposed amendment at the city council public hearing. If the zoning amendment is approved by council, the adoption ordinance will be read two times following the first public hearing. For comprehensive plan amendments, the adopted ordinance will not become effective until the Department of Community Affairs has completed its 45-day compliance review.

(F) *Procedures.*

(1) *Zoning amendments*

- (a) Rezoning requests must be submitted to the community development department at least thirty (30) days prior to the planning board meeting.
- (b) The community development department shall publish a notice in the newspaper announcing the planning board meeting at least seven (7) days prior to the planning board meeting.
- (c) The community development department shall place a sign on the property to be rezoned at least seven (7) days prior to the planning board meeting.
- (d) Notice shall be published by public notice advertised in a newspaper of general daily circulation published in Escambia County at least seven (7) days prior to the scheduled board meeting at the expense of the applicant.
- (e) The planning department shall notify property owners within a five hundred (500) radius, as identified by the current Escambia County tax roll maps, of the property proposed for rezoning with a public notice by post card, at least seven (7) days prior to the board meeting. The public notice shall state the date, time and place of the board meeting.
- (f) The planning board shall review the proposed rezoning request and make a recommendation to the city council.
- (g) The city clerk shall set a date for a public hearing to be conducted during a regularly scheduled city council meeting.
- (h) The community development department shall notify property owners within a five hundred (500) foot radius of the property proposed to be rezoned with a public notice (letter and a map) mailed certified with return receipt at least thirty (30) days prior to the scheduled city council public hearing dates. The public notice shall state the date, time and place of the public hearing.
- (i) The community development department shall place a sign on the property to be rezoned announcing date, time and location of the city council public hearing at least fifteen (15) days prior to the hearing.
- (j) A legal notice of the city council public hearing shall be published in the newspaper at least ten (10) days prior to the hearing.
- (k) The city council shall review the proposed amendment and take action as described in subsection (E) above.
- (l) In addition to subsections (a) through (f) the city strongly encourages that the applicant hold an informational meeting with any applicable neighborhood groups and/or property owners associations prior to proceeding with an application involving a zoning and/or comprehensive plan amendment.
- (m) For proposals initiated by the city to rezone ten or more contiguous acres, subsections (a) through (f) shall be applicable in addition to the following. The city shall hold two advertised public hearings on the proposed ordinance as follows:
 1. Public notice of actual zoning changes, including zoning district boundary changes; consolidation or division of existing zones involving substantive changes; and the addition of new zoning districts shall be mailed by first class mail at least thirty (30) days prior to the first city council public hearing to consider the change, to every owner of real property, as identified by the current tax roll, within five hundred (500) feet of the boundaries of the subject parcel(s) to be changed.
 2. The community development department shall place a sign on the property to be rezoned announcing date, time and location of the first city council public hearing at least fifteen (15) days prior to the hearing.
 3. The first public hearing shall be held at least 7 days after the day that the first advertisement is published. The second hearing shall be held at least 10 days after the first hearing and shall be advertised at least 5 days prior to the public hearing. At least one hearing shall be held after 5 p.m. on a weekday.
 4. The required advertisements shall be no less than two columns wide by ten inches long in a standard size or a tabloid size newspaper, and the headline in the advertisement shall be in a type no smaller than 18 point. The advertisement shall not be placed in that portion of the newspaper where legal notices and classified advertisements appear.

The city council shall review the proposed zoning amendment, and the recommendation of the planning board and either approve, approve with modification or deny the proposed amendment at the first city council public hearing. If the zoning amendment is approved by council, the adoption ordinance will be read two times following the first public hearing.

- (2) *Small scale development comprehensive plan future land use map amendments.* Future land use map amendments which comply with the small scale development criteria in section 163.3187, Florida Statutes, may be considered by the planning board and the city council at any time during the calendar year until the annual maximum acreage threshold is met. The petitioner shall be required to complete the steps

listed above in subsection 12-12-3(F)(1)(a) through (l).

- (3) *Comprehensive plan future land use map amendments for other than small scale development activities.* Comprehensive plan future land use map amendments for other than small scale development activities shall be considered twice a year by the planning board and the city council.
 - (a) Comprehensive plan future land use map amendment requests must be submitted to the planning department at least thirty (30) days prior to the planning board public hearing.
 - (b) The community development department shall publish a display advertisement in a standard size or a tabloid size newspaper with type no smaller than eighteen (18) point in the headline announcing the planning board and city council public hearings at least seven (7) days prior to the planning board hearing. The advertisement shall be no less than two (2) columns wide by ten (10) inches long. The advertisement shall not be placed in that portion of the newspaper where legal notices and classified advertisements appear.
 - (c) The community development department shall place a sign on the property to be rezoned at least seven (7) days prior to the planning board hearing.
 - (d) The planning board shall review the proposed future land use map amendment at the advertised public hearing and make a recommendation to the city council.
 - (e) The appropriate city council committee shall review the planning board recommendation and report to city council with recommendation for transmittal to the Florida Department of Community Affairs for review and action.
 - (f) The city council shall review the comprehensive plan future land use map amendment at the advertised public hearing and either approve the request for transmittal to the Department of Community Affairs or disapprove the request for transmittal and further consideration.
 - (g) The community development department shall transmit the future land use map amendment request to the Department of Community Affairs, the appropriate regional planning council and water management district, the Department of Environmental Protection and the Department of Transportation. The city shall also transmit a copy of the plan amendment to any other unit of local government or government agency in the state that has filed a written request with the city for the plan amendment.
 - (h) After a sixty-day review period, the Department of Community Affairs shall transmit in writing its comments to the city, along with any objections and any recommendations for modifications.
 - (i) The appropriate city council committee shall review the Department of Community Affairs comments and forward to city council for review and action.
 - (j) The city clerk shall set a date for a public hearing to be conducted during a regularly scheduled city council meeting.
 - (k) The community development department shall notify property owners within a five hundred (500) foot radius of the property where the land use is to be changed with a public notice (letter and a map) mailed certified with return receipt at least thirty (30) days prior to the scheduled city council public hearing dates. The public notice shall state the date, time and place of the public hearing.
 - (l) The community development department shall place a sign on the property where the land use is to be changed announcing date, time and location of the city council public hearing at least fifteen (15) days prior to the hearing.
 - (m) The community development department shall publish a display advertisement in a standard size or a tabloid size newspaper, with type no smaller than eighteen (18) point in the headline. The advertisement shall be no less than two (2) columns wide by ten (10) inches long. The advertisement shall not be placed in that portion of the newspaper where legal notices and classified advertisements appear. The advertisement shall be published at least five (5) days prior to the final city council public hearing.
 - (n) Subsections (k) above shall not be applicable to proposals initiated by the city to change the future land use of ten (10) or more contiguous acres. In such cases, the procedure shall be as follows: Public notice of comprehensive plan future land use map, including future land use district boundary changes; consolidation or division of existing future land use districts involving substantive changes; and the addition of new future land use districts shall be mailed by first class mail at least thirty (30) days prior to the city council public hearing to consider the change to every owner of real property, as identified by the current tax roll, within five hundred (500) feet of the boundaries of the subject parcel to be changed.
 - (o) The city council shall review the proposed amendment and take action as described in subsection (E) above.

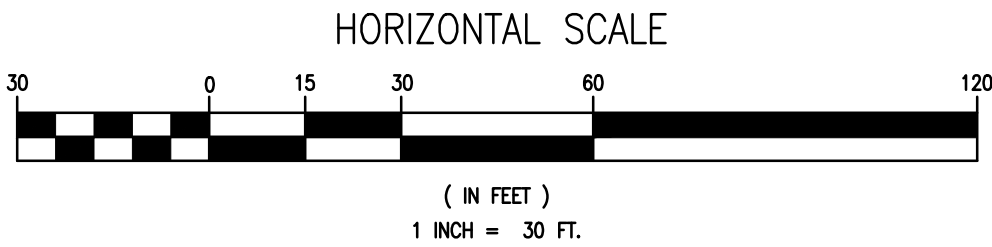
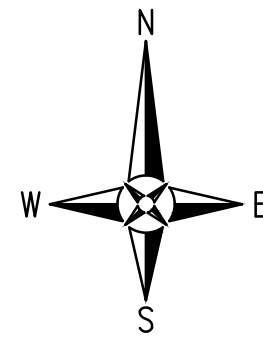
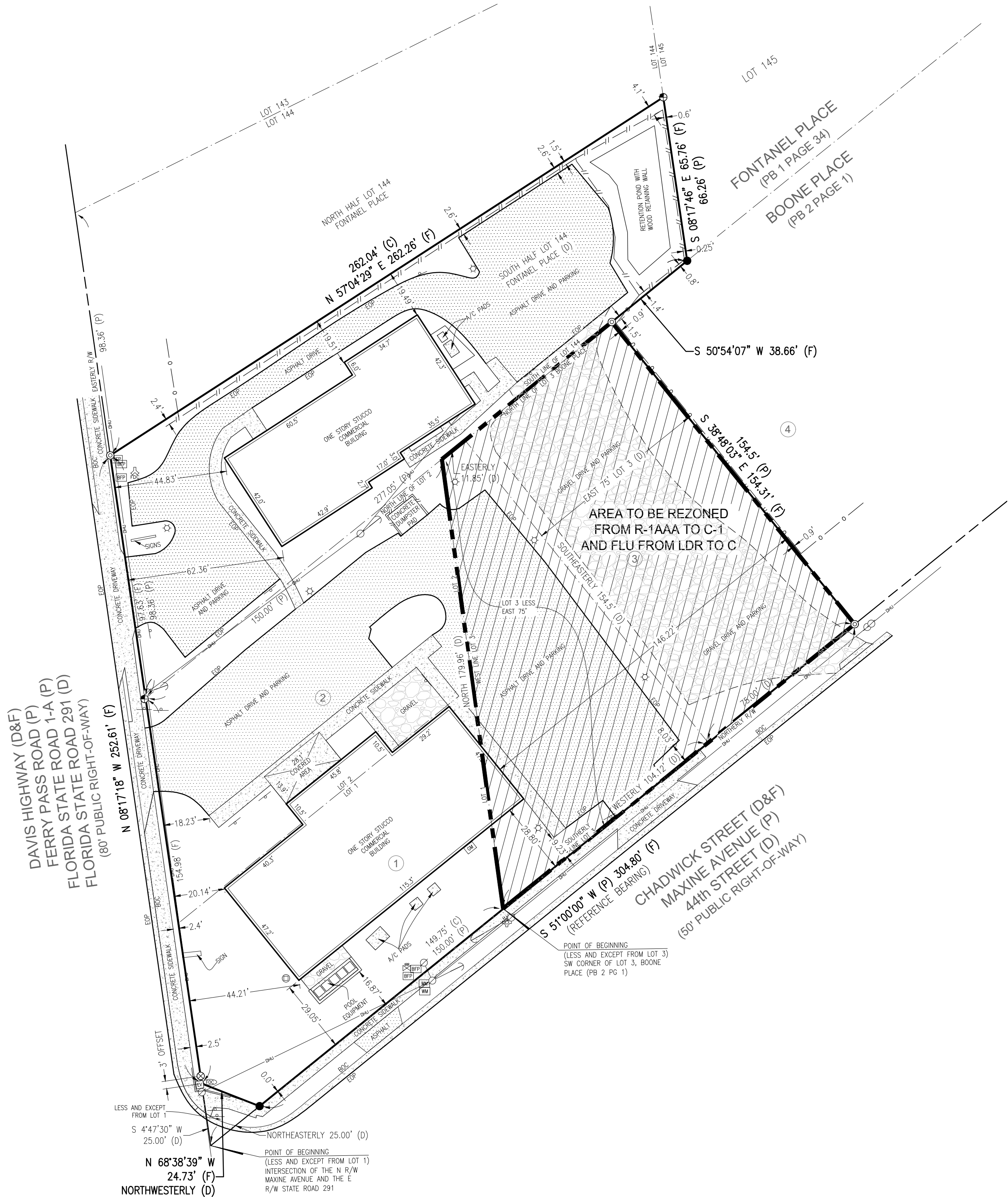


0 100 200 Feet

Date: 8/11/2020



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DESCRIPTION: (AS PROVIDED)

THE SOUTH HALF OF LOT 144, FONTANEL PLACE, BEING A SUBDIVISION OF A PORTION OF SECTION 48, TOWNSHIP 1 SOUTH, RANGE 30 WEST, ESCAMBIA COUNTY, FLORIDA, ACCORDING TO THE PLAT AS RECORDED IN PLAT BOOK 1, AT PAGE 34 OF THE PUBLIC RECORDS OF SAID COUNTY.

AND

LOTS 1 AND 2, BOONE PLACE, A SUBDIVISION IN SECTION 49, TOWNSHIP 1 SOUTH, RANGE 30 WEST, DESCRIBED ACCORDING TO PLAT OF SAID SUBDIVISION OF RECORD IN PLAT BOOK 2, AT PAGE 1 OF THE PUBLIC RECORDS OF SAID COUNTY, LESS AND EXCEPT: A PARCEL OF LAND BEING TRIANGULAR IN SHAPE IN THE SOUTHWEST CORNER OF LOT 1, BOONE PLACE SUBDIVISION AS PER PLAT RECORDED IN PLAT BOOK 2, PAGE 1 OF THE PUBLIC RECORDS OF ESCAMBIA COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS: BEGIN AT THE INTERSECTION OF THE NORTHERLY RIGHT-OF-WAY LINE OF MAXINE AVENUE AND THE EAST RIGHT-OF-WAY LINE OF STATE ROAD 291 (DAVIS HIGHWAY); THENCE RUN NORTHEASTERLY 25 FEET ALONG SAID NORTHERLY RIGHT-OF-WAY LINE OF SAID MAXINE AVENUE; THENCE RUN NORTHWESTERLY ALONG A STRAIGHT LINE TO THE EAST RIGHT-OF-WAY LINE OF SAID STATE ROAD 291 (DAVIS HIGHWAY); AT A POINT 25 FEET NORTH 4 DEGREES 47 MINUTES 30 SECONDS WEST OF THE POINT OF BEGINNING; THENCE SOUTH 4 DEGREES 47'30" EAST 25 FEET TO THE POINT OF BEGINNING.

AND

LOT 3 OF BOONE PLACE LESS AND EXCEPT: THE EAST 75 FEET OF SAID LOT 3, THE SAID BOONE PLACE BEING A SUBDIVISION OF A PORTION OF SECTION 49, TOWNSHIP 1 SOUTH, RANGE 30 WEST, ACCORDING TO THE PLAT OF SAID SUBDIVISION RECORDED IN PLAT BOOK 2, AT PAGE 1, IN THE OFFICE OF THE CLERK OF CIRCUIT COURT OF ESCAMBIA COUNTY, FLORIDA; THE SAID PORTION OF LOT 3 BEING MORE PARTICULARLY DESCRIBED AS: COMMENCING AT THE SOUTHWESTERLY CORNER OF LOT 3 OF THE PUBLIC RECORDS OF ESCAMBIA COUNTY, FLORIDA, RUN NORTH ALONG THE WEST LINE OF SAID LOT 3 A DISTANCE OF 179.96 FEET TO THE NORTHERLY LINE OF SAID LOT 3; THENCE EASTERLY ALONG THE NORTHERLY LINE OF SAID LOT 3 A DISTANCE OF 11.85 FEET TO THE POINT; THENCE RUN SOUTHEASTERLY ON A LINE PARALLEL TO THE EASTERLY LINE OF SAID LOT 3 AND 75 FEET WESTERLY OF SAID EASTERLY LINE OF SAID LOT 3 FOR A DISTANCE OF 154.5 FEET TO THE SOUTHERLY LINE OF SAID LOT 3; THENCE RUN WESTERLY ALONG THE SOUTHERLY LINE OF SAID LOT 3 BEING THE NORTHERLY LINE OF 44TH STREET (CHADWICK STREET) FOR A DISTANCE OF 104.12 FEET TO THE POINT OF BEGINNING.

AND

THE EAST 75 FEET OF LOT 3, BOONE PLACE, ACCORDING TO THE MAP OF PLAT THEREOF AS RECORDED IN PLAT BOOK 2, PAGE 1, PUBLIC RECORDS OF ESCAMBIA COUNTY, FLORIDA.

GENERAL NOTES:

- NORTH AND THE SURVEY DATUM SHOWN HEREON IS REFERENCED TO THE PLAT BEARING OF SOUTH 51°00'00" WEST ALONG THE SOUTHERLY LINE OF LOTS 1 AND 3 AS PER RECORDED PLAT OF BOONE PLACE, PLAT BOOK 2, PAGE 1 OF THE PUBLIC RECORDS OF ESCAMBIA COUNTY; COPY OF SAID RECORDED PLAT OF BOONE PLACE, COPY OF RECORDED PLAT OF FONTANEL PLACE; PLAT BOOK 1 PAGE 34 OF SAID PUBLIC RECORDS; DEEDS OF RECORD AND EXISTING FIELD MONUMENTATION.
- MEASUREMENTS AS SHOWN HEREON WERE MADE TO UNITED STATES STANDARDS AND ARE EXPRESSED IN DECIMAL OF FEET.
- VISIBLE UTILITIES WITHIN THE SURVEY LIMITS ARE AS SHOWN HERON.
- THE STRUCTURE DIMENSIONS DO NOT INCLUDE THE EAVE OVERHANG OR FOUNDATION FOOTINGS.
- VISIBLE IMPROVEMENTS ARE AS SHOWN HEREON.
- 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 12033C0380G, EFFECTIVE DATE OF SEPTEMBER 29, 2006.
- 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.
- NO TITLE SEARCH WAS PERFORMED BY NOR PROVIDED TO THIS FIRM FOR THE SUBJECT PROPERTY. THERE MAY BE DEEDS OF RECORD, UNRECORDED DEEDS, EASEMENTS, RIGHTS-OF-WAY, BUILDING SETBACKS, RESTRICTIVE COVENANTS OR OTHER INSTRUMENTS WHICH COULD AFFECT THE BOUNDARIES OR USE OF THE SUBJECT PROPERTY.
- THIS SURVEY DOES NOT REPRESENT NOR GUARANTEE OWNERSHIP.
- THIS SURVEY IS CERTIFIED TO:
 - FOUNTAIN, SCHULTZ & BRIDGEFORD, P.L.L.C.
 - OLD REPUBLIC NATIONAL TITLE INSURANCE COMPANY
 - DAVIS IMP, L.L.C.
 - CENTENNIAL BANK

LEGEND:

- SET 1/2" DIA RED CAPPED IRON ROD (No. 7916)
- FOUND 1/2" DIA IRON ROD (UNNUMBERED)
- FOUND 1" DIA IRON PIPE (UNNUMBERED)
- FOUND 1/2" DIA CAPPED IRON ROD (ILLEGIBLE)
- DENOTES WOOD UTILITY POLE
- DENOTES METAL UTILITY POLE
- DENOTES SINGLE SUPPORT SIGN
- DENOTES CHAIN LINK FENCE
- DENOTES WOOD PANEL FENCE
- DENOTES FIBER OPTIC CABLE MARKER
- DENOTES FIRE HYDRANT
- DENOTES BACK FLOW PREVENTER
- DENOTES FIRE DEPARTMENT CONNECTION
- DENOTES GAS METER
- DENOTES GUY WIRE ANCHOR
- DENOTES IRRIGATION VALVE
- DENOTES WATER METER
- DENOTES SEWER CLEANOUT
- DENOTES ELECTRIC VAULT
- DENOTES OVERHEAD ELECTRIC
- DENOTES LOT NUMBER
- A/C DENOTES AIR CONDITIONING
- BOC DENOTES BACK OF CURB
- (C) DENOTES CALCULATED PER FIELD DATA
- (D) DENOTES DEED INFORMATION
- EOP DENOTES EDGE OF PAVEMENT
- (F) DENOTES FIELD INFORMATION
- (P) DENOTES PLAT INFORMATION
- PB DENOTES PLAT BOOK
- PG DENOTES PAGE
- R/W DENOTES RIGHT OF WAY

SURVEYOR'S CERTIFICATE:

I HEREBY CERTIFY THAT THE SURVEY SHOWN HERON WAS MADE UNDER MY RESPONSIBLE CHARGE AND MEETS THE STANDARDS OF PRACTICE AS SET FORTH BY THE FLORIDA BOARD OF PROFESSIONAL SURVEYORS AND MAPPERS IN CHAPTER 5J-17.050, 5J-17.051 AND 5J-17.052 FLORIDA ADMINISTRATIVE CODE, PURSUANT TO SECTION 472.027 FLORIDA STATUTES TO THE BEST OF MY KNOWLEDGE AND BELIEF.

BY: MARK A. NORRIS
FLORIDA REGISTRATION No. 6211

DATE

BOUNDARY SURVEY

PREPARED FOR: DAVIS IMP, L.L.C.
REQUESTED BY: KERRY ANNE SCHULTZ
FOUNTAIN, SCHULTZ & BRIDGEFORD, P.L.L.C.

PROJECT NO: 2019.131
DRAWN BY: BTH
CHKD BY: MANIANG
SCALE: 1" = 30'
F.B.: 19-06
PG: 74-77
DATE: 8/29/2019

REVISION/ACTION TAKEN

NO.	DATE	APPR.	

SACRED HEART MEDICAL
4406 NORTH DAVIS HIGHWAY

SECTION: 49 TOWNSHIP: 1 S RANGE: 30 W
COUNTY: ESCAMBIA STATE: FLORIDA

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

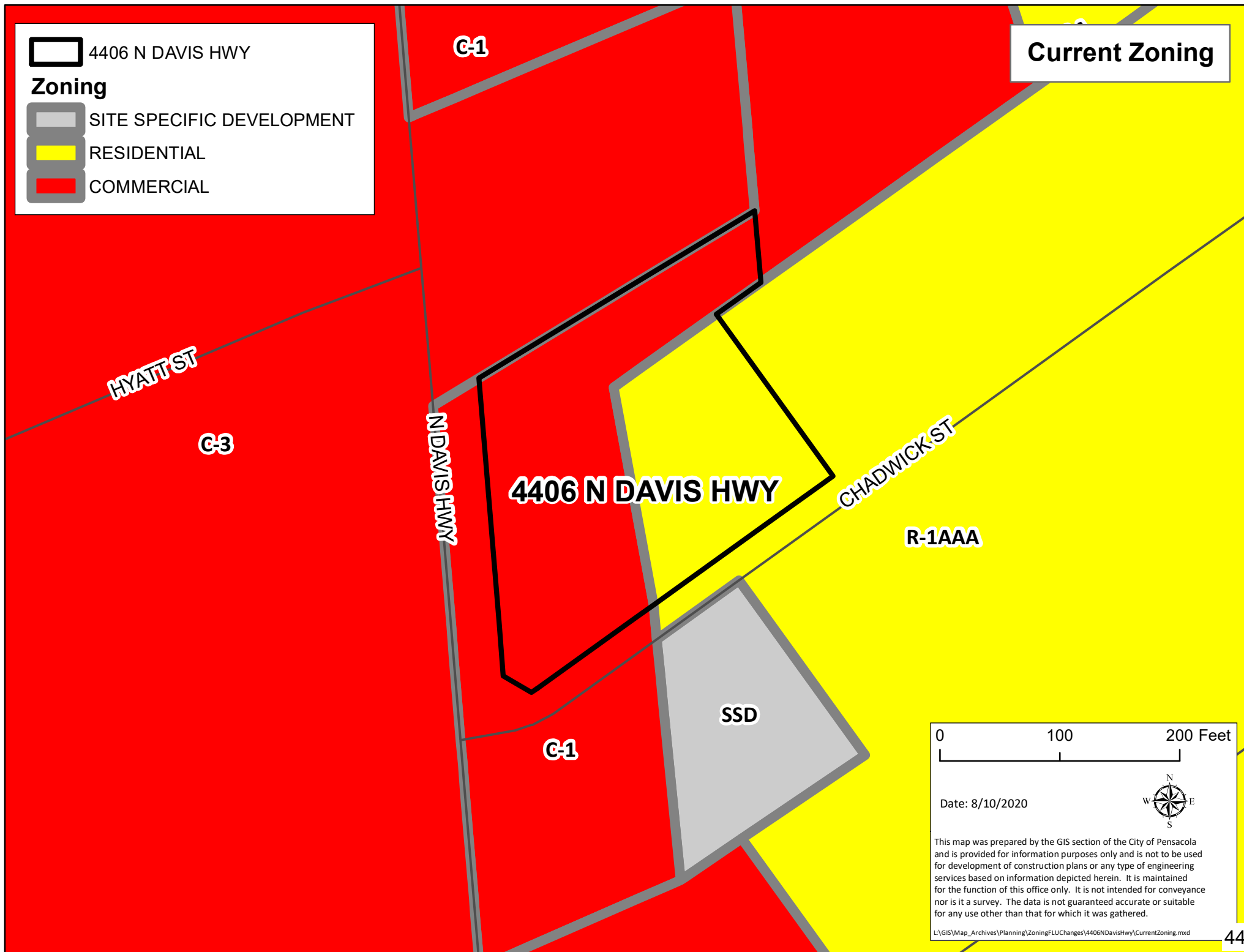
REBOL-BATTLE & ASSOCIATES
Civil Engineers and Surveyors
2301 N. Ninth Avenue, Suite 300
Pensacola, Florida 32503
Telephone 850.438.0400 Fax 850.438.0448
EB 0006657 LB 7916

4406 N DAVIS HWY

Zoning

- SITE SPECIFIC DEVELOPMENT
- RESIDENTIAL
- COMMERCIAL

Current Zoning




0 100 200 Feet

Date: 8/10/2020



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 4406 N DAVIS HWY

Future Land Use

 COMMERCIAL

 LOW DENSITY RESIDENTIAL

 MEDIUM DENSITY RESIDENTIAL

MEDIUM | **Current Future
Land Use**

HYATT ST

COMMERCIAL

N DAVIS HWY

4406 N DAVIS HWY

LOW DENSITY RESIDENTIAL

CHADWICK ST





0 100 200 Feet

Date: 8/11/2020



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-  4406 N DAVIS HWY
-  SITE SPECIFIC DEVELOPMENT
-  RESIDENTIAL
-  COMMERCIAL

Proposed Zoning

HYATT ST

N DAVIS HWY

4406 N DAVIS HWY

CHADWICK ST

0 100 200 Feet

Date: 8/10/2020



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 4406 N DAVIS HWY

Future Land Use

 COMMERCIAL

 LOW DENSITY RESIDENTIAL

 MEDIUM DENSITY RESIDENTIAL

MEDIUM DENSITY RESIDENTIAL

**Proposed Future
Land Use**

HYATT ST

COMMERCIAL

4406 N DAVIS HWY

CHADWICK ST

LOW DENSITY RESIDENTIAL

N DAVIS HWY

0 100 200 Feet

Date: 8/21/2020



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Department:	Comments:
FIRE	No comments.
PW/E	No comments.
InspSvcs	No comments.
ESP	No comments.
ECUA	No comments.
GPW	No comments.
ATT	No comments.

Cynthia Cannon

From: Diane Moore
Sent: Tuesday, August 11, 2020 10:57 AM
To: Cynthia Cannon
Subject: RE: Rezoning Application - 4406 N Davis Hwy

Pensacola Energy has no comments on this rezoning request.

Thanks,
Diane

Diane Moore | Gas Distribution Engineer
Pensacola Energy | 1625 Atwood Drive, Pensacola, FL 32514
Desk: 850-474-5319 | Cell: 850-324-8004 | Fax: 850-474-5331
Email: dmoore@cityofpensacola.com

***Please consider the environment before printing this email.



For Non-Emergency Citizen Requests, Dial 311 or visit Pensacola311.com

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

From: Cynthia Cannon <CCannon@cityofpensacola.com>

Sent: Tuesday, August 11, 2020 10:08 AM

To: Amy Hargett <ahargett@cityofpensacola.com>; Andre Calaminus (ECUA) <andre.calaminus@ecua.fl.gov>; Annie Bloxson <ABloxson@cityofpensacola.com>; Bill Kimball <bkimball@cityofpensacola.com>; Brad Hinote <bradhinote@cityofpensacola.com>; Brian Cooper <bcooper@cityofpensacola.com>; Chris Mauldin <CMauldin@cityofpensacola.com>; Cynthia Cannon <CCannon@cityofpensacola.com>; Derrik Owens <DOwens@cityofpensacola.com>; Diane Moore <DMoore@cityofpensacola.com>; Heather Lindsay <HLindsay@cityofpensacola.com>; Jonathan Bilby <JBilby@cityofpensacola.com>; Karl Fenner (AT&T) <KF5345@att.com>; Kellie L. Simmons (Gulf Power) <kellie.simmons@nexteraenergy.com>; Leslie Odom <LOdom@cityofpensacola.com>; Leslie Statler <LStatler@cityofpensacola.com>; Mark Jackson <MaJackson@cityofpensacola.com>; Miriam Woods <MWoods@cityofpensacola.com>; Paul A Kelly (GIS) <PAKelly@cityofpensacola.com>; Robbie Weekley <rweekley@cityofpensacola.com>; Ryan J. Novota <RNovota@cityofpensacola.com>; Sherry Morris <SMorris@cityofpensacola.com>; Stephen Kennington (AT&T) <sk1674@att.com>

Subject: Rezoning Application - 4406 N Davis Hwy

Good Morning All,

Please see the attached request before the Planning Board for a rezoning at 4406 N Davis Hwy. Please provide comments **by close of business on Friday, August 21, 2020.**

Cynthia Cannon

From: Andre Calaminus <andre.calaminus@ecua.fl.gov>
Sent: Tuesday, August 11, 2020 3:03 PM
To: Cynthia Cannon
Subject: [EXTERNAL] RE: Rezoning Application - 4406 N Davis Hwy

THIS EMAIL IS FROM AN EXTERNAL EMAIL ACCOUNT

Cynthia,

The rezoning request does not impact any ECUA utility connections or operations, therefore, ECUA has no comment.

Thanks,

Andre Calaminus | Right of Way Agent | Emerald Coast Utilities Authority |

P.O. Box 17089 | Pensacola, FL 32522-7089 | Web: www.ecua.fl.gov |

Phone: (850) 969-5822 | Fax: (850) 969-6511 |

From: Cynthia Cannon <CCannon@cityofpensacola.com>
Sent: Tuesday, August 11, 2020 10:08 AM
To: Amy Hargett <ahargett@cityofpensacola.com>; Andre Calaminus <andre.calaminus@ecua.fl.gov>; Annie Bloxson <ABloxson@cityofpensacola.com>; Bill Kimball <bkimball@cityofpensacola.com>; Brad Hinote <bradhinote@cityofpensacola.com>; Brian Cooper <bcooper@cityofpensacola.com>; Chris Mauldin <CMauldin@cityofpensacola.com>; Cynthia Cannon <CCannon@cityofpensacola.com>; Derrik Owens <DOwens@cityofpensacola.com>; Diane Moore <DMoore@cityofpensacola.com>; Heather Lindsay <HLindsay@cityofpensacola.com>; Jonathan Bilby <JBilby@cityofpensacola.com>; Karl Fenner (AT&T) <KF5345@att.com>; Kellie L. Simmons (Gulf Power) <kellie.simmons@nexteraenergy.com>; Leslie Odom <LOdom@cityofpensacola.com>; Leslie Statler <LStatler@cityofpensacola.com>; Mark Jackson <MaJackson@cityofpensacola.com>; Miriam Woods <MWoods@cityofpensacola.com>; Paul A Kelly (GIS) <PAKelly@cityofpensacola.com>; Robbie Weekley <rweekley@cityofpensacola.com>; Ryan J. Novota <RNovota@cityofpensacola.com>; Sherry Morris <SMorris@cityofpensacola.com>; Stephen Kennington (AT&T) <sk1674@att.com>
Subject: Rezoning Application - 4406 N Davis Hwy

****WARNING: This is an external email --- DO NOT CLICK links or attachments from unknown senders ****

Good Morning All,

Please see the attached request before the Planning Board for a rezoning at 4406 N Davis Hwy. Please provide comments **by close of business on Friday, August 21, 2020.**

Thank you!

Cynthia Cannon, AICP

Assistant Planning Director

Visit us at <http://cityofpensacola.com>

222 W Main St.

Pensacola, FL 32502

Cynthia Cannon

From: Annie Bloxson
Sent: Wednesday, August 12, 2020 3:27 PM
To: Cynthia Cannon
Subject: RE: Rezoning Application - 4406 N Davis Hwy

Good Evening,

I do not oppose the request to rezone 4406 N. Davis Hwy.

Respectfully,

Annie Bloxson

Fire Marshal

Visit us at PensacolaFire.com

475 E. Strong St.

Pensacola, FL 32501

Office: 850.436.5200

abloxson@cityofpensacola.com



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From: Cynthia Cannon <CCannon@cityofpensacola.com>

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City of Pensacola

222 West Main Street
Pensacola, FL 32502

Memorandum

File #: 20-00500

Planning Board

9/15/2020

TO: Planning Board Members

FROM: Cynthia Cannon, AICP, Assistant Planning Director

DATE: 9/8/2020

SUBJECT:

Variance Request to Section 12-4-4, Signs and Section 12-2-12 (C)(4)(a) - 151 W. Main Street in the Waterfront Redevelopment District.

BACKGROUND:

Carver Darden submitted a Variance application to the maximum signage allowance requirements for the building located at 151 W. Main Street, which is in the Waterfront Redevelopment District (WRD). Per Section 12-4-4, Signs and Section 12-2-12 (C) (4) (a), Redevelopment Land Use District, of the Land Development Code, the following regulations apply in the WRD:

- “Size: Ten (10) percent of the building elevation square footage (wall area) which fronts on a public street, not to exceed fifty (50) square feet. Buildings exceeding five (5) stories in height; one attached wall sign or combination of wall signs not to exceed two hundred (200) square feet and mounted on the fifth floor or above.”

This request has been routed through the various City departments and utility providers. Those comments are attached for your review.

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

VARIANCE APPLICATION

A COMPLETE APPLICATION SHALL INCLUDE THE FOLLOWING:

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

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

(To be Completed by Staff)

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

Section(s)/ Tables(s) _____ **Zoning** _____

(To be Completed by Applicant)

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

Property Address: 151 Main Street, Suite 200, Pensacola, Florida 32502

Current use of property: Law Office

1. Describe the requested variance(s): We would like to install a sign with the firm name and logo on the Northwest front of the building. The design and dimensions of the sign are enclosed.

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

The property is unique in that the building really only has one side of the building with visibility, that

being the north side of the building fronting Main Street. The east and west sides of the building are
small, and provide no real visibility. The southern side of the building faces the water.

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

The building was designed for 6 tenants (5 on the 1st floor/ 1 on the second floor). It was intent when the building was designed and built for all tenants to have signage but the 1st floor tenants have consumed the allowed signage. Thus, Carver Darden as 2nd floor tenant has no signage on the building currently. Accordingly, Carver Darden should have signage as the second floor tenant.

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

The variance is not detrimental to the general welfare or property rights of others in the vicinity because we are asking for the minimum signage in the district and will stay in line with the general intent of the district. There will be no further request for additional signage.

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


We occupancy the entire second floor of the building but have no way to identify our space on the building.

Application Date: 8/7/2020

Applicant: Carver Darden c/o Robert Rushing

Applicant's Address: 151 West Main Street, Suite 200, Pensacola, Florida 32502

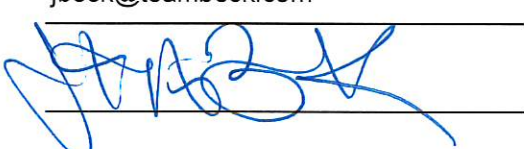
Email: rushing@carverdarden.com Phone: 850.266.2303

Applicant's Signature: 

Property Owner: Maritime One, LLC

Property Owner's Address: 125 West Romana Street, Suite 800, Pensacola, Florida 32502

Email: jbeck@teambeck.com Phone: 850.477.7044

Property Owner's Signature: 

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

Variance Application

VARIANCE GRANTED BY THE BOARD OF ADJUSTMENT: The petitioner must secure a building permit and commence work within one hundred-eighty (180) days of the date of the granting of the variance, unless additional time is granted by the Board at that particular meeting.

JUDICIAL REVIEW OF DECISION OF THE BOARD OF ADJUSTMENT: If denied a variance by the Board, that request for a variance cannot be heard again for one year. The petitioner has thirty (30) days from the date of the meeting to appeal the decision according to Section 12-12-2 of the Land Development Code. Any person or persons, jointly or severally aggrieved by a decision of the Board may apply to the Circuit Court of the First Judicial Court of Florida. The Board, Building Inspector, or Attorney of the City of Pensacola must be notified of an appeal within five (5) days of the application being made to the Circuit Court. If a Notice of Appeal has not been received within thirty-five (35) days of the date of the meeting the variance was denied, the petitioner shall be notified by the Building Inspector that they have ten (10) days to remove or correct the violation.



SIGNS • LOGOS • CREATIVE SOLUTIONS

614 West Intendencia Street Pensacola, FL 32502 (O)850.332.6211 (C) 850.293.0970

Project: Carver Darden illuminated wall sign

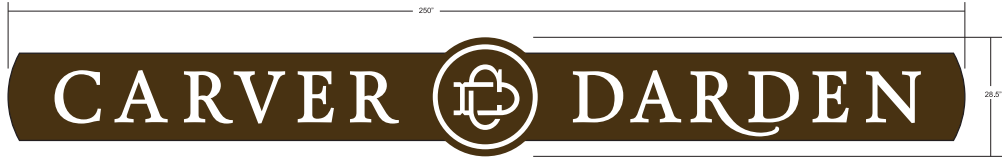
Location: 151 Main st Pensacola

Description: Illuminated sign cabinet 28.5" x 250" with rout through push through letters attached to brick facade. Letters and logo are lit and back ground is opaque.

Original size 66 sqft.



New smaller sign 50 sqft.



Building 1st floor street front elevation is 15' x 125' or 1875 sqft.

maximum sqft allowed is 187 for 2 faces as building is a corner lot wit 2 frontages

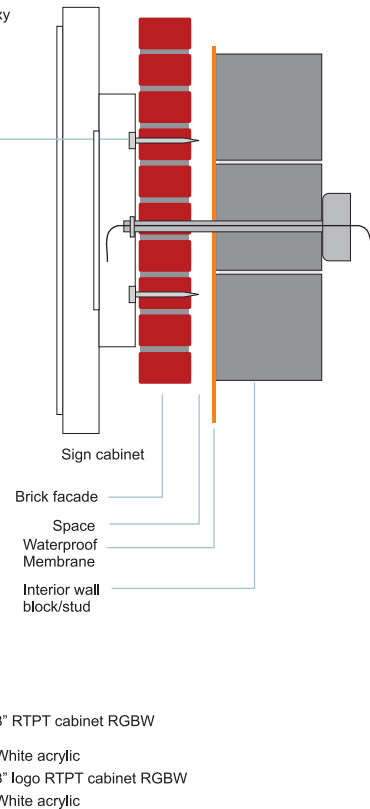
Sign size is 28.5" x 250" or 50 sqft.

Existing signs on building (3) 2 - 18" x 96" & 1 - 18" x 144" total 42 sqft.

Cabinet bolted to the brick wall with 3/8" stainless lags with epoxy

Flat 3" thick background with reverse channel RGBW Halo lit. Logo RTPT 3" cabinet on top of back cab.

3" 3"



**Planning Board Application
Abbreviated Review**

Application Date: 7/24/20

Project Address: 151 W. Main St.

Applicant: Brix Design Inc.

Applicant's Address: PO Box 17881 Pensacola, FL 32522

Email: aaron@brixdesigninc.com **Phone:** 850-332-6211

Property Owner: City of Pensacola

(If different from Applicant)

Redevelopment District: ☒ Waterfront ☐ Gateway ☐ South Palafox Business ☐ North 9th Avenue

There is a \$25 Application Fee for the following project types:

☐ Change of Paint Color(s) **Body:** Aluminum
Trim: Aluminum
Accent: _____

☐ New/Replacement Sign(s) **Sign Type:** Wall sign rout thru push thru
Dimensions: 28.5"x250" =50SqFt
Colors: Classice Brown, White
Description: Rout thru push thru letteringsign cabinet
Mounted to wall

☐ Minor Deviation to an Approved Project
☐ Change of Roofing Material
☐ Fence

(Office Use Below This Line)

This request was reviewed and meets the criteria for an Abbreviated Review.

PB Secretary Signature

Date

This request is:

☐ Approved

☒ Denied

☐ Referred to the Full Board

Paul [Signature]

PB Chairman Signature

Comments: I BELIEVE THE
TOTAL SIGNAGE AREA FOR
MAIN STREET EXCEEDS THE
CODE.

7/27/2020

Date



SIGNS • LOGOS • CREATIVE SOLUTIONS

614 West Intendencia Street Pensacola, FL 32502 (O) 850.332.6211 (C) 850.293.0970

Project: Carver Darden illuminated wall sign

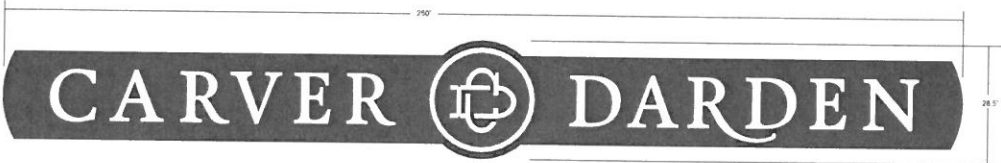
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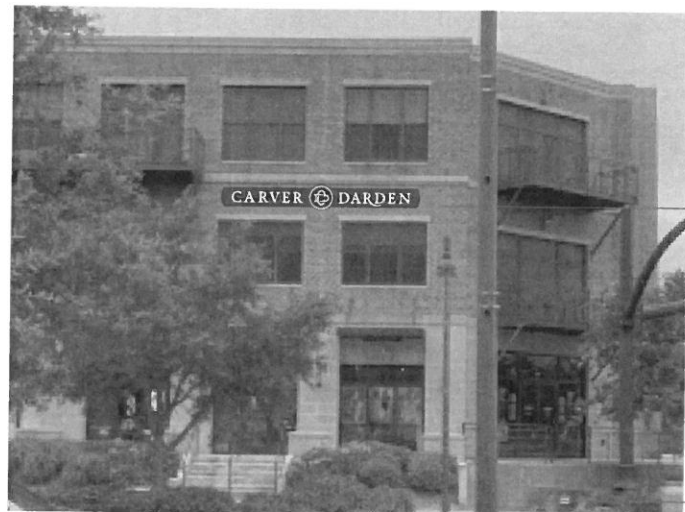
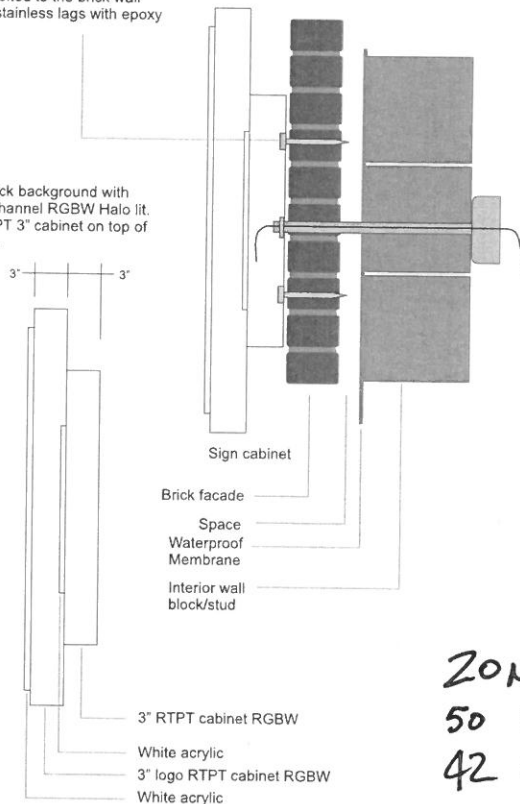
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MAIN STREET FACE

ZONING PER GIS - WRD
50 SF MAX FOR TOTAL SIGNAGE
42 EXISTING LEAVES 8 SF FOR SIGN
PER LDC 12-2-12 C (4) REGULATIONS

From Pensacola Land Development Code

(C)

WRD, waterfront redevelopment district.

(1)

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 which 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.

(c)

Abbreviated review. Sign requests, paint colors, fencing, and emergency repairs which 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 chairman 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 chairman, then the matter will be referred to the board for a decision.

(4)

Regulations.

(a)

Signs. The following provisions shall be applicable to signs in the district.

1.

Number of signs. Each parcel shall be limited to one (1) sign per street frontage; provided, however, if there exists more than one establishment on the parcel, there may be one attached sign per establishment.

2.

Signs extending over public property. Signs extending over public property shall maintain a clear height of nine (9) feet above the sidewalk and no part of such signs shall be closer than eighteen (18) inches to the vertical plane of the curb line or edge of the pavement.

3.

Sign size and height limitations.

a.

Attached signs:

Size: Ten (10) percent of the building elevation square footage (wall area) which fronts on a public street, not to exceed fifty (50) square feet. Buildings exceeding five (5) stories in height; one attached wall sign or combination of wall signs not to exceed two hundred (200) square feet and mounted on the fifth floor or above.

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 sixty-five (65) degrees or more from horizontal shall be regarded as walls.

Department:	Comments:
FIRE	No objections.
PW/E	No objections.
InspSvcs	No objections.
ESP	No objections.
ECUA	No objections.
GPW	No objections.
ATT	No objections.

Cynthia Cannon

From: Annie Bloxson
Sent: Tuesday, August 11, 2020 8:04 AM
To: Cynthia Cannon
Subject: RE: Variance Application Sign Request - 151 W. Main St

Good Morning,

I do not oppose the sign request for 151 W. Main Street.

Respectfully,

Annie Bloxson

Fire Marshal

Visit us at PensacolaFire.com

475 E. Strong St.

Pensacola, FL 32501

Office: 850.436.5200

abloxson@cityofpensacola.com



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Sent: Monday, August 10, 2020 1:35 PM

To: Amy Hargett <ahargett@cityofpensacola.com>; Andre Calaminus (ECUA) <andre.calaminus@ecua.fl.gov>; Annie Bloxson <ABloxson@cityofpensacola.com>; Bill Kimball <bkimball@cityofpensacola.com>; Brad Hinote <bradhinote@cityofpensacola.com>; Brian Cooper <bcooper@cityofpensacola.com>; Chris Mauldin <CMauldin@cityofpensacola.com>; Cynthia Cannon <CCannon@cityofpensacola.com>; Derrik Owens <DOwens@cityofpensacola.com>; Diane Moore <DMoore@cityofpensacola.com>; Heather Lindsay <HLindsay@cityofpensacola.com>; Jonathan Bilby <JBilby@cityofpensacola.com>; Karl Fenner (AT&T) <KF5345@att.com>; Kellie L. Simmons (Gulf Power) <kellie.simmons@nexteraenergy.com>; Leslie Odom <LOdom@cityofpensacola.com>; Leslie Statler <LStatler@cityofpensacola.com>; Miriam Woods <MWoods@cityofpensacola.com>; Paul A Kelly (GIS) <PAKelly@cityofpensacola.com>; Robbie Weekley <rweekley@cityofpensacola.com>; Ryan J. Novota <RNovota@cityofpensacola.com>; Sherry Morris

Cynthia Cannon

From: Derrik Owens
Sent: Monday, August 10, 2020 3:08 PM
To: Cynthia Cannon
Subject: RE: Variance Application Sign Request - 151 W. Main St

No objections....

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Subject: Variance Application Sign Request - 151 W. Main St

Good Afternoon All,

Please review and comment on the attached request to go before the Planning board for a sign variance located at 151 W. Main Street in the Waterfront Redevelopment District (WRD).

All comments must be received by close of business on **Friday, August 21, 2020.**

As always, please call with any questions.

Thank you,

Cynthia Cannon, AICP

Assistant Planning Director

Visit us at <http://cityofpensacola.com>

222 W Main St.

Pensacola, FL 32502

Office: 850.435-1670

ccannon@cityofpensacola.com



Cynthia Cannon

From: Diane Moore
Sent: Tuesday, August 11, 2020 7:54 AM
To: Cynthia Cannon
Subject: RE: Variance Application Sign Request - 151 W. Main St

No comments from Pensacola Energy.

Thanks,
Diane

Diane Moore | Gas Distribution Engineer
Pensacola Energy | 1625 Atwood Drive, Pensacola, FL 32514
Desk: 850-474-5319 | Cell: 850-324-8004 | Fax: 850-474-5331
Email: dmoore@cityofpensacola.com

***Please consider the environment before printing this email.



For Non-Emergency Citizen Requests, Dial 311 or visit Pensacola311.com

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Sent: Tuesday, August 11, 2020 8:27 AM
To: Cynthia Cannon
Subject: [EXTERNAL] RE: Variance Application Sign Request - 151 W. Main St

THIS EMAIL IS FROM AN EXTERNAL EMAIL ACCOUNT

Hi Cynthia,

ECUA has no comment on the variance request for the sign placement. The request does not impact the utility connection.

Thank you,

Andre Calaminus | Right of Way Agent | Emerald Coast Utilities Authority |

P.O. Box 17089 | Pensacola, FL 32522-7089 | Web: www.ecua.fl.gov |

Phone: (850) 969-5822 | Fax: (850) 969-6511 |

From: Cynthia Cannon <CCannon@cityofpensacola.com>
Sent: Monday, August 10, 2020 1:35 PM
To: Amy Hargett <ahargett@cityofpensacola.com>; Andre Calaminus <andre.calaminus@ecua.fl.gov>; Annie Bloxson <ABloxson@cityofpensacola.com>; Bill Kimball <bkimball@cityofpensacola.com>; Brad Hinote <bradhinote@cityofpensacola.com>; Brian Cooper <bcooper@cityofpensacola.com>; Chris Mauldin <CMauldin@cityofpensacola.com>; Cynthia Cannon <CCannon@cityofpensacola.com>; Derrik Owens <DOwens@cityofpensacola.com>; Diane Moore <DMoore@cityofpensacola.com>; Heather Lindsay <HLindsay@cityofpensacola.com>; Jonathan Bilby <JBilby@cityofpensacola.com>; Karl Fenner (AT&T) <KF5345@att.com>; Kellie L. Simmons (Gulf Power) <kellie.simmons@nexteraenergy.com>; Leslie Odom <LOdom@cityofpensacola.com>; Leslie Statler <LStatler@cityofpensacola.com>; Miriam Woods <MWoods@cityofpensacola.com>; Paul A Kelly(GIS) <PAKelly@cityofpensacola.com>; Robbie Weekley <rweekley@cityofpensacola.com>; Ryan J. Novota <RNovota@cityofpensacola.com>; Sherry Morris <SMorris@cityofpensacola.com>; Stephen Kennington (AT&T) <sk1674@att.com>
Subject: Variance Application Sign Request - 151 W. Main St

****WARNING: This is an external email --- DO NOT CLICK links or attachments from unknown senders ****

Good Afternoon All,

Please review and comment on the attached request to go before the Planning board for a sign variance located at 151 W. Main Street in the Waterfront Redevelopment District (WRD).

All comments must be received by close of business on **Friday, August 21, 2020**.

As always, please call with any questions.

Thank you,

Cynthia Cannon, AICP
Assistant Planning Director



City of Pensacola

222 West Main Street
Pensacola, FL 32502

Memorandum

File #: 20-00503

Planning Board

9/15/2020

TO: Planning Board Members

FROM: Cynthia Cannon, AICP, Assistant Planning Director

DATE: 9/8/2020

SUBJECT:

Proposed LDC Amendments to Section 12-6-4. - Landscape and tree protection plan

BACKGROUND:

A request was forwarded by City Council Woman, Sherry Myers, to amend Section 12-6-4 - Landscape and tree protection plan. The proposed amendment would add the following language:

- "Prior to approval all landscape and tree protection plans shall be posted to the city's website and a copy sent to the council person in whose district the permit will be issued. Such notice requirement will be posted two weeks prior to any approval of a landscaping plan."

This request has been routed through the various City departments and utility providers. Those comments are attached for your review.

Sec. 12-6-4. - Landscape and tree protection plan.

A landscape and tree protection plan shall be required as a condition of obtaining any building permit or site work permit for townhouse residential, multi-family residential, commercial and industrial development as specified in [section 12-6-3](#). The plan shall be submitted to the community development department inspection services division. A fee shall be charged for services rendered in the review of the required plan (see chapter 7-14 of this Code).

No building permit or site work permit shall be issued until a landscape and tree protection plan has been submitted and approved. **Prior to approval all landscape and tree protection plans shall be posted to the city's website and a copy sent to the council person in whose district the permit will be issued. Such notice requirement will be posted two weeks prior to any approval of a landscaping plan.** Clearing and grubbing is only permitted after a site has received development plan approval and appropriate permits have been issued. The building official may authorize minimal clearing to facilitate surveying and similar site preparation work prior to the issuance of permits. No certificate of occupancy shall be issued until the building official has determined after final inspection that required site improvements have been installed according to the approved landscape and tree protection plan. In lieu of the immediate installation of the landscaping material and trees, the city may require a performance bond or other security in an amount equal to the cost of the required improvements in lieu of withholding a certificate of occupancy, and may further require that improvements be satisfactorily installed within a specified length of time.

(A)

Contents of landscape and tree protection plan. The landscape and tree protection plan shall be drawn to scale by a landscape architect, architect or civil engineer licensed by the State of Florida, and shall include the following information unless alternative procedures are approved per sections [12-6-8](#) or [12-6-9](#):

- Location, size and species of all trees and shrubs to be planted.
- Location of proposed structures, driveways, parking areas, required perimeter and interior landscaped areas, and other improvements to be constructed or installed.
- Location of irrigation system to be provided. All planted areas shall have an underground irrigation system designed to provide one hundred-percent coverage.
- Landscape and tree protection techniques proposed to prevent damage to vegetation, during construction and after construction has been completed.
- Location of all protected trees noting species and DBH.
- Identification of protected trees to be preserved, protected trees to be removed, including dead trees, and trees to be replanted on site.
- Proposed grade changes which might adversely affect or endanger protected trees with specifications on how to maintain trees.
- Certification that the landscape architect, architect or civil engineer submitting the landscape and tree protection plan has read and is familiar with Ch. 12-6 of the Code of the City of Pensacola, Florida, pertaining to Tree and Landscape Regulation.

(B)

Installation period. All landscape materials and trees depicted on the approved landscape plan shall be installed within one (1) year of the date of issuance of the building permit for the site.

(C)

Quality. All plant materials used shall conform to the standards for Florida No. 1 or better as given in "Grades and Standards for Nursery Plants", current edition, State of Florida, Department of Agriculture and Consumer Services, Division of Plant Industry, Tallahassee, Florida, a copy of which shall be maintained for public inspection in the department of leisure services.

(D)

Notice. If removal is sought for two (2) or more heritage trees or for more than ten (10) protected trees (including heritage trees sought to be removed) and/or if removal of more than fifty (50) of existing protected trees is sought within any property in any zoning district identified in [section 12-6-2](#), a sign shall be posted no further back than four (4) feet from the property line nearest each respective roadway adjacent to the property. One (1) sign shall be posted for every one hundred (100) feet of roadway frontage. Each sign shall contain two (2) horizontal lines of legible and easily discernable type. The top line shall state: "Tree Removal Permit Applied For." The bottom line shall state: "For Further Information Contact the City of Pensacola." The phone number 311 or any other number required by the City Building Inspector shall be posted on the third line.

The top line shall be in legible type no smaller than six (6) inches in height. The bottom two lines shall be in legible type no smaller than three (3) inches in height. There shall be a margin of at least three (3) inches between all lettering and the edge of the sign. The signs shall be posted at by the applicant at their expense, and shall remain continuously posted until the requisite building, site work, or tree removal permit has issued.

For any acreage of more than one half acre wherein two thirds of the land is wooded with trees additional notice shall be required. A notice shall be sent to the city council representative of the district wherein the land is located within 14 days prior to the issuance of a landscape and tree protection plan and removal

permit. For acreage two acres or more, notice shall be sent to all residences within 500 yards of the property within 14 days prior to the issuance of a permit. Such notice shall include a reliable phone number and other contact information of a person who is knowledgeable regarding the tree removal permit applied for.

Department:	Comments:
FIRE	No comments.
PW/E	No comments.
InspSvcs	See attached.
ESP	No comments.
ECUA	No comments.
GPW	No comments.
ATT	No comments.

Cynthia Cannon

From: Annie Bloxson
Sent: Tuesday, August 11, 2020 8:04 AM
To: Cynthia Cannon
Subject: RE: Request to Amend Sec 12-6-4 Landscape and Tree Protection Plan

Good Morning,

I do not oppose the request to amend Sec. 12-6-4 Landscape and Tree Protection Plan.

Respectfully,

Annie Bloxson

Fire Marshal

Visit us at PensacolaFire.com

475 E. Strong St.

Pensacola, FL 32501

Office: 850.436.5200

abloxson@cityofpensacola.com



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

From: Cynthia Cannon <CCannon@cityofpensacola.com>

Sent: Monday, August 10, 2020 1:52 PM

To: Amy Hargett <ahargett@cityofpensacola.com>; Andre Calaminus (ECUA) <andre.calaminus@ecua.fl.gov>; Annie Bloxson <ABloxson@cityofpensacola.com>; Bill Kimball <bkimball@cityofpensacola.com>; Brad Hinote <bradhinote@cityofpensacola.com>; Brian Cooper <bcooper@cityofpensacola.com>; Chris Mauldin <CMauldin@cityofpensacola.com>; Cynthia Cannon <CCannon@cityofpensacola.com>; Derrik Owens <DOwens@cityofpensacola.com>; Diane Moore <DMoore@cityofpensacola.com>; Heather Lindsay <HLindsay@cityofpensacola.com>; Jonathan Bilby <JBilby@cityofpensacola.com>; Karl Fenner (AT&T) <KF5345@att.com>; Kellie L. Simmons (Gulf Power) <kellie.simmons@nexteraenergy.com>; Leslie Odom <LOdom@cityofpensacola.com>; Leslie Statler <LStatler@cityofpensacola.com>; Mark Jackson <MaJackson@cityofpensacola.com>; Miriam Woods <MWoods@cityofpensacola.com>; Paul A Kelly (GIS) <PAKelly@cityofpensacola.com>; Robbie Weekley <rweekley@cityofpensacola.com>; Ryan J. Novota <RNovota@cityofpensacola.com>; Sherry Morris <SMorris@cityofpensacola.com>; Stephen Kennington (AT&T)

Cynthia Cannon

From: Jonathan Bilby
Sent: Monday, August 10, 2020 4:17 PM
To: Cynthia Cannon; Bill Kimball; Brian Cooper; Heather Lindsay; Leslie Statler; Mark Jackson
Cc: Kerrith Fiddler
Subject: RE: Request to Amend Sec 12-6-4 Landscape and Tree Protection Plan

Here are my comments:

Reference to "City Building Inspector" is not consistent with the tree ordinance language or City Code. There is no such position within the City of Pensacola. The draftee must not be familiar with the language in the ordinance and 12-6 of the LDC regarding responsible charge and proper title of those responsible for enforcement of the ordinance. The responsible parties are "Building Official", "Parks and Recreation Department", and "Mayor, or his or her designee". Recommend changing the Notice section to "Mayor or his or her designee" for the purposes of the phone number.

Notification should not be a burden to staff. The language is unclear who shall provide notification. This should be the responsibility of the applicant if it is approved and codified. Note: Inspection Services may not spend any building permit revenue for notification purposes of a land development code item per Florida Statute 553.80.

14 day or 2 week delay, when drafting ordinance language, consistency is something we should strive for. In one section it mentions two weeks, and another 14 days. This needs to be cleaned up.

As stated in the draft language, the delay is for approved plans. If a project is approved and meets the code, should it not be acceptable to issue the permit? What is the purpose for the delay if it meets the code? This kind of proposed language is why there is a movement for preemptive laws regarding trees. Keep these kind of regulations coming and developers will lobby the legislature to try and remove the good control measures that we have protecting trees. Just my opinion, but I disagree with the proposed delay as it serves no purpose.

Plans are already available on the City website, but we do not make them available until they are approved. We do not release them until they have been reviewed, approved and ready for permitting.

Notice to council members- Is the notice required to be mailed, emailed, or sent by homing pigeon? The draft does not specify how the notice will be sent, but it appears that the intent is that it would be by mail. Need further clarification.

Need clarification of "wooded with trees" as used in the additional notice section.

Jonathan Bilby, MCP, CFM
Inspection Services Director
Visit us at <http://cityofpensacola.com>
222 W Main St.
Pensacola, FL 32502
Office: 850.436-5600
Fax: 850.595.1464
jbilby@cityofpensacola.com



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City of Pensacola

222 West Main Street
Pensacola, FL 32502

Memorandum

File #: 20-00327

Planning Board

8/11/2020

FOR DISCUSSION

TO: Planning Board Members

FROM: Cynthia Cannon, AICP, Assistant Planning Director

DATE: 9/8/2020

SUBJECT:

Discussion on Proposed Amendments to the Tree Ordinance

BACKGROUND:

Text