

NOTICE OF INTENT TO DISPOSE PROPOSAL REQUIREMENTS AND NEGOTIATION CRITERIA

The City is seeking the following from **community land trusts (CLTs)** associated with the property located at 925 E Jackson Street, Pensacola Florida (also referred to as the Project).

Interested parties who wish to be considered for this opportunity must submit a narrative proposal to the City no later than July 3, 2024, at 5:00 PM local time. The narrative proposal shall provide a brief overview of the proposed development program and the development team composition and qualifications as it relates to the City's vision for the project, as outlined below:

The City of Pensacola is seeking proposals from CLTs skilled in developing attainable and/or workforce owner-occupied housing.

Proposals must produce long term attainable workforce housing for a minimum of 99-years. Uses and site design should balance the need to address the affordability crisis while respecting the existing scale of the surrounding development. The project must exhibit quality design that preserves, reflects and/or pays tribute to the historic vernacular and urban form of the East Hill neighborhood.

The City is seeking a for-sale housing development which adheres to a long-term equity sharing model offering a 99-year lease with a 99-year renewal option to income-qualifying homebuyers. At least 51% of dwelling units should be affordable to individuals with a median household income of 80% Area Median Income (AMI) or less. Target AMI range is 80%-120% AMI.

Additional project preferences include:

- Preference for those with residential ties to the local area.
- Publicly accessible recreational amenities.
- Features which provide accessibility and encourage aging in place.
- Strategic and thoughtful application of parking management that respects the surrounding residential area.
- Elements of public art.
- Inclusion of Minority and Women- owned Business Enterprises (MWBE) vendors.

DESIGN FEATURES

Site design must be cohesive, have good connectivity, ease of access, and incorporate, as applicable, the Urban Core Community Redevelopment plan objectives.

A preliminary review of existing site conditions and the urban form of the surrounding community was performed to evaluate possibilities for redevelopment of the Property. This review included an informal building massing and building height study and production of potential design option for a two-family townhome unit development which is attached in **Appendix A**. Preferred heights and massing preferences are described below.

The potential design option accounts for potential stormwater retention. Although substantial impervious area exists on site, it is anticipated that stormwater retention may be required with redevelopment. Since

the site elevation decreases from 60.3' at the North-East corner to 51.4' in the South-West corner, stormwater retention was placed in the southwest corner of the site.

Additionally, an unofficial front yard averaging survey of the surrounding neighborhood was conducted to provide context for a development designed under the "Special Planned Development" option. These setbacks are Front Yard (FY) = 13.5'; Secondary Side Yard (SSY)=6.775'. Additionally, the concept could further be modified by applying certain setbacks for single-family development within R-1A: Rear Yard (RY)= 25'; Side Yard (SY)= 5'.

The City is in the process of producing affordable townhome plans that could be retrofitted for this site. A copy of the draft floor plans and elevations are attached in **Appendix B**.

Design preferences include:

- Site Design
 - Front yard setbacks that adhere to the average front yard setback in the surrounding neighborhood. If a Special Planned Development is utilized, then front yard setbacks must be inspired by the front yard averaging conducted by the city to allow the development to be integrated into the surrounding neighborhood.
 - Site design that respects the existing residential urban pattern.
 - Site design that includes a public green space amenity.
 - Site design that supports a multimodal network with uninterrupted sidewalk connectivity.
 - Vehicular access off 10th Avenue and/or La Rua Street.
- Building Massing:
 - Thoughtful variations in *exterior* elevation designs that incorporate creative uses of materials and glazing orientations for single-family and/or townhome units.
 - Secondary façade elevations that are considerate of the existing residential architectural context on N 10th Avenue and E. La Rua Street.
 - Building footprints that are scalable to the existing architectural context.
 - Building heights that are scalable to the existing architectural context. Preference will be given to designs that incorporate a maximum building height of 2-3 stories along the Jackson Street frontage and a maximum building height of 2 stories along the 10th Avenue and La Rua Street frontages.
- Unit Features:
 - Variations in floor plans
 - Impact glass windows
 - Appliance package
 - Tile or vinyl plank flooring (or comparable material) in at least the kitchen and bathrooms
 - Recessed lighting in all common areas

A site survey is attached in **Appendix C**.

The City may consider any qualified party making a proposal by **July 3, 2024, at 5:00 PM** local time for further negotiation. Parties invited for further negotiation shall be diligent in providing all final detail described herein.

Questions, proposals and all submitted materials shall be addressed and submitted in writing to: reddevelopment@cityofpensacola.com.

Please note, the City shall have the authority to take any action determined by the City to be in its best interest or to take no action. Receipt and acknowledgement of any proposals or further detail required for negotiation does not imply or provide the interested party with any right or interest in the property.

Development Entity

Objective: The City is looking for a qualified CLT to undertake the planning, permitting/entitlement, and development of affordable, workforce and/or attainable for-sale housing on the Property. Conveyance of the property may be by long-term ground lease or by sale (subject to further negotiation).

Requirements:

- A detailed summary of the developer's experience in the acquisition and development of new affordable, workforce and/or attainable housing projects similar to the vision for the property, as described above.
- A brief description of up to 3 most comparable projects that the developer has successfully developed. Provide the name, address, photographs, references. Also include the timing of development from the submittal of design/plans to governing agency through receipt of Certificate of Occupancy (CO).
- Identify the CLT's designer/architect, engineer, contractor and/or other independent professionals for the project (as applicable) and confirm the commitment of proposed team members in the form of a letter signed by an authorized executive of each respective company.
- Provide up to 3 comparable projects undertaken by each professional listed. Note for which projects the professional consultants and contractors provided the services on behalf of the developer.
- Brief bios of key team members shall also be submitted along with the information above.

Development Program and Intent

Objective: The City is seeking to understand the CLT's proposed affordable, workforce and/or attainable housing development concept including new housing structures, and any ancillary amenities.

Requirements:

- A narrative and graphic summary of the development intent for the Property to include conceptual plans, elevations, renderings, etc. Anticipated housing units shall include unit type (mix), unit square footage, households to be served by income cohort (% of AMI), and estimated parking counts. CLT's should include as part of their team *experienced* home designers and/or architects to

ensure that proposed site plans and architectural designs integrate with the existing East Hill neighborhood context.

- Narrative and/or graphic illustration of site amenities. The plans should also include proposed improvements to mobility and activating street-fronts through building orientation fronting the primary street (Jackson Street) and massing preferences described above, community and/or park space, pedestrian forecourt, patio spaces, common areas, patio spaces and/or other similar elements, locations for proposed on-site and off-site parking, as well as, ways in which the development implements the City's goals of preserving the urban and traditional neighborhood context.

Marketing Experience, Approach, Management and Stewardship for Project

Objective: The City is looking for CLT and/or management/leasing team members who have broad experience marketing and managing projects of a similar scale and profile.

Requirements:

- A narrative summary of the marketing and management approach and brief bios of the key team members who will oversee the marketing and management effort.
- CLTs/development team must demonstrate significant experience in the marketing, management, and stewardship of affordable, workforce and/or attainable housing development of comparable profile. The City desires to understand the underlying marketing approach, vision, and management and stewardship approach that the CLT views for this site.

Project Timing

Objective: The City desires that the Property be developed as soon as possible, consistent with requirements for entitlements, work necessary to create a satisfactory market setting, the conveyance schedule, etc.

Requirements:

- A proposed Project Schedule that outlines timing finalize conveyance, entitlement acquisitions, obtaining regulatory approvals (e.g. site planning, permitting, etc.) and construction, at a minimum. The project schedule shall identify any proposed sequence of phasing.

Financial Requirements

Objective: The City is seeking a CLT/development team with a financial history and capacity to carry out the project consistent with the project schedule.

Requirements:

- The CLT/development team must provide sufficient evidence that it has, or can secure within a reasonable amount of time, the necessary financial resources to complete the proposed project in a timely fashion and provide long term financial support to the project after built.

Financial Proforma/Construction Budget

Objective: The City is interested in obtaining the optimal development for the Property. The City is seeking to maximize the return on its investment in the Property.

The CLT/development team must provide a proforma analysis/construction budget from the period of site control. The proforma analysis/construction budget shall include construction/permanent financing assumptions, as well as the CLT/development team's proposed equity contribution. The proforma/construction budget should include any proposed funding from County, State, Federal and/or other entities and agencies which are requested or anticipated to support the proposed development.

EVALUATION CRITERIA AND PROCESS

A. Evaluation Criteria

For qualified parties invited for further negotiation, the City will evaluate the merits of each proposed development program and its respective development team relative to each other, as well as, relative to alternate means of fulfilling its objectives for the Property.

A technical review will be performed and submittals evaluated using the following criteria. The review will be referred to City administration for further consideration. The City administration will recommend a development partner to the City Council for final approval. As noted below, adequate experience and capability, which shall be determined at the sole discretion of the City, to successfully undertake the proposed project is a minimum standard which shall be met before any other criterion is considered:

- **Capability of the Proposer and CLT/Development Team and Readiness to Proceed.** Primary focus shall be on the experience, qualifications, and financial capability of the proposer (and financial partner, if any is identified and to the extent firmly committed) considering: track record of securing financing for (or itself financing) and developing projects of comparable nature and comparable or greater scale and of high quality in terms of their use and design; evidence of management and operating experience of affordable housing and/or mixed income properties; evidence of financing relationships and interest in the proposed project; other information indicating the proposer's financial capacity which it chooses to provide at this stage; reputation in the industry for competence and integrity; and successful public-private development experience, if any. The capability and track record for high quality design of the architect/design team will also be considered. Note that a proposer whose qualifications and financial capacity are not considered adequate to successfully undertake the project will not be considered regardless of its merits on other criteria. Assuming adequacy of qualifications, relative qualifications and capacity will be considered a comparative criterion weighed along with the other criterion.

- **Extent to which the Proposed Development Concept Meets the City's Goals.** This would include the proposed project's ability to: 1.) provide the desired percentage of affordable housing units for households of varying income levels as described in the description of the City's vision above; establish design criteria that is compatible with existing East Hill neighborhood uses; and 2.) be feasible and delivered in a timely manner, considering likelihood and timing of securing approvals and being financially feasible.
- **Experience Leasing, Managing, Providing Stewardship and Operating Uses Similar to Those Proposed.** This demonstrates the Proposer's ability to lease, manage and operate affordable and/or mixed income properties comparable to the proposed development, including: marketing strategies; residential property leasing, maintenance, management and stewardship experience, as applicable.

Appendix A – Height and Massing Study

Informal Building Massing and Height Study

Staff conducted an informal building massing and height study to better understand how the potential development on 925 E. Jackson will integrate into the existing architectural context adjacent to the site in question. The purpose of this study is to inform the design of potential new developments and to encourage new building massings that are respectful to the existing architectural and urban context.

Existing Context

The existing architectural context that surrounds the 925 E. Jackson St. site consists primarily of one-story and two-story single-family residential homes to the East and South with maximum building heights of roughly 25'. There is commercial development to the North and West along N 9th Avenue, which includes the Gadsden United Methodist Church and The Sanctuary, with maximum building heights of roughly 45'.

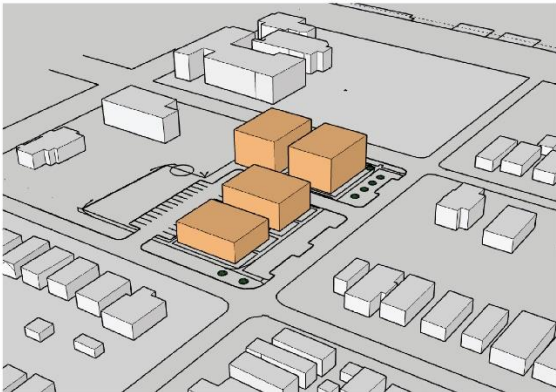
Potential Building Massing Examples

The conceptual building massing examples provided in the attached height study envision height potentials and building massing treatments for new development on the site in question. Proposals should consider building massings that have their tallest elevations towards the E. Jackson Street. frontage, and shorter elevations towards the E. La Rua Street. frontage. A step-down effect towards the single-story, single-family residential along E. La Rua Street. is preferred in multi-family options. The orientation and size of the proposed building massing(s) shall be respectful of and integrate into the existing residential development pattern.

The attached townhome site plan and multi-family site plan explore potential development orientations for the 925 E. Jackson Street. site. The townhome site plan utilizes unit dimensions from the Draft CRA Townhome plans. The multi-family site plan references unit sizes typical in the Pensacola development market and includes four separate building massings that are comparable to the scale of the Malcolm Yonge gymnasium.

These site layouts have positioned much of the parking to the interior of the site and have a dedicated area for stormwater retention in the southwest corner of the site. The building massing orientation allows for the development to be integrated into the existing urban fabric by incorporating a familiar building scale and providing ample side yards in between building massings.

Malcolm Yonge - Massing Axons and Height Study



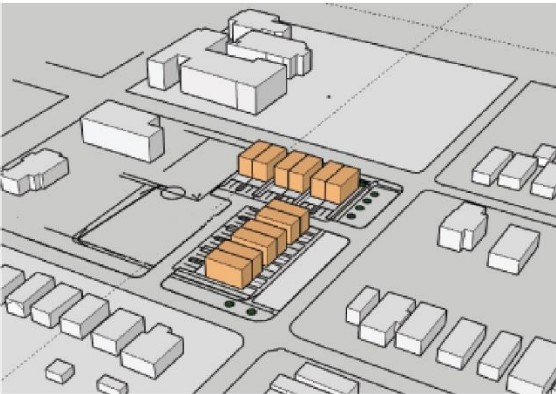
Multi - Family - 4 story, 3 story, 2 story
45', 35', 25' building heights



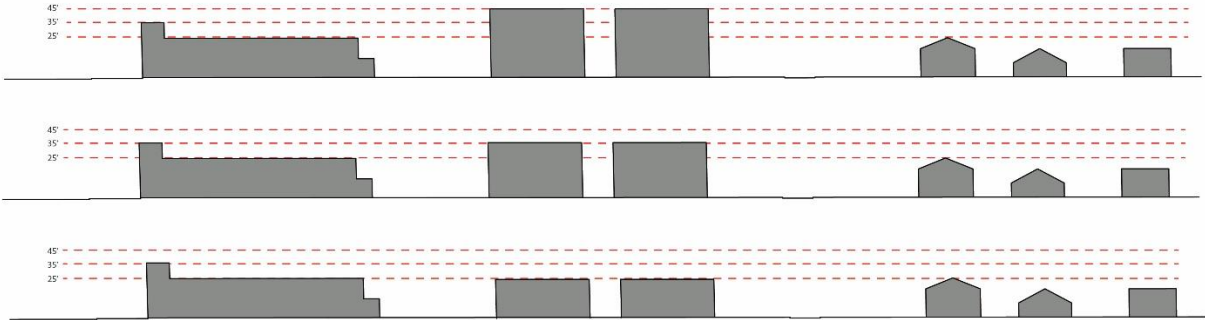
Multi - Family - All 3 story
35' building heights



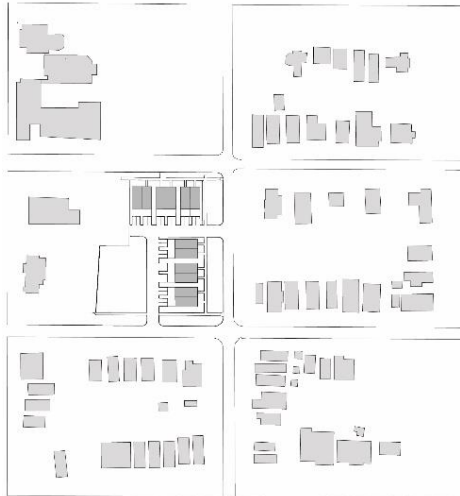
Multi - Family - 3 story, 2 story
35', 25' building heights



Town Home - 2 story
25' building heights



Height Study



Current zoning = R-1AA

Setbacks = Lot Size = Built Area =
 FY = 13.5' 25' x 100' = 2500 Sqft 20' x 61.5' = 1230 Sqft
 SY = 5'
 RY = 25'

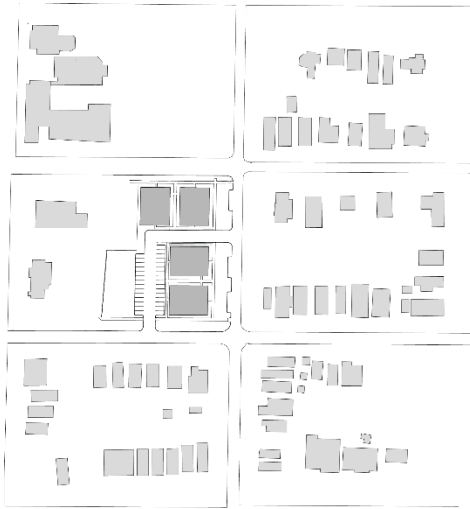
Town home = 6 total (12 units)

Town home unit =
 20' x 46' = 1840 sqft (2 stories)

Parking = 2 per unit (28 total)

Town Home Site Plan





Could rezone to R2 or utilize a density transfer

Max 36 units per acre

Setbacks = Lot Size = Built Area =
 FY = 8' 75' x 100' = 7500 Sqft 60' x 78' = 4680 Sqft
 SY = 5'
 RY = 25'

Multi Family = 4 total (30-36 units)

Town home unit =
 60' x 78' = 14,040 sqft (3 stories)
 Max. height = 35'

Parking = 1 per unit = 36 total
 (30 in parking lot, 6 on street)

Multi-family Site plan



Appendix B – Sample CRA Townhome Plans

Appendix B_DRAFT CRA TOWNHOME PLANS



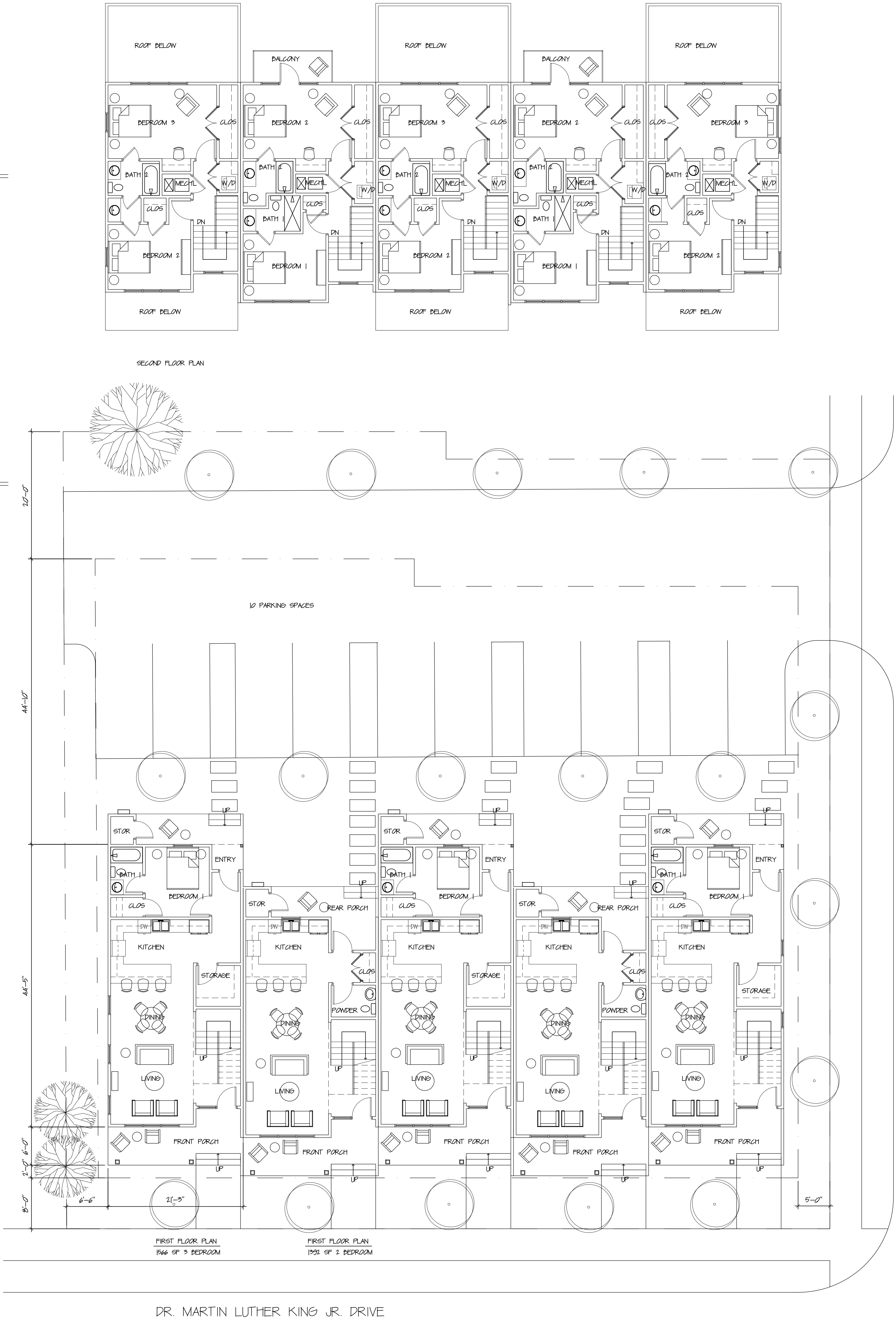
MARTIN LUTHER KING JR. ELEVATION-A



MARTIN LUTHER KING JR. ELEVATION-A



MALLORY STREET ELEVATION - A



TOWNHOME PROTOTYPE SCHEMATIC
1700 MARTIN LUTHER KING JR. DRIVE
PENSACOLA, FLORIDA

DATE:
10/09/23

REVISIONS:

JOB NUMBER:
22091-B

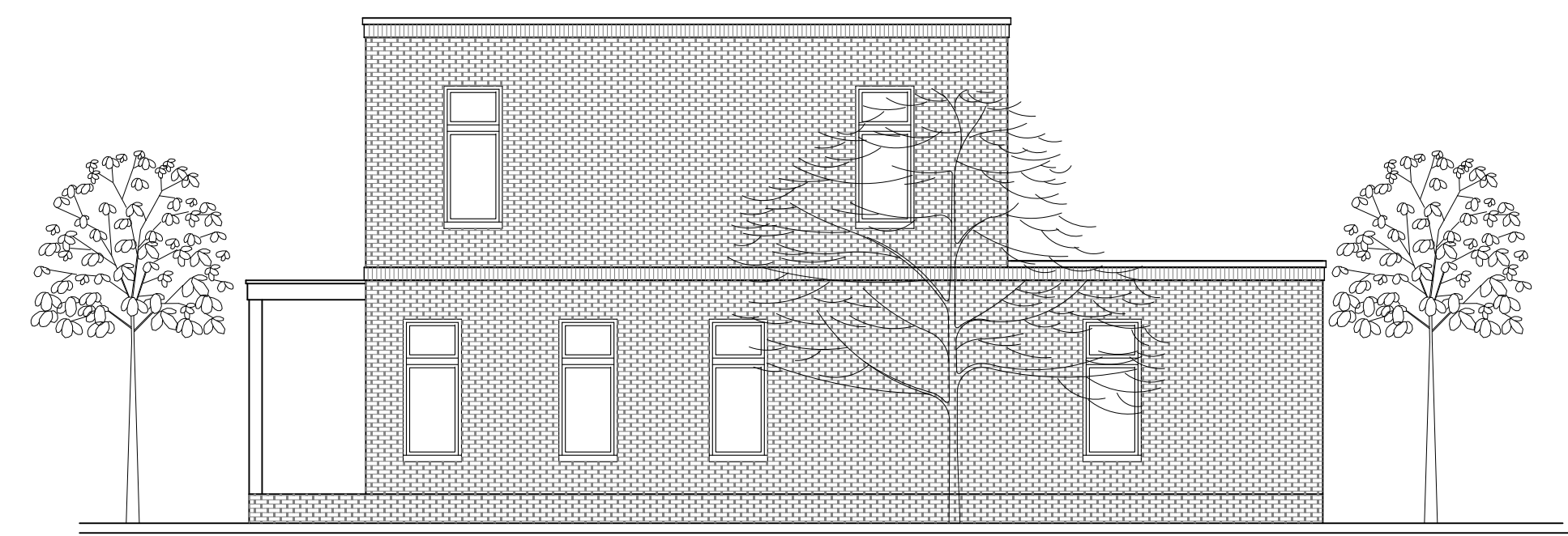
SHEET NUMBER:
A-1



WEST BLOUNT STREET ELEVATION-B

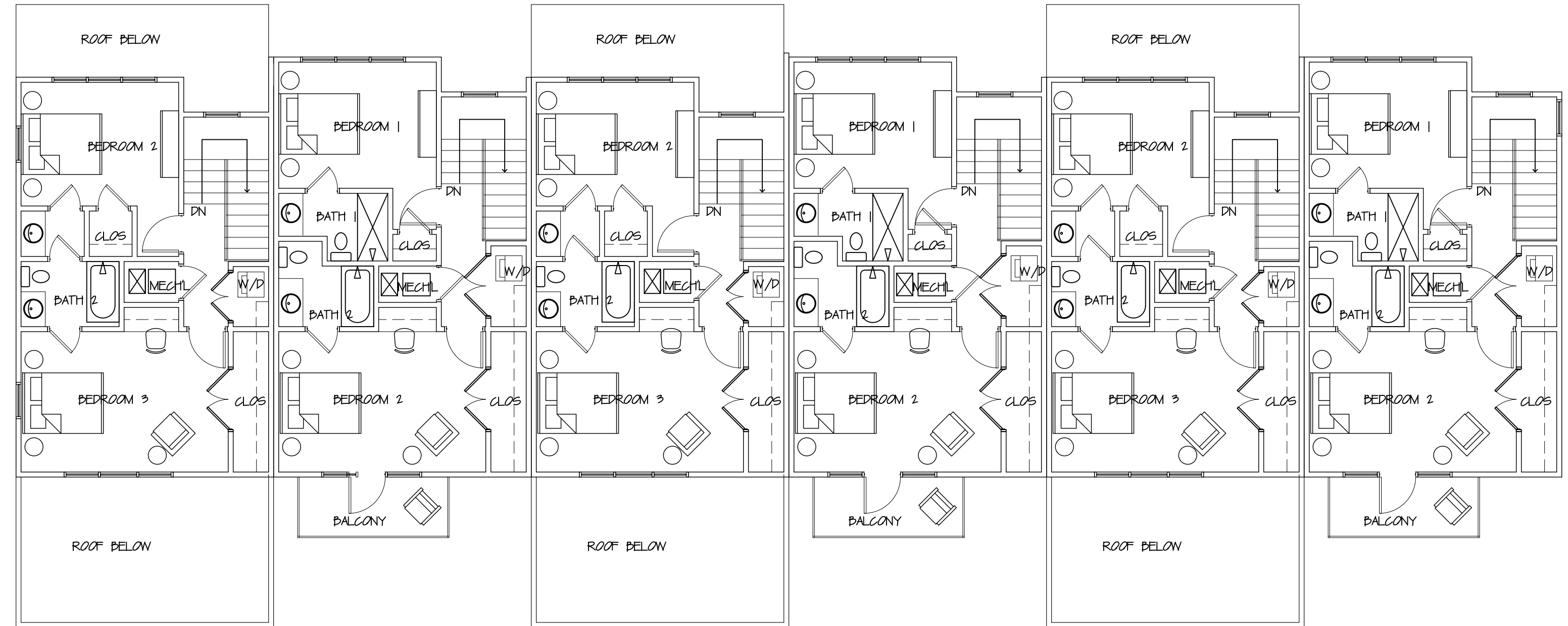


WEST BLOUNT STREET ELEVATION-A

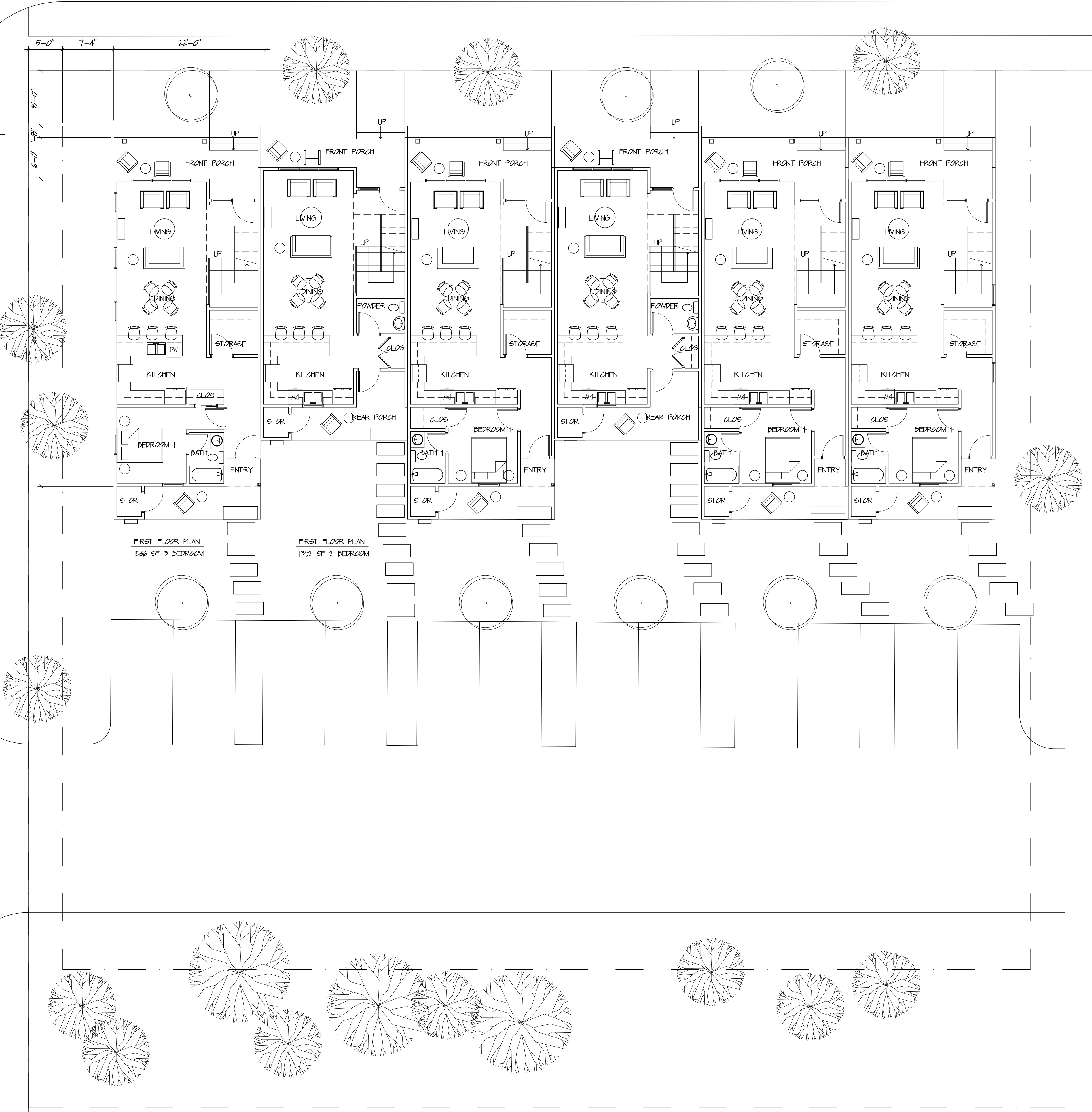


NORTH "F" STREET ELEVATION - B

NORTH "F" STREET



SECOND FLOOR PLAN



FIRST FLOOR PLAN
1566 SF 3 BEDROOM

FIRST FLOOR PLAN
1592 SF 3 BEDROOM

WEST BLOUNT STREET

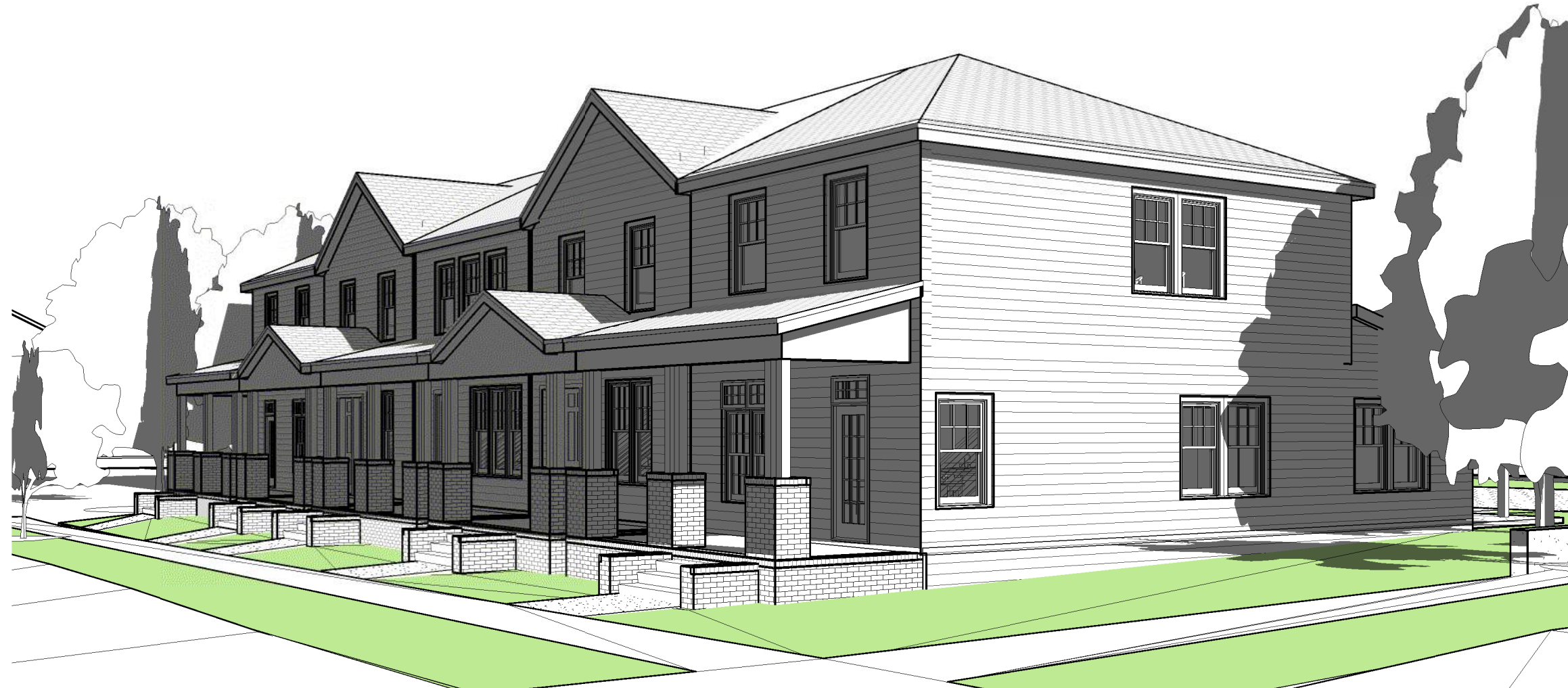
TOWNHOME PROTOTYPE SCHEMATIC
900 BLK WEST BLOUNT STREET
PENSACOLA, FLORIDA

DATE:
10/09/23

REVISIONS:

JOB NUMBER:
22091-B

SHEET NUMBER:
A-2



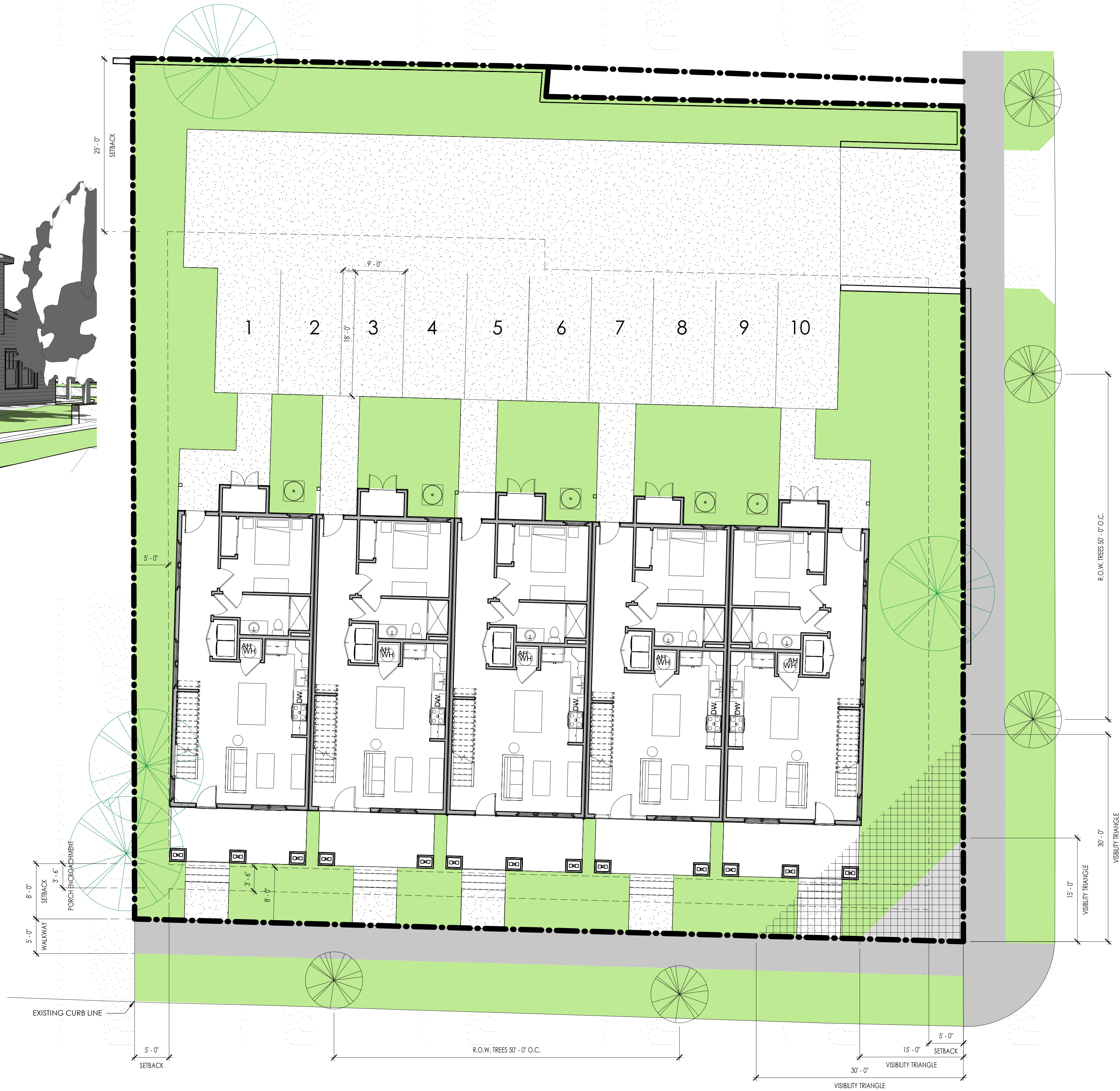
2 VIEW FROM INTERSECTION
DD-6 SCALE:

| ADDITIONAL INFORMATION: | |
|-------------------------|-----------------------------------|
| ZONING | R-2 ZONING DISTRICT (T.12-3-31.5) |
| LOT SIZE | 14,747 SF |
| BUILDING FOOTPRINT | 5,516 SF BUILDING |
| FACADE TYPE | PORCH T.12-3-31 A |
| REAR | 25'-0" MINIMUM |

| SETBACKS: | |
|--|--|
| FRONT | 8'-0" MINIMUM SHALLOW T.12-3-31.9.C |
| SIDE | 5'-0" |
| REAR | 25'-0" MINIMUM |
| NOTE: SETBACKS ONLY MARKED ON LOT 1; SET BACKS ARE TYPICAL | |

| GLAZING: | |
|------------------|------------------------------|
| FRONT | 25% REQUIRED 25% PROVIDED |
| SECONDARY FACADE | 15% REQUIRED 16% PROVIDED |

| TREES: | |
|--------|-----------------------------|
| R.O.W. | 50'-0" O.C. TYPICAL |
| OTHER | EXISTING TREES ARE IN GREEN |



1 TOWNHOME SITE PLAN
DD-6 SCALE: 1/8" = 1'-0"

1/2 OF 2 HR. DEMISING WALL

7'-5 1/2"

14'-3"

18'-1 1/2"

2'-0"

UP

[illegible]

DD-7

DD-7

Floor Plan Details:

- Overall Dimensions:** 30'-11 1/2" (Left), 39'-11 0" (Bottom).
- Rooms and Dimensions:**
 - Bedroom 2:** 10'-5 1/2" x 12'-8"
 - Bedroom 3:** 8'-3" x 11'-0"
 - Bedroom (Top Right):** 7'-11" x 11'-0"
 - Bath 2:** 7'-5" x 11'-1"
 - Bathroom (Top Left):** 7'-9 1/2" x 5'-9 1/2"
 - Closet (Top Left):** 7'-1" x 5'-0"
 - Closet (Bottom Right):** 5'-8" x 5'-6"
- Hallway and Stairs:**
 - Central hallway with two doors labeled "EGRESS".
 - Stairs located in the bottom right corner.
- Other Features:**
 - Two doors labeled "50" and "58" are shown in the central hallway.
 - Various door swings and window placements are indicated.

DD-7

DD-7

Sheet number

Sheet number

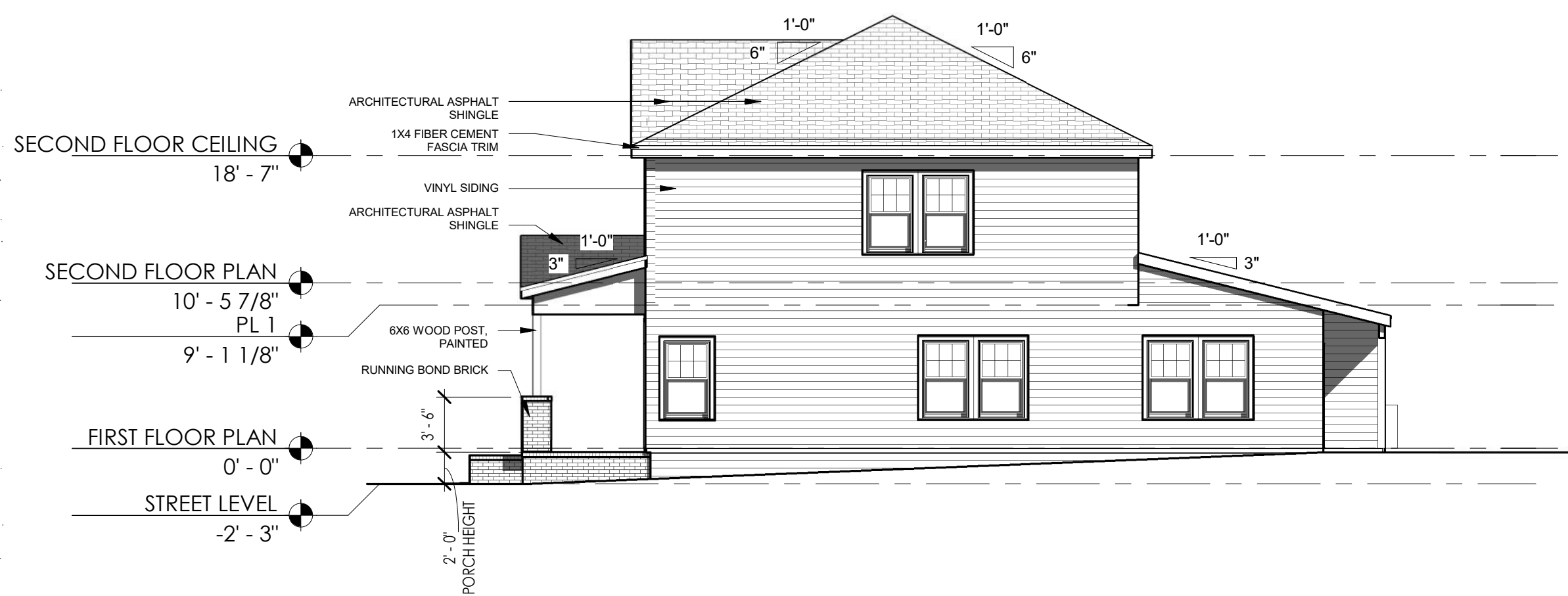
DD-7



4 PERSPECTIVE FROM STREET
DD-9 SCALE:



1 MLK DRIVE ELEVATION
DD-9 SCALE: 1/8" = 1'-0"



2 TYPICAL SIDE ELEVATION
DD-9 SCALE: 1/8" = 1'-0"



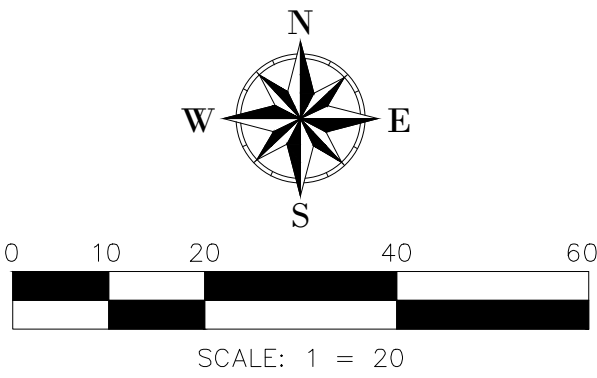
3 REAR ELEVATION
DD-9 SCALE: 1/8" = 1'-0"





Appendix C – Site Survey

BOUNDARY & TOPOGRAPHIC SURVEY
A PORTION OF LOT 6 & 16, ALL OF LOTS 7-15 INCLUSIVE
ALL IN BLOCK 82, NEW CITY TRACT
SECTION 22, TOWNSHIP 2 SOUTH, RANGE 30 WEST
CITY OF PENSACOLA, ESCAMBIA COUNTY, FLORIDA



DESCRIPTION OF SUBJECT PARCEL

LOTS 6-16 INCLUSIVE, BLOCK 82, NEW CITY TRACT, ACCORDING TO THE MAP OF THE CITY OF PENSACOLA, COPYRIGHTED BY THOMAS C. WATSON IN 1906, LESS AND EXCEPT O.R. BK 1703, PG 69; O.R. BK 4815, PG 1899; O.R. BK 4905, PG 355 AND???

SURVEYOR'S NOTES

1. ALL MEASUREMENTS MADE IN ACCORDANCE WITH THE UNITED STATES STANDARD AND RECORDED IN DECIMAL FOOT UNLESS OTHERWISE MARKED.

2. BASIS OF BEARING IS REFERENCED TO AN ASSUMED BEARING OF S09°49'02"E ALONG THE BEST FIT LINE OF MONUMENTATION FOUND ALONG THE WEST SIDE OF NORTH 10TH AVENUE AS SHOWN.

3. REFERENCE SOURCE BEING EXISTING FIELD MONUMENTATION, RECORDED DOCUMENTS AND CITY ATLAS # 106.

4. LOCATION OF IMPROVEMENTS ARE SHOWN PER THE LAST FIELD DATE OF NOVEMBER, 2023.

5. NO TITLE SEARCH WAS PERFORMED NOR PROVIDED FOR THIS SURVEY.

6. THIS SURVEY DOES NOT REFLECT NOR DETERMINE OWNERSHIP.

7. NO UNDERGROUND IMPROVEMENTS HAVE BEEN LOCATED EXCEPT AS SHOWN.

8. THE SURVEY AS SHOWN HEREON IS CERTIFIED TO THE CITY OF PENSACOLA ONLY AND IN NO WAY TRANSFERS CERTIFICATION WITHOUT THE EXPRESS WRITTEN CONSENT OF SAID CITY.

9. FEDERAL AND STATE COPYRIGHT ACTS PROTECT THIS MAP FROM UNAUTHORIZED USE. THIS MAP IS NOT TO BE COPIED OR REPRODUCED IN WHOLE OR PART. THIS MAP CANNOT BE USED FOR THE BENEFIT OF ANY OTHER PERSON, COMPANY OR FIRM WITHOUT THE PRIOR WRITTEN CONSENT OF THE COPYRIGHT OWNER AND IS TO BE RETURNED UPON REQUEST.

10. IN ACCORDANCE WITH THE STATE OF FLORIDA ADMINISTRATIVE CODE, ANY ADDITIONS OR DELETIONS TO SURVEY MAPS OR REPORTS BY OTHER THAN THE SIGNING SURVEYOR AND MAPPER ARE PROHIBITED WITHOUT PRIOR WRITTEN CONSENT OF THE SIGNING SURVEYOR AND MAPPER.

11. IT IS THE OPINION OF THE UNDERSIGNED SURVEYOR THAT THE PARCEL OF LAND SHOWN HEREON LOCATES IN ZONE "X" PER THE FLOOD INSURANCE RATE MAP NATIONAL FLOOD INSURANCE PROGRAM COMMUNITY NAME: CITY OF PENSACOLA, COMMUNITY NUMBER: 120082, PANEL NUMBER: 12033C-0390-6 DATED 9/29/2006

ABBREVIATIONS

BK = BOOK
BM = BENCHMARK
CA = CITY ATLAS
CIRF = CAPPED IRON ROD FOUND
CIRS = CAPPED IRON ROD SET
CO = CLEAN OUT
(D) = DEED INFORMATION
(F) = FIELD MEASUREMENT
- FO = FIBER COMMUNICATION
- FH = FIRE HYDRANT
- G = GAS LINE
- GM = GAS METER
- IPF = IRON PIPE FOUND
- IRF = IRON ROD FOUND
- LB = LICENSED BUSINESS
- NAVD = NORTH AMERICAN VERTICAL DATUM

ABBREVIATIONS

N&DS = NAIL & DISK SET
N/F = NOW FORMERLY
OHW = OVERHEAD WIRE
O.R. = OFFICIAL RECORD
(P) = PLAT OR MAP INFORMATION
PG = PAGE
PID = PARCEL IDENTIFICATION
POPP = POWER POLE
PSM = PROFESSIONAL SURVEYOR & MAPPER
R/W = RIGHT-OF-WAY
- S = SIGN
- SS = SANITARY SEWER LINE
- BM = TEMPORARY BENCHMARK
- TR = TREE
- W = WATER LINE
- WM = WATER METER
- WV = WATER VALVE

TREE DATA

1 CREPE MYRTLE (DYING)
2 CREPE MYRTLE (DYING)
3 CREPE MYRTLE (DEAD)
4 CREPE MYRTLE (DEAD)
5 27.5" MAGNOLIA (HERITAGE)
6 25.5" DARLINGTON OAK
7 14" DARLINGTON OAK
8 18" DARLINGTON OAK
9 MULTI-STEM CAMPHOR
10 10" PECAN
11 9" PECAN
12 42" LIVE OAK (HERITAGE)
13 23" LIVE OAK
14 30" LIVE OAK (DECLINING)
15 26" SAND LIVE OAK (HERITAGE, DECLINING)
16 30" LIVE OAK
17 21" DARLINGTON OAK

TREE DATA

18 11.5" DARLINGTON OAK
19 15" SABAL PALM
20 12" SABAL PALM
21 15" SABAL PALM
22 15.5" LIVE OAK
23 10" DARLINGTON OAK
24 16" SABAL PALM
25 11.5" DARLINGTON OAK
26 13" SABAL PALM
27 24" DARLINGTON OAK
28 30" DARLINGTON OAK
29 11" DARLINGTON OAK
30 1.5" DARLINGTON OAK
31 12" SABAL PALM
32 5" DOUBLE CAMPHOR
33 18" SABAL PALM

BENCHMARK

(FIELDBOOK 383, PAGE 44-45)

BM#1 NAIL & WASHER SET SOUTH SIDE OF POWER POLE: ELEVATION = 60.33' (NAVD88-128)

BM#2 NAIL & WASHER SET WEST SIDE OF POWER POLE: ELEVATION = 58.85' (NAVD88-128)

BM#3 NAIL & WASHER SET NORTH SIDE OF POWER POLE: ELEVATION = 47.73' (NAVD88-128)

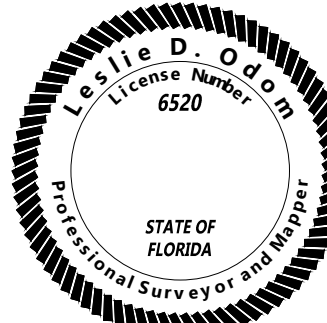
SURVEYOR'S CERTIFICATE

I HEREBY CERTIFY THAT THIS SURVEY WAS MADE UNDER MY RESPONSIBLE CHARGE AND COMPLIES WITH THE STANDARDS OF PRACTICE AS SET FORTH BY THE FLORIDA BOARD OF PROFESSIONAL LAND SURVEYORS & MAPPERS IN CHAPTERS 53-17.050 THROUGH 53-17.053 OF THE FLORIDA ADMINISTRATIVE CODE PURSUANT TO FLORIDA STATUTE SECTION 472.027.

PRELIMINARY ONLY - 11/06/2023

LESLIE D. ODOM, PSM# 6520

DATE



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

| | |
|-----------------|------------|
| DATE OF SURVEY: | 11/02/2023 |
| FIELD BOOK: | 383 |
| PAGE(S): | 40-45 |
| DRAWN BY: | LDG |
| CHECKED BY: | LDG |
| SHEET | 1 OF 1 |

CITY OF PENSACOLA
ENGINEERING DEPARTMENT
222 WEST MAIN ST, PENSACOLA, FL 32502