

MOBILE CITY PLANNING COMMISSION

CORRECTED LETTER OF DECISION

March 2, 2010

Waterfront Rescue Mission
ATTN:Bill Bru
P.O. Box 870
Pensacola, FL 32591

Re: Case #ZON2009-02964 (Planned Unit Development)
Waterfront Rescue Mission
204, 206, 208 & 210 State Street
(Northeast corner of State Street and North Joachim Street).
Planned Unit Development Approval to allow multiple buildings on a single building site.

Dear Applicant(s) / Property Owner(s):

At its meeting on February 18, 2010, the Planning Commission considered for Planned Unit Development Approval to allow multiple buildings on a single building site.

After discussion, the Planning Commission Approved the request, subject to the following conditions:

- 1) paving of all accessways with asphalt, asphaltic concrete, or concrete;**
- 2) paving of all designated handicapped spaces and handicapped accessible routes with asphalt, asphaltic concrete, or concrete;**
- 3) placement of appropriate “One Way” and “Do Not Enter” signage at both curb-cuts, with the locations to be shown on the site plan, and approved by Traffic Engineering;**
- 4) no expansion in client capacity without approval from the Planning Commission, and that once a Certificate of Occupancy has been issued for the new building, no further use of the existing buildings for bedding (other than for extreme weather events) will be allowed;**
- 5) site limited to 60 permanent beds, to be located in the new building;**
- 6) food service limited to current capacity;**

- 7) compliance with all Engineering comments: *“Site is located in the AE Flood Zone, therefore need to show minimum FFE (MFFE) on plans and construction of the proposed building shall satisfy the MFFE requirements determined by City Engineering. Construction of the proposed building will require a Flood Study unless documentation for historical credit is provided showing that there was a building in the same general location (i.e., surveys, aerial photographs, Sanborn Maps, etc.). No fill will be allowed on the site without providing compensation (net fill of zero) or completing a flood study. Must comply with all storm water and flood control ordinances. Any work performed in the right-of-way will require a right-of-way permit”;*
- 8) placement of a note on the site plan stating that approval from the Architectural Review Board of the Mobile Historic Development Commission for all improvements is required;
- 9) full compliance with landscaping and tree planting requirements, with tree plantings to be coordinated with Urban Forestry;
- 10) submittal of two copies of the revised site plan to the Planning Section of the Urban Development Department; and,
- 11) full compliance with all municipal codes and ordinances.

If you have any questions regarding this action, please call this office at 251/208-5895.

Sincerely,

MOBILE CITY PLANNING COMMISSION

Dr. Victoria Rivizzigno, Secretary

By: _____
Richard Olsen
Deputy Director of Planning

cc: Engineering Development Services

MOBILE CITY PLANNING COMMISSION

CORRECTED LETTER OF DECISION

March 2, 2010

Waterfront Rescue Mission
ATTN:Bill Bru
P.O. Box 870
Pensacola, FL 32591

Re: Case #ZON2009-02997 (Planning Approval)

Waterfront Rescue Mission

204, 206, 208 & 210 State Street

(Northeast corner of State Street and North Joachim Street).

Planning Approval to allow the expansion of an existing domiciliary facility in an R-B, Residence-Business District, and to allow the expansion of a gravel parking surface within the Hank Aaron Loop Area.

Dear Applicant(s) / Property Owner(s):

At its meeting on February 18, 2010, the Planning Commission considered for Planning Approval to allow the expansion of an existing domiciliary facility in an R-B, Residence-Business District, and to allow the expansion of a gravel parking surface within the Hank Aaron Loop Area.

After discussion, the Planning Commission Approved the request, subject to the following conditions:

- 1) completion of the Planned Unit Development process;**
- 2) no expansion in client capacity without approval from the Planning Commission, and that once a Certificate of Occupancy has been issued for the new building, no further use of the existing buildings for bedding (other than for extreme weather events) will be allowed;**
- 3) site limited to 60 permanent beds, to be located in the new building;**
- 4) food service limited to current capacity;**
- 5) paving of all accessways with asphalt, asphaltic concrete, or concrete;**
- 6) paving of all designated handicapped spaces with asphalt, asphaltic concrete, or concrete;**
- 7) gravel, or aggregate, only allowed for non-handicapped parking spaces;**

Case #ZON2009-02997 (Planning Approval)

Waterfront Rescue Mission

February 18, 2010

Page 2

- 8) placement of appropriate “One Way” and “Do Not Enter” signage at both curb-cuts, with the locations to be shown on the site plan, and approved by Traffic Engineering; and,**
- 9) full compliance with all municipal codes and ordinances.**

If you have any questions regarding this action, please call this office at 251/208-5895.

Sincerely,

MOBILE CITY PLANNING COMMISSION

Dr. Victoria Rivizzigno, Secretary

By: _____

Richard Olsen

Deputy Director of Planning

cc: Engineering Development Services