

Department:	Comments:
FIRE	Egress to the public way from the rear of the existing businesses per our previous site meeting must be met.
PW/E	See attached.
Insp Svcs	No comments.
ESP	No comments.
ECUA	No comments or questions on the preliminary plat for this subdivision, however, this project does not seem to have yet applied to ECUA Engineering for review/permitting of water and sewer service. The Engineer of Record is aware from previous correspondence that this subdivision will need to be reviewed by ECUA as a System Extension project.
FPL	No comments.
ATT	No comments.
Surveyor	Included w/Engineeirng comments.
Planning	See attached.

## Cynthia Cannon

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**From:** Annie Bloxson  
**Sent:** Friday, August 5, 2022 3:12 PM  
**To:** Cynthia Cannon  
**Subject:** RE: 105 S Baylen St. Emergency Egress

Hi Cynthia,

The diagram appears to meet the previous discussions of egress. Thank you.

Have a great weekend!

### Annie Bloxson

Fire Marshal

Visit us at [PensacolaFire.com](https://PensacolaFire.com)

475 E. Strong Street

Pensacola, FL 32501

Office: 850-436-5200

[abloxson@cityofpensacola.com](mailto:abloxson@cityofpensacola.com)



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**From:** Cynthia Cannon <CCannon@cityofpensacola.com>

**Sent:** Friday, August 5, 2022 2:53 PM

**To:** Annie Bloxson <ABloxson@cityofpensacola.com>

**Subject:** FW: 105 S Baylen St. Emergency Egress

Hi Annie,

Just making sure that your aware of their emergency egress diagram for this project (105 S Baylen St.) and that it satisfies your concerns.

Thank you,

### Cynthia Cannon, AICP

*Assistant Planning & Zoning Manager*

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

222 W Main St.

Pensacola, FL 32502

Office: 850.435-1670

[ccannon@cityofpensacola.com](mailto:ccannon@cityofpensacola.com)



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**From:** Michelle Burch <[michelle@caldwell-assoc.com](mailto:michelle@caldwell-assoc.com)>

**Sent:** Thursday, August 4, 2022 2:00 PM

**To:** Cynthia Cannon <[CCannon@cityofpensacola.com](mailto:CCannon@cityofpensacola.com)>

**Subject:** [EXTERNAL] RE: MEETING NOTICE - Pensacola City Planning Board Meeting – 08/09/22

**THIS EMAIL IS FROM AN EXTERNAL EMAIL ACCOUNT**

Cynthia – I spoke with Jason, he is planning to send you some updated information today. I have attached the diagram that was discussed with the Fire Marshal and Building Dept previously. Since then, Andrew Rothfeder has secured easement agreements with the Brewery that will allow for Drug Free Workplace and Pilates to egress on the side of the amenity space and out through the one gate. Jason will be incorporating this information in his drawings.

Let me know if you have any other questions once you receive Jason's updated drawings.

Thanks!

Sincerely,

**MICHELLE BURCH**

Associate AIA

(850) 439.6578

[michelle@caldwell-assoc.com](mailto:michelle@caldwell-assoc.com)

[caldwell-assoc.com](http://caldwell-assoc.com)



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**From:** Cynthia Cannon <[CCannon@cityofpensacola.com](mailto:CCannon@cityofpensacola.com)>

**Sent:** Wednesday, August 3, 2022 7:55 AM

**To:** Michelle Burch <[michelle@caldwell-assoc.com](mailto:michelle@caldwell-assoc.com)>; Andrew Rothfeder <[andrew@rothfeder.com](mailto:andrew@rothfeder.com)>

**Subject:** FW: MEETING NOTICE - Pensacola City Planning Board Meeting – 08/09/22



**MEMORANDUM**

TO: City of Pensacola Planning Board

FROM: Engineering and Public Works Department

DATE: 7/20/2022

SUBJ: Red Feather Subdivision

The following comments from the Public Works and Engineering Department are regarding completeness of the Preliminary Plat for the Red Feather Subdivision.

City surveying notes the following:

1. Add roadway width per LDC 12-7-8.4
2. Add typical lot size per LDC 12-7-8.12
3. Add State Plan Coordinates per LDC 12-7-8.17

For questions, please contact Caitlin Cerame at [ccerame@cityofpensacola.com](mailto:ccerame@cityofpensacola.com) or 850-436-5689.



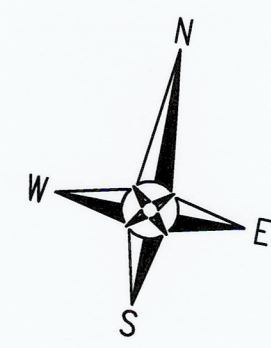
PREPARED BY



## REBOL-BATTLE & ASSOCIATES

Civil Engineers and Surveyors

2301 N. Ninth Avenue, Suite 300  
Pensacola, Florida 32503  
Telephone 850.438.0400  
Fax 850.438.0448  
EB 00009657 LB7916



# PRELIMINARY PLAT OF RED FEATHER

## A RESIDENTIAL SUBDIVISION BEING

A RE-SUBDIVISION OF ALL OF LOT 178, AND A PORTION OF LOTS 179 & 195 BLOCK 26,  
BEING A PORTION OF OLD CITY TRACT, CITY OF PENSACOLA, ACCORDING TO THE MAP OF  
SAID CITY COPYRIGHTED BY THOMAS C. WATSON IN 1906,  
A PORTION OF SECTION 46, TOWNSHIP 2 SOUTH, RANGE 30 WEST  
CITY OF PENSACOLA, ESCAMBIA COUNTY, FLORIDA  
MARCH 2021

### OWNER AND DEVELOPER

STUDER PROPERTIES LLP  
321 N DEVILLIERS, SUITE 103  
PENSACOLA, FL 32501

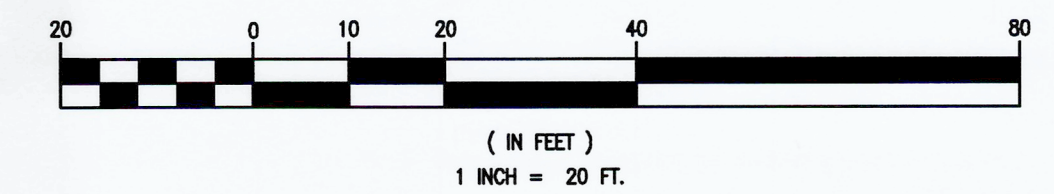
### CIVIL ENGINEER

JEREMY R KING, P.E.

### PROFESSIONAL SURVEYOR AND MAPPER

MARK A. NORRIS, P.S.M.

### HORIZONTAL SCALE



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

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

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

### GENERAL NOTES:

- NORTH AND THE SURVEY DATUM SHOWN HEREON IS BASED ON THE FLORIDA STATE PLANE COORDINATE SYSTEM (FLORIDA NORTH ZONE), NORTH AMERICAN DATUM OF 1983 (NAD83)-(2011)-(EPOCH 2010.0000) AND REFERENCED TO THE BEARING OF SOUTH 79°16'10" WEST ALONG THE NORTH RIGHT-OF-WAY LINE OF INTENDENCIA STREET AND WERE DERIVED UTILIZING A GLOBAL POSITIONING SYSTEM (GPS) TOPCON HIPER II GEODETIC DUAL FREQUENCY RECEIVER. THE RECEIVER WAS UTILIZED IN A REAL-TIME KINEMATIC (RTK) MODE UTILIZING THE FLORIDA DEPARTMENT OF TRANSPORTATION FLORIDA PERMANENT REFERENCE NETWORK (FPRN), FLORIDA'S GLOBAL NAVIGATION SATELLITE SYSTEM (GNSS) REFERENCE STATION NETWORK; PREVIOUS SURVEY PERFORMED BY OSCAR W. PITTMAN (JOB No. 6891-81, FILE No. B-1871) DATED DECEMBER 29, 1981; PREVIOUS SURVEY PERFORMED BY PITTMAN, GLAZE AND ASSOCIATES (JOB No. E4148, FILE No. 35754-13) DATED DECEMBER 19, 2013; DEEDS OF RECORD AND EXISTING FIELD MONUMENTATION.
- ELEVATIONS AS SHOWN HEREON ARE BASED ON THE NORTH AMERICAN VERTICAL DATUM OF 1988 (NAV88) AND ARE REFERENCED TO THE NATIONAL GEODETIC SURVEY TIDAL BENCHMARK G 9, PUBLISHED ELEVATION = 13.06 FEET (NAV88).
- 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 12033C03906, EFFECTIVE DATE OF SEPTEMBER 29, 2006.
- VISIBLE UTILITIES WITHIN THE SURVEY LIMITS ARE AS SHOWN HEREON. SUBSURFACE UTILITY LINES WERE LOCATED AND ARE SHOWN AS PER THE RESPECTIVE UTILITY COMPANY'S SPOTTING (PAINTED SPOTS AND FLAGGED LINES). THE FOLLOWING SUNSHINE ONE CALL TICKET WAS ISSUED FOR THIS PROJECT: 019107556 & 019107519
- 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.
- THE DEVELOPERS INTEND TO UTILIZE THE EXISTING, APPROVED PARCELS AS RESIDENTIAL LOTS. CURRENTLY NO ADDITIONAL PARCELS OR EASEMENTS ARE ANTICIPATED, UNLESS SHOWN OTHERWISE HEREON.
- ALL ROADS AND RIGHT-OF-WAY SHOWN ON THIS PLAT ARE PUBLIC AND ARE SUBJECT TO MAINTENANCE BY THE CITY OF PENSACOLA.
- MEASUREMENTS AS SHOWN HEREON WERE MADE TO UNITED STATES STANDARDS AND ARE EXPRESSED IN DECIMAL OF FEET.
- VISIBLE IMPROVEMENTS ARE AS SHOWN HEREON.

### UTILITY SERVICE NOTES:

#### POTABLE WATER:

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

#### SANITARY SEWER:

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

#### ELECTRIC, GAS, TELEPHONE, CABLE TELEVISION:

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

### SITE INFORMATION

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

#### FUTURE LAND USE:

C

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

PROPERTY AREA: 0.492± ACRES

FLOOD MAP: FLOOD ZONE "X"  
MAP 12033C03906, DATE 09-29-06

REQUIRED BUILDING SETBACKS C-2A: FRONT YARD - 0 FT.  
SIDE YARD - 0 FT.  
REAR YARD - 0 FT.

MAXIMUM ALLOWED DENSITY: 135 DWELLING UNITS PER ACRE

PROPOSED DENSITY: 22.36 UNITS PER ACRE

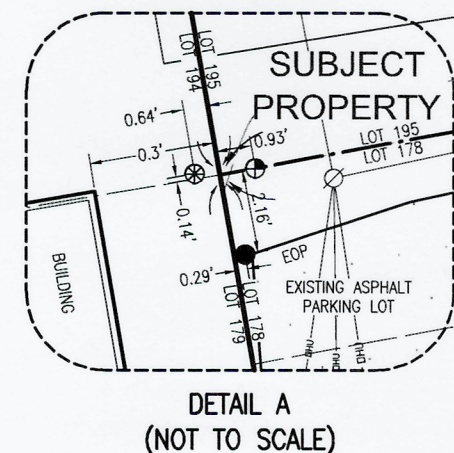
MAX. BUILDING HEIGHT: 100 FT.

No. OF PROPOSED LOTS: 11

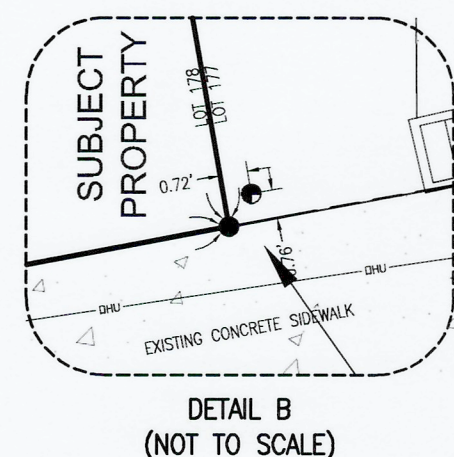
### BENCHMARK NOTES:

BENCHMARK 20-12/49A IS A RAILROAD SPIKE IN THE SOUTH FACE OF A POWER POLE LOCATED ± 58 FEET WEST OF THE SOUTHEAST CORNER OF SUBJECT PROPERTY. ELEVATION = 11.40' (NAV88)

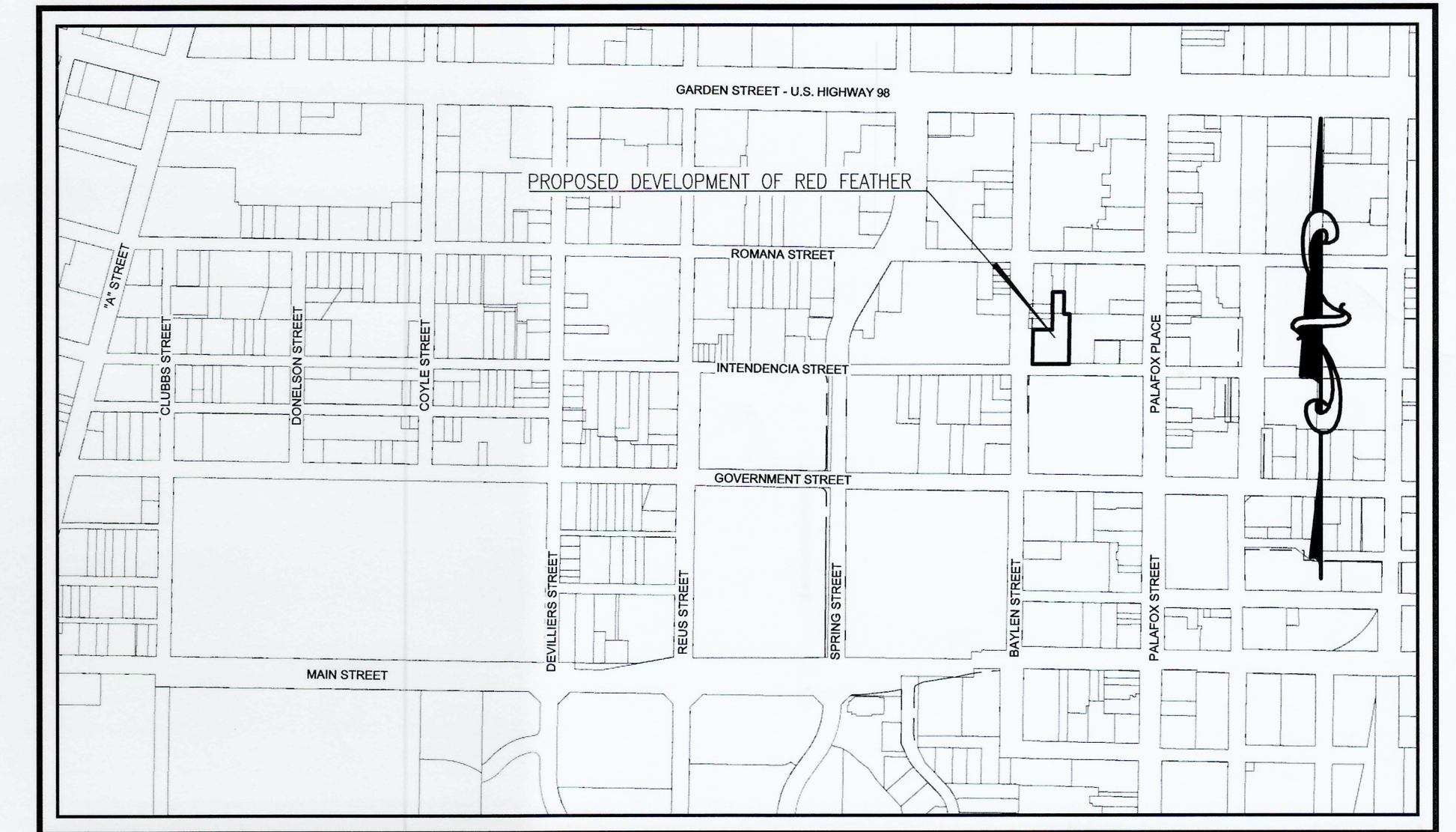
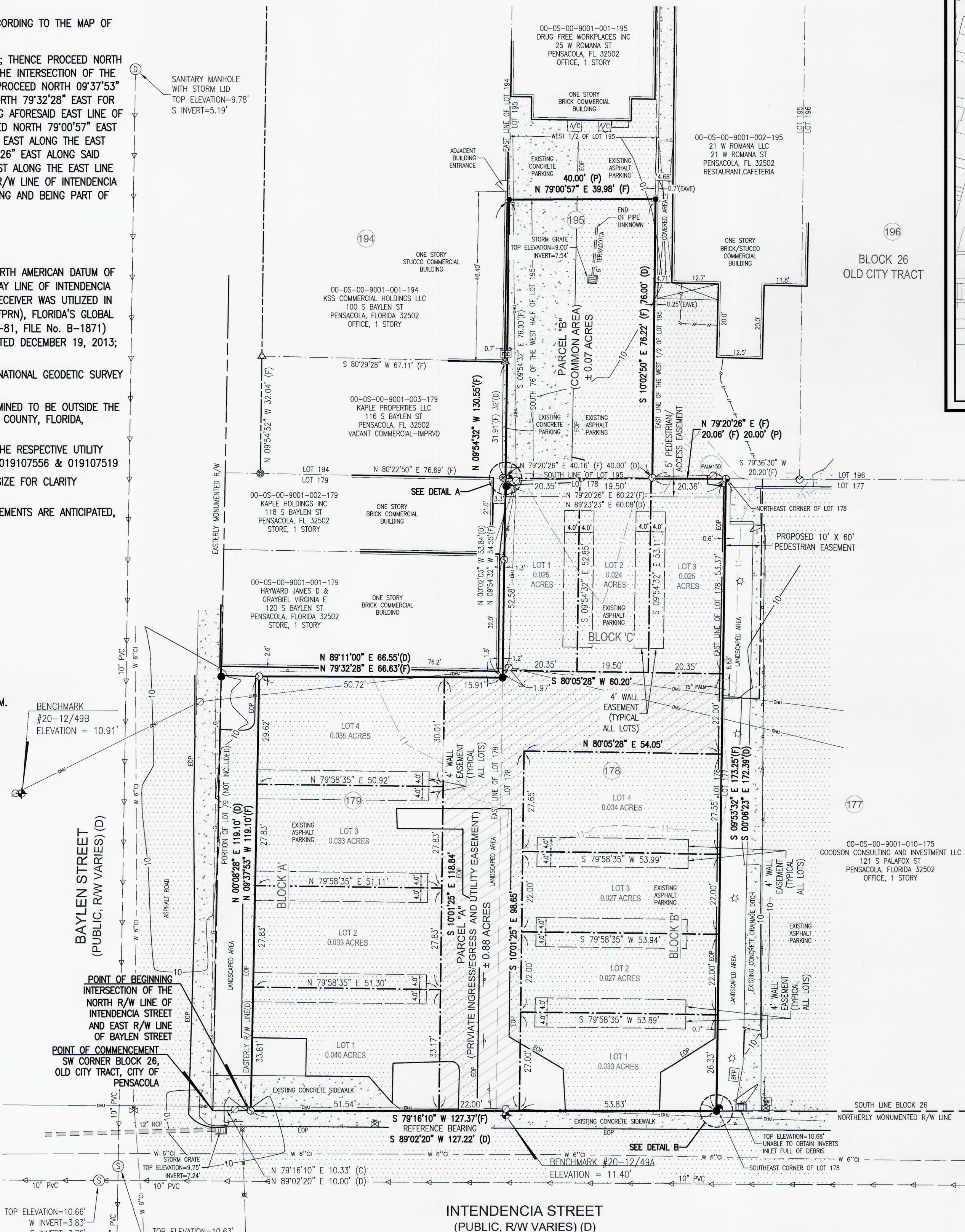
BENCHMARK 20-12/49B IS A RAILROAD SPIKE IN THE EAST FACE OF A POWER POLE LOCATED ± 86 FEET NORTH AND ± 66 FEET WEST OF THE SOUTHWEST CORNER OF SUBJECT PROPERTY. ELEVATION = 10.91' (NAV 88).



DETAIL A (NOT TO SCALE)



DETAIL B (NOT TO SCALE)



## VICINITY MAP NOT TO SCALE

### LEGEND:

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

### Survey comments

- 1) add roadway width per LDC 12-7-8.4
- 2) add typical lot size per LDC 12-7-8.12
- 3) add State Plane Coordinates per LDC 12-7-8.17

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

DATE

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

BY: MARK A. NORRIS - PROFESSIONAL SURVEYOR AND MAPPER  
FLORIDA REGISTRATION No. 6211

DATE

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

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



***Planning Services Division  
Zoning Review***

SUBDIVISION: RED FEATHER – PRELIMINARY PLAT

Address: 150 SOUTH BAYLEN STREET  
Zoning: C-2A / PHBD / DBA  
Reviewed: 07/22/2022

1. Please correct the "Required Setback" data to include the maximum front setback of 10 feet per the Dense Business Area requirements.
2. Please add the following to the "SITE INFORMATION":
  1. All development shall be subject to an aesthetic review by the City's Architectural Review Board (ARB).
  2. An LTU (License To Use) will be required for balconies and/or projections within the ROW.
3. Please be advised the Open Space/Recreation fee is due with the recording of the Final Plat. This amount is derived from the value of the land per ESCPA.