



REBOL-BATTLE & ASSOCIATES

Civil Engineers and Surveyors

February 5, 2021

Ms. Cynthia Cannon, AICP
Assistant Planning Director
City of Pensacola
222 W Main Street
Pensacola, FL 32502

**Re: Preliminary Plat Submittal
Red Feather Subdivision
RBA Project No.: 2020.131**

Dear Cynthia:

Please find enclosed the Subdivision Application Package for the above referenced project. The following items are included in the package for your review:

1. One (1) Completed Application
2. One (8) Sets of the preliminary plat
3. One (1) Check made out to The City of Pensacola in the amount of \$1,325.00
4. A copy of the submittal has been emailed to ccannon@cityofpensacola.com

If you have any questions or need any additional information, please do not hesitate to call our office.

Sincerely,

Rebol-Battle & Associates, LLC

Jason Rebol

Enclosures

SUBDIVISION PLAT



Please Check Application Type:

Minor Subdivision (< 4 lots)

Subdivision (> 4 lots)

☐ Preliminary & Final Plat Submission

☒ Preliminary Plat Submission

☐ Final Plat Submission

Fee: \$2,000.00

Fee: \$1,000.00 + \$25/lot

Fee: \$1,500.00 + \$25/lot

[Resubmittal: 1/2 the initial fee; Rescheduling to Planning Board / City Council: \$250.00]

Applicant Information

Name: CALDWELL ASSOC. ARCHITECTS

Address: 116 N. TARRAGONA ST
PENSACOLA, FL 32502

Phone: 850.439.6578

Fax: CONTACT: MICHELLE BURKH

Email: michelle@caldwell-assoc.com

Owner Information (if different from applicant)

Name: STUDER PROPERTIES LLP

Address: 321 N DEVILLIERS, STE 103
PENSACOLA, FL 32501

Phone: 850.696.2414

Fax: CONTACT: ANDREW ROTHFEDER

Email: andrew@rothfeder.com

Property Information

Location/Address: 150 S. BAYLEN STREET, PENSACOLA FL 32502

Subdivision Name: RED FEATHER

of Parcels to be Subdivided: 2 Parcel ID #(s): 00-05-00-9001-001-178

of Existing Lots: 2 # of Proposed Lots: 13 Total Acreage: .48

Legal Description: Please attach a full legal description from deed or survey 11 UNITS + 2 HOA-OWNED AREAS

Type of Subdivision: ☒ Residential* ☐ Non-Residential

[*If residential, see reverse for open space requirement]

Will a Variance from the Subdivision Regulations be requested for the project (Sec. 12-8-7)? ☐ YES ☒ NO

If yes, specify exact variance requested: _____

I, the undersigned applicant, understand that payment of these fees does not entitle me to approval of this plat and that no refund of these fees will be made. Also, I understand that any resubmissions based 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 and subdivision requirements and understand that I must be present on the date of the Planning Board meeting.

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

Date

02.04.2021

FOR OFFICE USE ONLY

Zone: _____ District: _____

Date Received: _____ Case Number: _____

Application Fee: _____ Receipt #: _____

Open Space Requirement (acres or \$): _____ Receipt #: _____

Planning Board Date: _____ Recommendation: _____

Council Date: _____ Action: _____

Recording Date: _____ Map Bk/Pg: _____

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

OWNER AND DEVELOPER

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

CIVIL ENGINEER

JEREMY R KING, P.E.

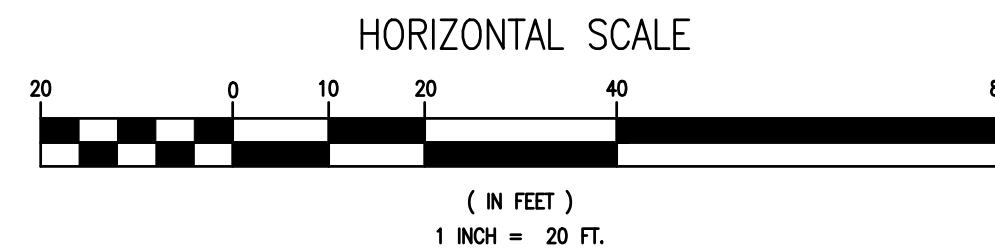
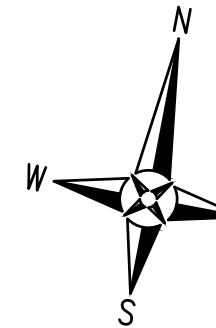
PROFESSIONAL SURVEYOR AND MAPPER

MARK A. NORRIS, P.S.M.

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 42 & 43, TOWNSHIP 2 SOUTH, RANGE 30 WEST
CITY OF PENSACOLA, ESCAMBIA COUNTY, FLORIDA
FEBRUARY 2021



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

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 89°02'20" EAST ALONG THE SOUTH LINE OF SAID BLOCK 26, A DISTANCE OF 10.00 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 0°08'28" EAST ALONG SAID EAST R/W LINE OF BAYLEN STREET A DISTANCE OF 119.10 FEET; THENCE DEPART SAID LINE, PROCEED NORTH 89°11'00" EAST A DISTANCE OF 66.55 FEET; THENCE PROCEED NORTH 0°02'03" WEST A DISTANCE OF 53.84 FEET; THENCE PROCEED NORTH 89°23'23" EAST A DISTANCE OF 60.08 FEET; THENCE PROCEED SOUTH 0°06'23" EAST A DISTANCE OF 172.39 FEET TO THE AFOREMENTIONED NORTH R/W LINE OF INTENDENCIA STREET; THENCE PROCEED SOUTH 89°02'20" WEST ALONG SAID NORTH R/W LINE A DISTANCE OF 127.22 FEET TO THE POINT OF BEGINNING, LYING AND BEING PART OF SECTION 42 & 43, TOWNSHIP 2 SOUTH, RANGE 30 WEST, ESCAMBIA COUNTY, FLORIDA.

THE SOUTH 87.5 FEET OF THE WEST HAVE OF LOT 195, BLOCK 26, OLD CITY TRACT ACCORDING TO THE MAP OF THE CITY OF PENSACOLA, ESCAMBIA COUNTY, FLORIDA BY THOMAS C. WATSON DATED 1906.

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) 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 (NAVD88) AND ARE REFERENCED TO THE NATIONAL GEODETIC SURVEY TIDAL BENCHMARK G 9, PUBLISHED ELEVATION = 13.06 FEET (NAVD88).
- 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 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
- 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 12033C03906, 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.
- ALL ROADS AND RIGHT-OF-WAY SHOWN ON THIS PLAT ARE PUBLIC AND ARE SUBJECT TO MAINTENANCE BY THE CITY OF PENSACOLA.
- THE DEVELOPERS INTEND TO UTILIZE THE EXISTING, APPROVED PARCELS AS RESIDENTIAL LOTS. CURRENTLY NO ADDITIONAL PARCELS OR EASEMENTS ARE ANTICIPATED, UNLESS SHOWN OTHERWISE 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.

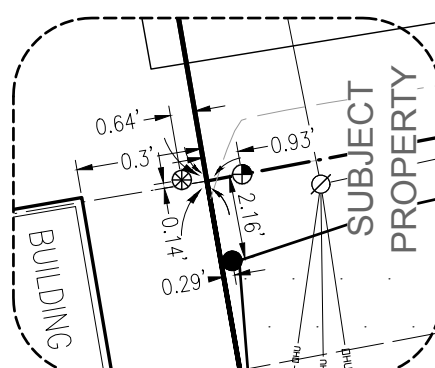
ELECTRIC, GAS, TELEPHONE, CABLE TELEVISION:
THESE SERVICES WILL BE INSTALLED AND MAINTAINED BY THE ASSOCIATED UTILITY COMPANY.

SITE INFORMATION

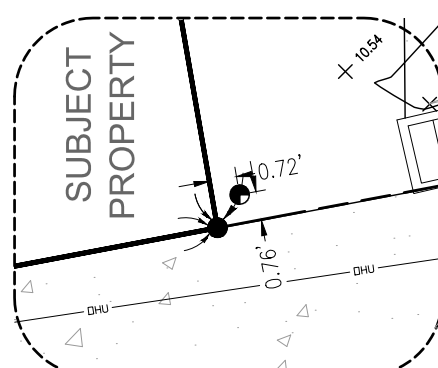
PROPERTY ZONING:	C-2A	REQUIRED BUILDING SETBACKS C-2:	FRONT YARD - 0 FT. SIDE YARD - 0 FT. REAR YARD - 0 FT.
FUTURE LAND USE:	C		
PROPERTY REFERENCE No.'s:	00-05-00-9001-001-178 00-05-00-9001-001-195	DENSITY:	21.88 UNITS PER ACRE
PROPERTY AREA:	0.503± ACRES	MAX. BUILDING HEIGHT:	100 FT.
FLOOD MAP:	FLOOD ZONE "X" MAP 12033C03906, DATE 09-29-06	No. OF PROPOSED LOTS:	11

BENCHMARK NOTES:

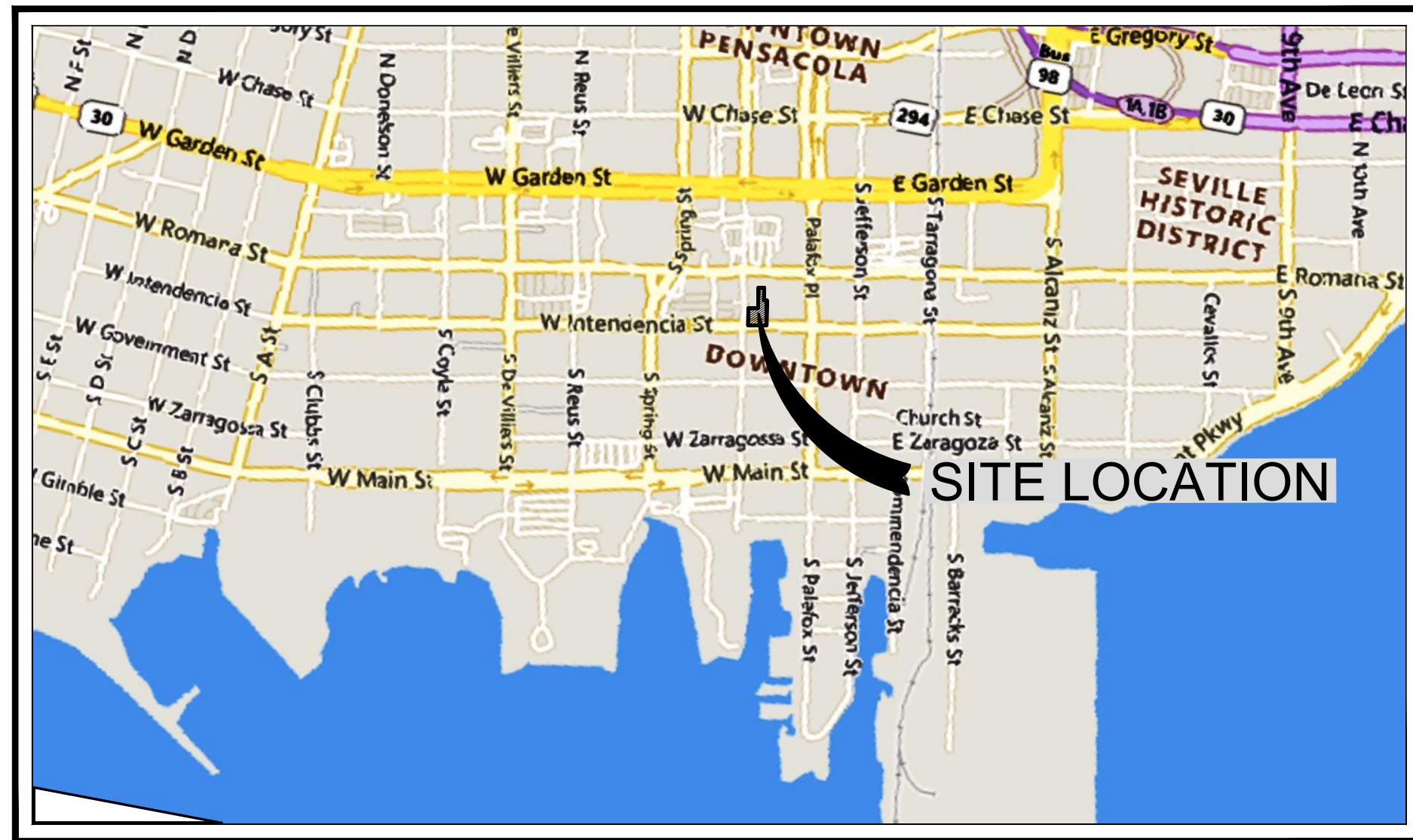
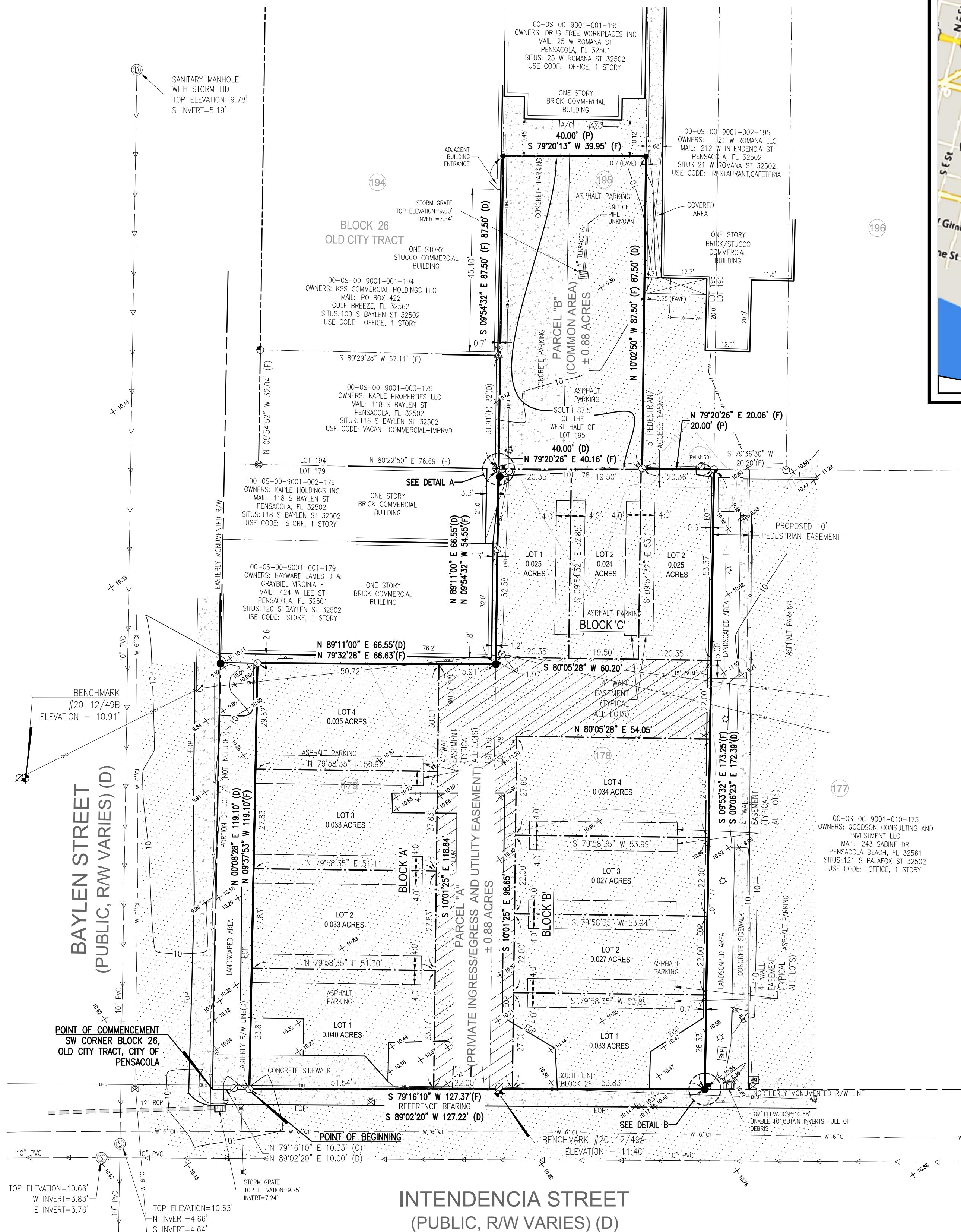
- BENCHMARK 20-12/49A IS A RAILROAD SPIKE IN THE SOUTH FACE OF A POWER POLE LOCATED ± 58 FEET WEST OF THE SOUTHEAST CORNER OF SUBJECT PROPERTY. ELEVATION = 11.40' (NAVD88)
- BENCHMARK 20-12/49B IS A RAILROAD SPIKE IN THE EAST FACE OF A POWER POLE LOCATED ± 86 FEET NORTH AND ± 66 FEET WEST OF THE SOUTHWEST CORNER OF SUBJECT PROPERTY. ELEVATION = 10.91' (NAVD 88).



DETAIL A
(NOT TO SCALE)



DETAIL B
(NOT TO SCALE)



VICINITY MAP NOT TO SCALE

LEGEND:

●	SET NAIL & DISK (No. 7916)	⊙	DENOTES SEWER MANHOLE
▲	FOUND NAIL & DISK (No. 7277)	○	DENOTES TREE (SIZE AND TYPE NOTED)
●	FOUND 1/2" DIA IRON ROD (UNNUMBERED)	— 0 —	DENOTES CHAIN LINK FENCE
●	FOUND 3/4" DIA IRON ROD (UNNUMBERED)	— // —	DENOTES WOOD PANEL FENCE
○	FOUND 1/2" DIA CAPPED IRON ROD (No. 0340)	— OH —	DENOTES OVERHEAD UTILITIES
○	FOUND 1/2" DIA CAPPED IRON ROD (No. 4882)	— G —	DENOTES BURIED GAS LINE
○	FOUND 1/2" DIA CAPPED IRON ROD (No. 7277)	— W 6" —	DENOTES BURIED WATER LINE
○	FOUND 1/2" DIA CAPPED IRON ROD (No. 6993)	— S —	DENOTES SEWER LINE
○	FOUND 1/2" DIA CAPPED IRON ROD (No. 1746)	A/C	DENOTES AIR CONDITIONING
○	FOUND 1/2" DIA CAPPED IRON ROD (No. 7174)	BOC	DENOTES BACK OF CURB
○	FOUND 1/2" DIA CAPPED IRON ROD (No. 7073)	(D)	DENOTES DEED INFORMATION
—	DENOTES SINGLE SUPPORT SIGN	DIA	DENOTES DIAMETER
—	DENOTES DOUBLE SUPPORT SIGN	EOP	DENOTES EDGE OF PAVEMENT
—	DENOTES WOOD UTILITY POLE	(F)	DENOTES FIELD MEASUREMENT
—	DENOTES METAL LIGHT POLE	NAVO	DENOTES NORTH AMERICAN VERTICAL DATUM
—	DENOTES GUY WIRE ANCHOR	(P)	DENOTES PLAT MEASUREMENT
—	DENOTES BACK FLOW PREVENTER	PVC	DENOTES POLYVINYL CHLORIDE
—	DENOTES WATER METER	R/W	DENOTES RIGHT OF WAY
—	DENOTES WATER VALVE	(TYP)	DENOTES TYPICAL
—	DENOTES FIBER OPTIC CABLE MARKER	179	DENOTES PLATTED LOT NUMBER
—	DENOTES STORMWATER MANHOLE	± 6.00	DENOTES SPOT ELEVATION
—	DENOTES DROP INLET	— 100 —	DENOTES ELEVATION CONTOUR LINE AT ONE FOOT INTERVALS

CITY OF PENSACOLA PROFESSIONAL SURVEYOR AND MAPPER:

SIGNED
LES ODOM, P.S.M. No. 6520

DATE

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

PROFESSIONAL SURVEYOR AND MAPPER:

BY: MARK A. NORRIS
FLORIDA REGISTRATION No. 6211

DATE

SURVEYOR'S CERTIFICATE:

I HEREBY CERTIFY THAT THE SURVEY SHOWN HEREON 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.

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

Project: Red Feather Subdivision - Preliminary

Department:

Comments:

FIRE

A site meeting was held to discuss the use of the rear doors of the existing buildings. Per the discussion, the rear doors shall remain accessible to the tenants and access to the right-of-way shall be made available to the tenants. If those requirements as discussed are met, I do not oppose to the preliminary plat for Red Feather Residential Subdivision.

PW/E

No comments.

InspSvcs

No comments.

ESP

No comments.

ECUA

Please have the developer clarify to ECUA whether it is their intention that the water and sewer infrastructure is to be owned & maintained by ECUA or privately. This project will need to submit to ECUA Engineering for review and permitting of water and/or sewer. Please have the developer see the ECUA Engineering Manual - Procedures 2 and 3 for information regarding submittal and review processes (<https://ecua.fl.gov/work-with-us/engineering-manuals-contacts>). Additional information about submitting to ECUA and water/sewer utility maps can be obtained by speaking with a representative in the ECUA Map Room at 850-969-3311. If the water/sewer infrastructure is to be owned and maintained by ECUA: typical cross section of the ingress/egress/utility easement, proposed water meter locations, and driveway locations will need to be provided to ECUA. Utility easement will also need to be dedicated to ECUA and meet the width standards as outlined in the ECUA Engineering Manual. (Comments addressed. See attached.)

GPW

This one I am aware of but nothing has been determined due to the fact that the neighboring properties have their services basically land locked if we proceed with the project. I have been in contact with the developer and real estate person but nothing has been resolved. Our last contact was in November/December of 2020 where the developer was to determine if services could be relocated and/or voltage changes to the neighboring properties. These parcels are all zero lot lines and nothing has been determined in regards to re-serving the existing customers. I will reach back out to them to see what the status on services. I will get back with you on this.

ATT

No comments.

Surveyor

See attached.

Planning

See attached.

Cynthia Cannon

From: Jason Rebol <jasonr@rebol-battle.com>
Sent: Wednesday, February 17, 2021 11:14 AM
To: Cynthia Cannon
Cc: Andre Calaminus
Subject: RE: [EXTERNAL] RE: Baylen St & Intendencia St. - Red Feather Subdivision Preliminary Plat
Attachments: C400 Utility Plan.pdf

All on-site sewer collection will be private. See attached preliminary utility plan for reference.

Jason Rebol

Rebol-Battle & Associates
Civil Engineers & Surveyors
2301 N. 9th Avenue, Suite 300
Pensacola, Florida 32503
Ph: 850-438-0400

From: Cynthia Cannon <CCannon@cityofpensacola.com>
Sent: Wednesday, February 17, 2021 11:05 AM
To: Jason Rebol <jasonr@rebol-battle.com>
Subject: FW: [EXTERNAL] RE: Baylen St & Intendencia St. - Red Feather Subdivision Preliminary Plat

Jason,

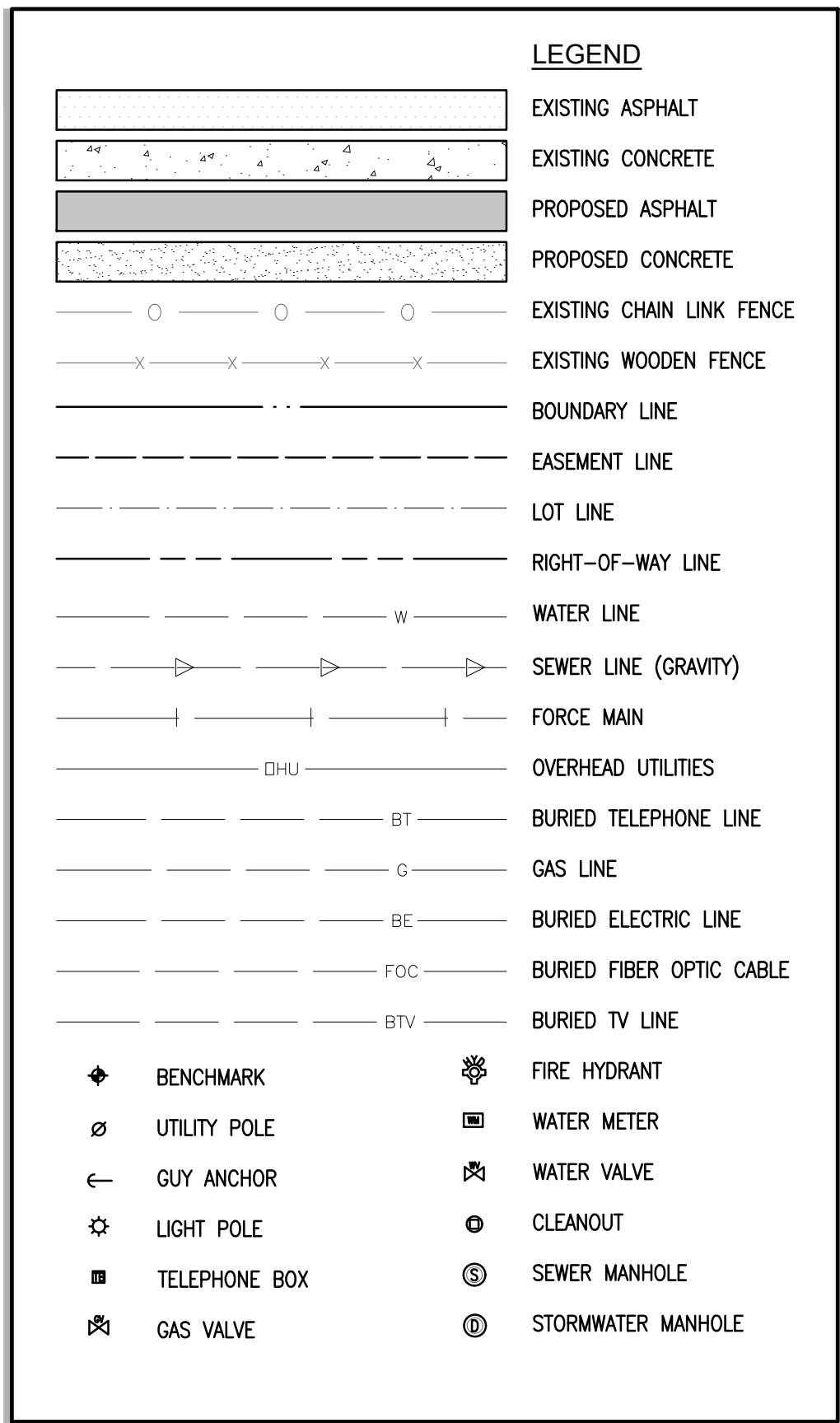
Please see comments below.

Thank you,

Cynthia Cannon, AICP

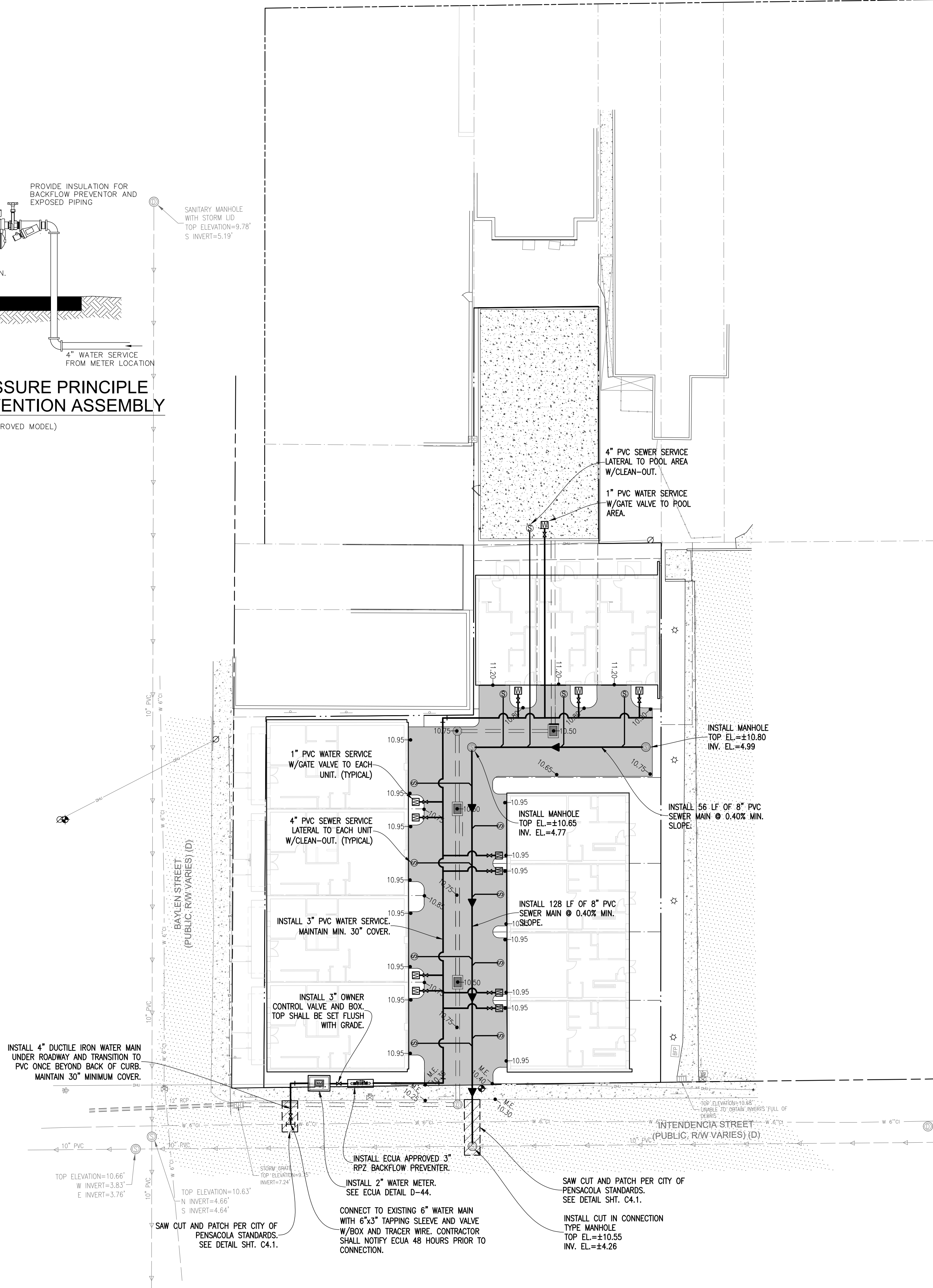
Assistant Planning Director
Visit us at <http://cityofpensacola.com>
222 W Main St.
Pensacola, FL 32502
Office: 850.435-1670
ccannon@cityofpensacola.com





NOTES:

1. EXCAVATE TRENCH TO A DEPTH THAT PROVIDES MINIMUM COVER OF 30" FROM EXISTING GROUND SURFACE, OR FROM THE INDICATED FINISHED GRADE, WHICHEVER IS LOWER, TO THE TOP OF PIPE.
2. FOR FIRE PROTECTION YARD MAINS OR PIPING, AN ADDITIONAL 6" OF COVER IS REQUIRED.



1. IT IS THE CONTRACTOR'S RESPONSIBILITY TO DETERMINE THE EXACT LOCATION AND DEPTH OF EXISTING UTILITIES AND TO DETERMINE IF OTHER UTILITIES WILL BE ENCOUNTERED DURING THE COURSE OF THE WORK AND TAKE WHATEVER STEPS NECESSARY TO PROVIDE FOR THEIR PROTECTION.

3. ALL NEW WATER LINES SHALL BE CLEANED, DISINFECTED, PRESSURE TESTED, AND BACTERIOLOGICALLY CLEANED FOR SERVICE IN ACCORDANCE WITH THE LATEST AWWA STANDARDS AND THE FLORIDA DEPARTMENT OF ENVIRONMENTAL PROTECTION RULES AND REGULATIONS.

5. MAINTAIN 18 INCH MINIMUM VERTICAL SEPARATION BETWEEN ALL POTABLE WATER MAINS AND SANITARY SEWER GRAVITY LINES. (WATER ABOVE SEWER).

7. ALL WATER AND SEWER WORK SHALL BE IN ACCORDANCE WITH THE LATEST EDITION OF THE ECUA ENGINEERING MANUAL.

9. THE CONTRACTOR SHALL NOTIFY THE APPROPRIATE UTILITY COMPANIES 72 HOURS (3 BUSINESS DAYS) PRIOR TO BEGINNING CONSTRUCTION.

11. THE CONTRACTOR IS TO RESTORE ALL DISTURBED RIGHTS-OF-WAY IN ACCORDANCE WITH CITY OF PENSACOLA AND THE ECUA GUIDELINES.

13. ALL CONNECTIONS TO THE ECUA WATER AND SEWER SYSTEM SHALL BE MADE WITH ECUA PERSONNEL PRESENT.

16. CONTRACTORS SHALL SUPPLY THE MOT PLAN AND DATES AND TIMES OF ROAD CLOSURES/DETOURS TO THE CITY. MOT PLAN SHALL BE APPROVED BY THE CITY PRIOR TO ANY CONSTRUCTION ACTIVITIES WITHIN THE RIGHT OF WAY.

No.	DATE	REVISION

Cynthia Cannon

From: Jason Rebol <jasonr@rebol-battle.com>
Sent: Friday, February 26, 2021 12:28 PM
To: Cynthia Cannon
Subject: RE: [EXTERNAL] FW: Baylen St & Intendencia St. - Red Feather Subdivision Preliminary Plat

Yes they met out there on Monday.

Jason Rebol

Rebol-Battle & Associates, LLC

Civil Engineers & Surveyors

2301 N. 9th Avenue, Suite 300
Pensacola, Florida 32503
850.438.0400

From: Cynthia Cannon <CCannon@cityofpensacola.com>
Sent: Friday, February 26, 2021 11:31 AM
To: Jason Rebol <jasonr@rebol-battle.com>
Subject: FW: [EXTERNAL] FW: Baylen St & Intendencia St. - Red Feather Subdivision Preliminary Plat

Jason,

Have you addressed these concerns from Gulf Power yet?

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



PREPARED BY



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Civil Engineers and Surveyors

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EB 00009657 LB7916

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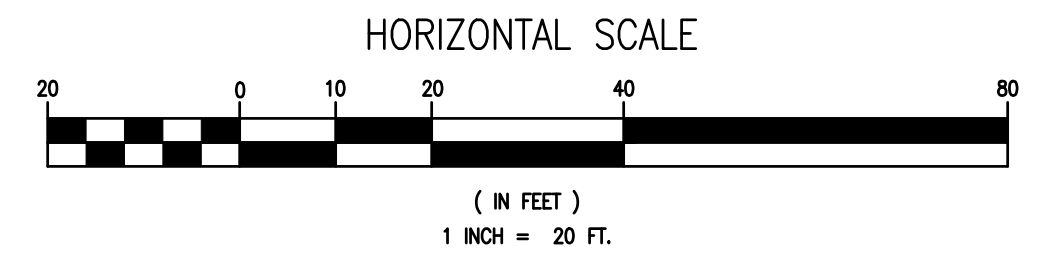
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AND
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- VISIBILITY UTILITIES WITHIN THE SURVEY LIMITS ARE AS SHOWN HEREON. SUBSURFACE UTILITY LINES WERE LOCATED AND ARE SHOWN AS PER THE RESPECTIVE UTILITY COMPANY'S SPOTTING (PAINTED SPOTS AND FLAGGED LINES). THE FOLLOWING SUNSHINE ONE CALL TICKET WAS ISSUED FOR THIS PROJECT: 019107556 & 019107519
- VISIBILITY 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 12033C03906, 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.
- ALL ROADS AND RIGHT-OF-WAY SHOWN ON THIS PLAT ARE PUBLIC AND ARE SUBJECT TO MAINTENANCE BY THE CITY OF PENSACOLA.
- THE DEVELOPERS INTEND TO UTILIZE THE EXISTING, APPROVED PARCELS AS RESIDENTIAL LOTS. CURRENTLY NO ADDITIONAL PARCELS OR EASEMENTS ARE ANTICIPATED, UNLESS SHOWN OTHERWISE 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.

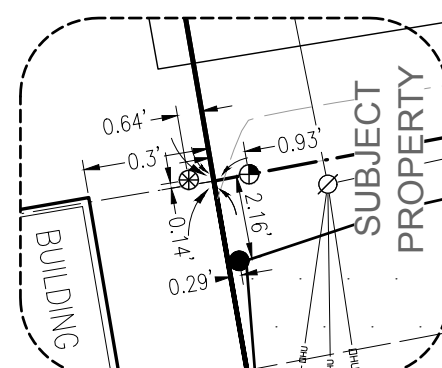
ELECTRIC, GAS, TELEPHONE, CABLE TELEVISION:
THESE SERVICES WILL BE INSTALLED AND MAINTAINED BY THE ASSOCIATED UTILITY COMPANY.

SITE INFORMATION

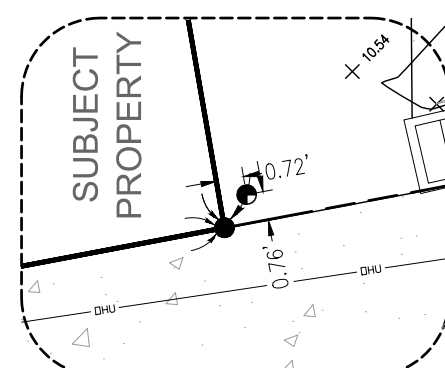
PROPERTY ZONING:	C-2A	REQUIRED BUILDING SETBACKS C-2:	FRONT YARD - 0 FT. SIDE YARD - 0 FT. REAR YARD - 0 FT.
FUTURE LAND USE:	C		
PROPERTY REFERENCE No.'s:	00-05-00-9001-001-178 00-05-00-9001-001-195	DENSITY:	21.88 UNITS PER ACRE
PROPERTY AREA:	0.503± ACRES	MAX. BUILDING HEIGHT:	100 FT.
FLOOD MAP:	FLOOD ZONE "X" MAP 12033C03906, DATE 09-29-06	No. OF PROPOSED LOTS:	11

BENCHMARK NOTES:

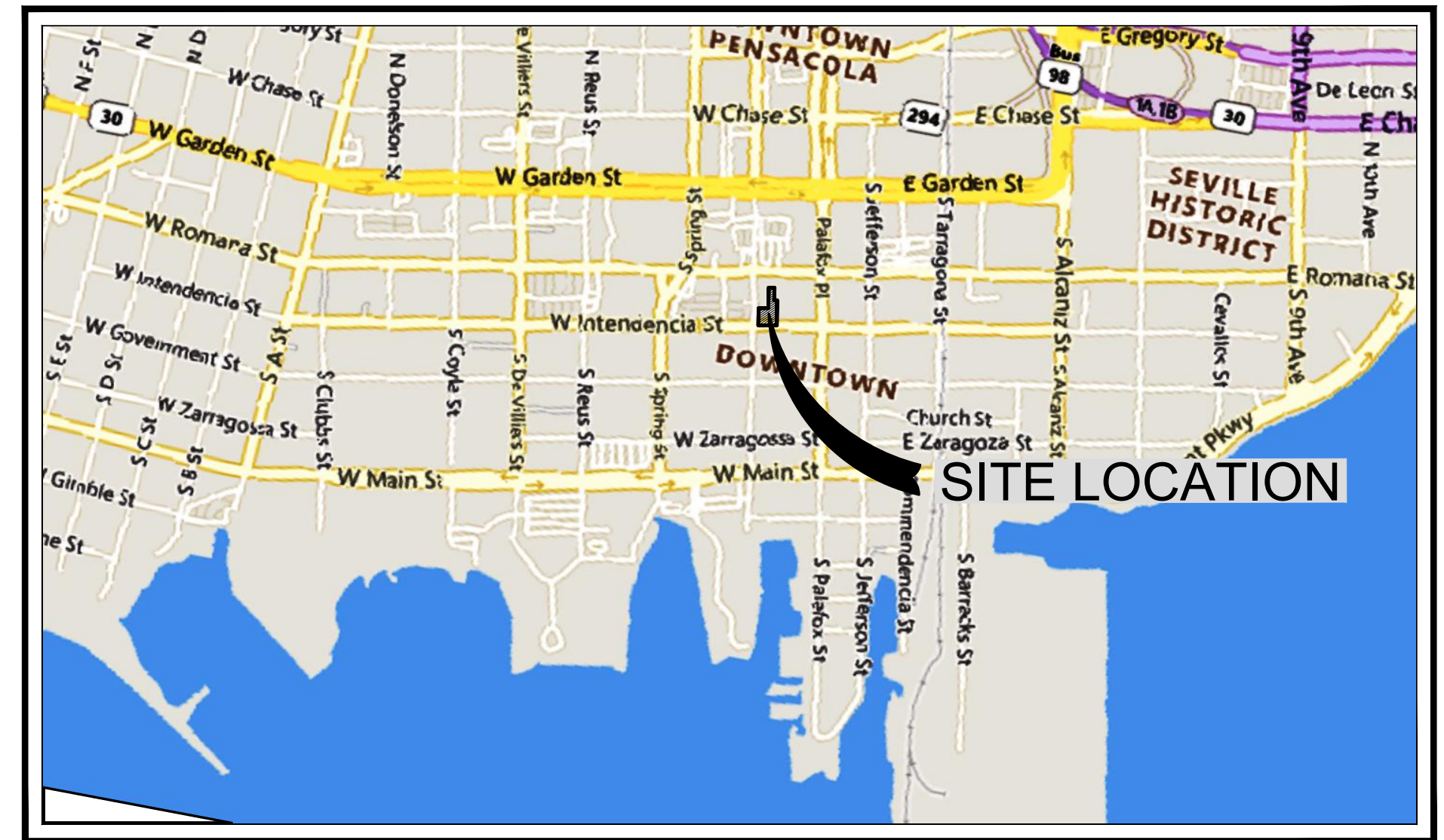
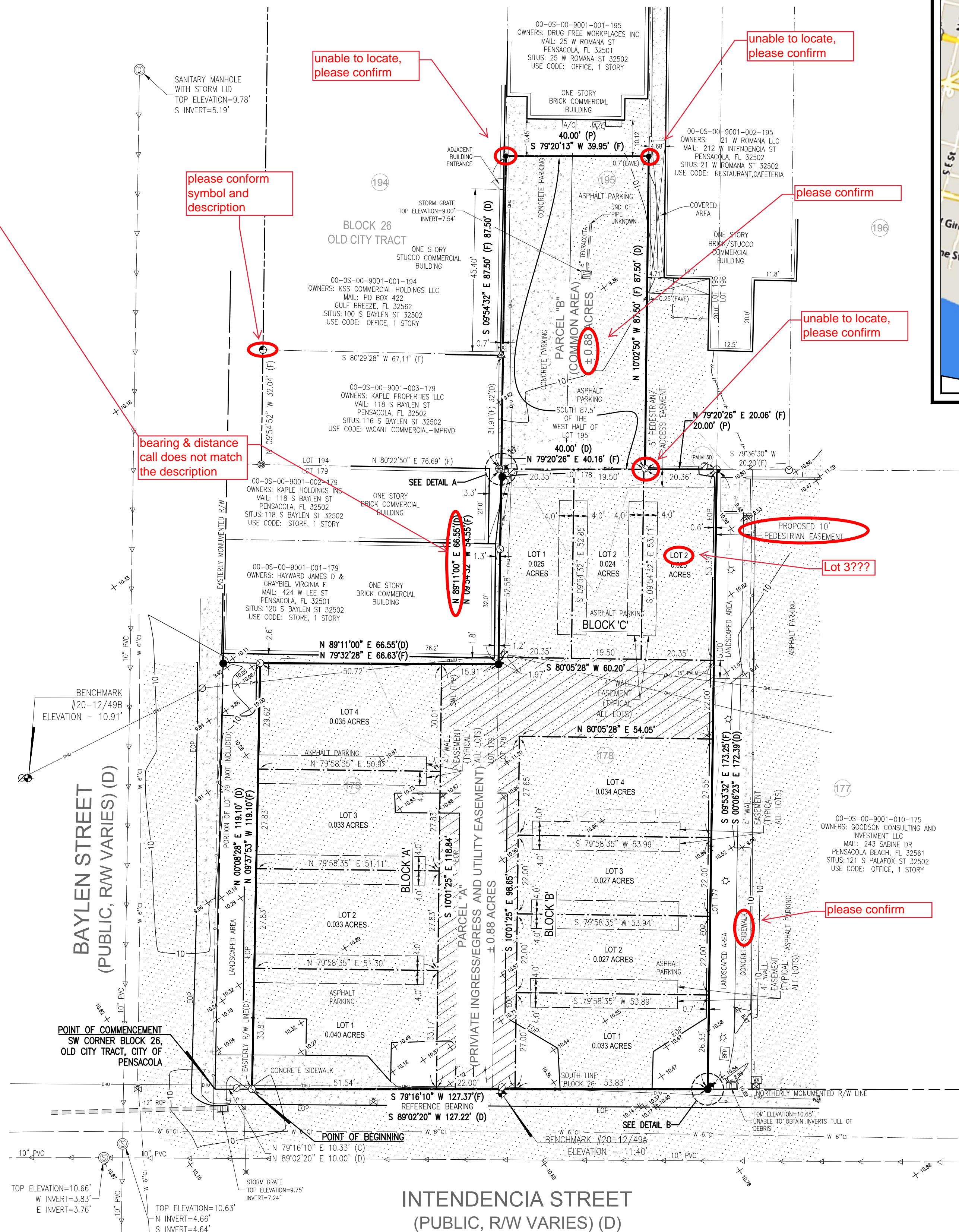
- BENCHMARK 20-12/49A IS A RAILROAD SPIKE IN THE SOUTH FACE OF A POWER POLE LOCATED ± 58 FEET WEST OF THE SOUTHEAST CORNER OF SUBJECT PROPERTY. ELEVATION = 11.40' (NAV88)
- BENCHMARK 20-12/49B IS A RAILROAD SPIKE IN THE EAST FACE OF A POWER POLE LOCATED ± 86 FEET NORTH AND ± 66 FEET WEST OF THE SOUTHWEST CORNER OF SUBJECT PROPERTY. ELEVATION = 10.91' (NAV88).



DETAIL A
(NOT TO SCALE)



DETAIL B
(NOT TO SCALE)



VICINITY MAP NOT TO SCALE

LEGEND:

●	SET NAIL & DISK (No. 7916)	⊙	DENOTES SEWER MANHOLE
▲	FOUND NAIL & DISK (No. 7277)	○	DENOTES TREE (SIZE AND TYPE NOTED)
●	FOUND 1/2" DIA IRON ROD (UNNUMBERED)	— 0 —	DENOTES CHAIN LINK FENCE
●	FOUND 3/4" DIA IRON ROD (UNNUMBERED)	— // —	DENOTES WOOD PANEL FENCE
○	FOUND 1/2" DIA CAPPED IRON ROD (No. 0340)	— OH —	DENOTES OVERHEAD UTILITIES
○	FOUND 1/2" DIA CAPPED IRON ROD (No. 4882)	— G —	DENOTES BURIED GAS LINE
○	FOUND 1/2" DIA CAPPED IRON ROD (No. 4882)	— W 6" —	DENOTES BURIED WATER LINE
○	FOUND 1/2" DIA CAPPED IRON ROD (No. 7073)	— S —	DENOTES SEWER LINE
○	FOUND 1/2" DIA CAPPED IRON ROD (No. 6993)	A/C	DENOTES AIR CONDITIONING
○	FOUND 1/2" DIA CAPPED IRON ROD (No. 1746)	BOC	DENOTES BACK OF CURB
○	FOUND 1/2" DIA CAPPED IRON ROD (No. 7174)	BOI	DENOTES BACK OF INFORMATION
○	FOUND 1/2" DIA CAPPED IRON ROD (No. 7073)	DIA	DENOTES DIAMETER
○	DENOTES SINGLE SUPPORT SIGN	EOP	DENOTES EDGE OF PAVEMENT
○	DENOTES DOUBLE SUPPORT SIGN	(F)	DENOTES FIELD MEASUREMENT
○	DENOTES WOOD UTILITY POLE	NAVO	DENOTES NORTH AMERICAN VERTICAL DATUM
○	DENOTES METAL LIGHT POLE	(P)	DENOTES PLAT MEASUREMENT
○	DENOTES GUY WIRE ANCHOR	PVC	DENOTES POLYVINYL CHLORIDE
○	DENOTES BACK FLOW PREVENTER	R/W	DENOTES RIGHT OF WAY
○	DENOTES WATER METER	(TYP)	DENOTES TYPICAL
○	DENOTES WATER VALVE	179	DENOTES PLATTED LOT NUMBER
○	DENOTES FIBER OPTIC CABLE MARKER	± 6.00	DENOTES SPOT ELEVATION
○	DENOTES STORMWATER MANHOLE	100	DENOTES ELEVATION CONTOUR LINE AT ONE FOOT INTERVALS
○	DENOTES DROP INLET		

CITY OF PENSACOLA PROFESSIONAL SURVEYOR AND MAPPER:

SIGNED: Leslie D. Odom
LES ODOM, P.S.M. No. 6520

DATE: _____

PROFESSIONAL SURVEYOR AND MAPPER:

BY: MARK A. NORRIS
FLORIDA REGISTRATION No. 6211

DATE: _____

SURVEYOR'S CERTIFICATE:

I HEREBY CERTIFY THAT THE SURVEY SHOWN HEREON 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.

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: 2-24-2021

1. Please correct/amend the following within the "SITE INFORMATION" table:
 - a) Setbacks: The incorrect Zoning district has been cited. This property is located within the C-2A Zoning district, not the C-2.
 - b) Density: This is incorrect for the maximum density ALLOWED. The maximum density ALLOWED is 135 DU/acre.
2. Please add the following to the "SITE INFORMATION":
 1. Overlay Districts: PHBD (Palafox Historic Business District)
DBA (Dense Business Area).
 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.



LIBERISLAWFIRM

Charles S. Liberis

R. Douglas Goldin*

*also licensed in Georgia

February 18, 2021

VIA E-Mail / Hand Delivery

Mr. Derek Salter, Chairperson
Mr. Erick Mead, Vice-Chairperson
Ms. Anna Fogarty
Ms. Bianca Villegas
Mr. Brian Spencer
Mr. Jordan Yee
Mr. Yuri Ramos
Mr. Ross Pristera, Advisor
Mr. Gregg Harding
Ms. Leslie Statler

Dear Members of the Architectural Review Board:

I am writing objecting to the approval of the Application of Studer Properties, LLC, for the construction of townhomes at 150 S. Baylen Street.

My property located at 21 W. Romana has been in continuous possession of the Liberis Family for 82 years, since March 31, 1939, first by lease and then by fee title since January 26, 1945, when it was acquired by my father (copy of deed enclosed). I acquired title from my mother on December 22, 1976. It is now owned by 21 W. Romana, LLC, a single Member LLC owned by me. Access to the rear of my property has been by an easement through the parking lot located at 150 S. Baylen, specifically from the Intendencia Street entrance, at all times before and after purchase of the parking lot by Studer Properties.

Big Top Brewery is my tenant at 21 West Romana, and operates the Big Top Brewery and Restaurant.

The area to the rear of the building provides employee parking, access to a brewing area, and more importantly, a dumpster for garbage pickup.

The rear is accessed from Intendencia Street through the parking lot located at the corner of Intendencia and Baylen Street that was operated by the City of Pensacola for many years.

Page -2-
February 18, 2021

Studer Properties, LLC, bought the property from the City and has announced that they are going to build a townhouse project which will prevent access to the back of 21 W. Romana when completed.

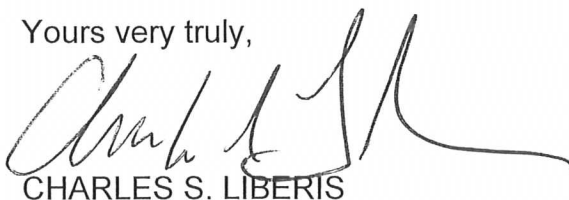
There is no written easement, and my position is that there is an easement by prescription to the property. An easement by prescription arises by long-term open and notorious use.

While I have the utmost respect for the efforts that Studer Properties has made to revitalize our City, the bottom line is that the construction, as planned, would put Big Top Brewery out of business:

- there's no way to put a dumpster in front of the building on the sidewalk - the building has always been serviced for garbage pick up to the rear;
- rear access is mandatory for deliveries of food and alcohol;
- there is an area in the rear that is used for the manufacture and/or storage of Big Tops private label beer; and
- exits for fire and emergency are to the rear.

In conclusion, approval for this plan will lead to irreparable harm to both 21 W. Romana, LLC, the property owner, and the tenant, Big Top Brewery. We urge this Board to table this matter until a resolution can be reached among the parties, or the parties' rights become established by virtue of a declaratory action in the Circuit Court of Escambia county, Florida.

Yours very truly,



CHARLES S. LIBERIS

CSL/sh
Enclosures

cc: Andrew Rothfeder (w/ enclosure)

State of Florida }
Escambia County

WARRANTY DEED

Know All Men by These Presents: That MARY C. LIBERIS a/k/a
MRS. CHARLES LIBERIS, an unremarried widow,

for and in consideration of TEN DOLLARS AND OTHER GOOD AND VALUABLE CONSIDERATION
DOLLARS
the receipt whereof is hereby acknowledged, do bargain, sell, convey and grant unto CHARLES S. LIBERIS

his heirs, executors, administrators and assigns, forever, the following described real property,
situate, lying and being in the City of Pensacola County of Escambia State of Florida
to-wit:

The east half of Lot One Hundred Ninety-five (195)
in Block Twenty-six (26), Old City Tract, known
as 21 and 21-1/2 West Romana Street, according to
the present system of numbering in Pensacola,
Florida, being the same property shown in plat
of survey of property of Mrs. Charles Liberis,
made by J.W. Cook, registered surveyor No. 458
dated November 13, 1957.

Together with all and singular the tenements, hereditaments and appurtenances thereto belonging or in anywise apper-
taining, free from all exemptions and right of homestead.

And she covenant S that she is well seized of an indefeasible
estate in fee simple in the said property, and ha S a good right to convey the same; that it is free of lien or encum-
brance, and that her heirs, executors and administrators, the said grantee his heirs,
executors, administrators and assigns, in the quiet and peaceable possession and enjoyment thereof, against all persons
lawfully claiming the same, shall and will forever warrant and defend.

IN WITNESS WHEREOF, I have hereunto set my hand and seal this 22nd
day of December A. D. 19 76.

Signed, sealed and delivered in the presence of

Leontine S. Jones
Donna C. Martin

Mary C. Liberis (SEAL)
MARY C. LIBERIS a/k/a MRS. (SEAL)
CHARLES LIBERIS (SEAL)
(SEAL)
(SEAL)
(SEAL)

State of Florida }
Escambia County

Before the subscriber personally appeared MARY C. LIBERIS a/k/a MRS. CHARLES
LIBERIS

XXXX
his wife, known to me, and known to me to be the individual described by said name in and who executed the
foregoing instrument and acknowledged that S he executed the same for the uses and purposes therein set forth.

Given under my hand and official seal this 22nd day of December 19 76.

Donna C. Martin
Notary Public

My commission expires Oct. 12, 1979

This Indenture, Entered into this 26 day of January A. D. 1945
between Traders Brokerage Company, a corporation,

_____ party _____ of the first part, and
Charles Liberis, _____ party _____ of the second part, WITNESSETH:

That the said party of the first part, agrees to sell to the said party of the second part, the following
City of Pensacola
described real estate, situate, lying and being in the/ Escambia County, State of Florida, to-wit:
The East Half (E½) of Lot One Hundred Ninety-five (195) in Block Twenty-
six (26), Old City Tract

for the price of Twelve Thousand and no/100 (\$12,000.00) - - - - DOLLARS,
of which purchase money the said party of the second part has paid the sum of Four Thousand
and no/100 (\$4,000.00) - - - -

Dollars, and has given his promissory notes, of even date herewith, in the sum of Eight Thousand
and no/100 (\$8,000.00) Dollars - - - -

payable at the office of Traders Brokerage Company,
~~The Florida National Bank, Pensacola,~~
payable in monthly sums of not less than \$200.00 per month after date,

respectively, with interest payable quarterly, at the rate of six per cent. per annum,
from date until paid, interest to be paid on the full amount due
at the beginning of each year and deductions from the principal to be made at the end of each year.

The said party of the second part agrees, and hereby covenants to pay all Taxes for current year, and
afterwards, and other governmental improvement taxes and assessments, which may be assessed against
the said property, and also to keep the improvements upon said property insured in the name of said
party of the first part in the sum of not less than Five Thousand (\$5,000.00) - - Dollars,
at cost of party of second part.

The said party of the second part further agrees and hereby covenants that upon failure to do and
perform any of the agreements and covenants herein agreed to be done or performed, or upon failure to
pay any of said notes at maturity, or any installments of the interest thereon, then, and in that event,
the said party of the second part shall forfeit all rights whatsoever under this Indenture, and any and all
payments made on account of said property shall be considered and treated as a reasonable rental of
same up to the date of said default or non-payment, and the said party of the second part shall become,
as to the said property hereinbefore described, the tenant at will of said party of the first part, and will
vacate same and deliver up possession thereof to the said party of the first part, upon three day's notice
in writing.

The party of the first part upon payment of all of said notes according to their tenor and effect,
and upon the due and faithful performance of the agreements and covenants herein agreed to be done or
performed, shall execute and deliver to the said party of the second part a good and sufficient deed of
conveyance to said property, at the cost and expense of party of _____ part.

In Testimony Whereof, The parties hereto have hereunto set their hands and seals,

this 26 day of January 1945
TRADERS BROKERAGE COMPANY, a corporation

BY: Lola D. Brumington Seal
President

Charles Liberis Seal

Signed, sealed and one delivered to each party in the presence of

Mary D. Scrimgeour
Laura Tilligman