



City of Pensacola

WESTSIDE REDEVELOPMENT BOARD

MINUTES

City of Pensacola
222 W. Main Street
Pensacola, FL
32502

March 25, 2025

3:30 PM

Whibbs Room, 1st floor

CALL TO ORDER

The Westside Redevelopment Board (WRB) meeting was called to order by Chairperson Gulley at 3:40 p.m.

Members Present: James Gulley, Doug Baldwin Sr., Jennifer Brahier, Lamar Brown, Karl Schwelm

Members Absent: Marcel Davis, Michelle Press

DETERMINATION OF QUORUM

A quorum was present.

APPROVAL OF MINUTES

1. 25-364 WRB MEETING MINUTES- 12/17/2024

A motion to approve was made by Board Member Brahier and seconded by Board Member Brown.

The motion passed by the following vote:

Yes: 5 James Gulley, Doug Baldwin Sr., Jennifer Brahier, Lamar Brown, Karl Schwelm

No: 0 None

OLD BUSINESS

None.

NEW BUSINESS

2. 25-57 WESTSIDE REDEVELOPMENT PLAN UPDATE

A motion to approve was made by Board Member Baldwin Sr. and seconded by Board Member Brahier.

CRA Division Manager, Victoria D'Angelo, introduced the item. Megan O'Hara, of Urban Design Associates, provided an in-depth overview of the item. Discussion ensued by the board. Discussion included placing covered bus shelters in all plans, adding transit, and the City's intent to proceed with the Parks Master Plan. Board members expressed in interest in parks, safety on Barrancas Avenue, particularly at Garden and Barrancas but concern that dieting the road may not be feasible due to traffic from the base. Concerns were raised around the development of 30' wide lots with regard to character and driveway placement.

No public speakers.

The motion passed by the following vote:

Yes: 4 Doug Baldwin Sr., Jennifer Brahier, Lamar Brown, Karl Schwelm

No: 1 James Gulley

3. 25-343 WESTSIDE PROJECT PRIORITIES AND UPDATES

A motion to approve was made by Board Member Brahier and seconded by Board Member Baldwin Sr..

CRA Division Manager, Victoria D'Angelo, provided an overview of the item. Discussion ensued amongst the board. Staff responded accordingly to questions.

Discussion ensued about concerns with traffic connectivity along A Street. Board members expressed interest in analyzing and developing strategies to install sidewalks, doing a traffic study and installing improvements on A Street and analyzing minimum lot sizes in the district.

Maps of the Hometown Revitalization CDBG-DR grant target boundaries for Cervantes and Pace and the Baptist Hospital Campus Redevelopment site were distributed and discussed with the Board. Economic Development Administrator, Anna Kate Baygents, gave an update on the Baptist Redevelopment Project. A copy of the redevelopment plan that was produced by Baptist Hospital prior to the relocation was requested. The board reviewed the Alice Williams Library project 100% design plans and expressed an interest in the reuse of the building for a senior center. The Board reviewed the 90% design plans for the Connectivity to Legion Field/Global Learning Academy project and provided feedback that pedestrian lighting should be presented to the Westside Garden District Neighborhood Association for input.

Board Member Brahier made a friendly amendment to:

- 1) Remove the Garden Street Landscape Beautification (A to C St) project from the recommended project list and 5-year implementation plan.**
- 2) Add the following new projects to the recommended project and 5-year implementation plan:**
 - a. Gibson School Redevelopment**
 - b. Barrancas Avenue Corridor Strategy**
 - c. Baptist Campus Redevelopment**
 - d. Study of Minimum Lot Size**
 - e. Sidewalk Improvement Strategy**
 - f. A Street Traffic and Connectivity Strategy**
- 3) Identify the following project priorities in order of importance:**
 - 1. Connectivity**
 - a. A Street – Top Priority**
 - b. Pace & Gregory Streets – 2nd top priority to provide safe connections to the school.**
 - c. Barrancas Avenue**
 - d. Cervantes Street**

2. Hardening Homes & Commercial Property

- a. RPIP**
- b. Resiliency**
- c. CPIP**

3. Commercial and Residential Infill

No public speakers.

The motion passed by the following vote:

Yes: 5 James Gulley, Doug Baldwin Sr., Jennifer Brahier, Lamar Brown, Karl Schwelm

No: 0 None

4. 25-344 DISCUSSION ON WAYS THE BOARD CAN ENGAGE THE COMMUNITY

Chairperson Gulley introduced the item. The Board discussed reaching out to residents along L Street and attending neighborhood meetings. The Board also asked for clarification about the rules and procedures for community engagement as serving as board members, and what they are allowed and not allowed to do as members of the Westside Redevelopment Board.

REPORTS AND ANNOUNCEMENTS

None.

BOARD MEMBER COMMENTS

None.

OPEN FORUM

None.

ADJOURNMENT

5:35 p.m.

APPROVED

6/24/2025

PLEASE NOTE: One or more members of the City Council/Community Redevelopment Agency Board may be in attendance. 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 850-436- 5640 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.