



City of Pensacola

Agenda Conference

Agenda

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

August 11, 2025, 3:30 PM

Hagler-Mason Conference Room, 2nd Floor

The meeting can be watched via live stream at cityofpensacola.com/video.

ROLL CALL

PRESENTATION ITEMS

REVIEW OF CONSENT AGENDA ITEMS

1. 25-964 AWARD OF BID NO. 25-034 - MRO APRON AND TAXIWAY A
EXTENSION AT PENSACOLA INTERNATIONAL AIRPORT

Recommendation: That City Council award Bid No. 25-034 MRO Apron and Taxiway A Extension at Pensacola International Airport to Panhandle Paving and Grading Inc of Pensacola, FL, the lowest and most responsible bidder with a base of \$14,468,842.25 plus a 10% contingency of \$1,446,884.23 for a total of \$15,915,726.48. Further, that City Council authorize the Mayor to take the actions necessary to execute and administer the contract and complete the work, consistent with the bid, contracting documents, and the Mayor's Executive Powers as granted in the City Charter.

Sponsors: DC Reeves, Mayor

Attachments: *Tabulation of Bids*
Final Vendor Reference List
Proposed Project Map

2. 25-977 APPROVAL OF MEMORANDUM OF UNDERSTANDING WITH THE
PENSACOLA MESS HALL INC. FOR AFTER-SCHOOL PROGRAM AT
WOODLAND HEIGHTS & FRICKER RESOURCE CENTERS

Recommendation: That City Council approve the Memorandum of Understanding between the City of Pensacola Parks and Recreation Department and The Pensacola MESS Hall, Inc. to host their after-school program at the Woodland Heights and Fricker Resource Centers. Further, that City Council authorize the Mayor to take the actions necessary to execute and administer this Memorandum of Understanding, consistent with the terms of the agreement and the Mayor's Executive Powers as granted in the City Charter.

Sponsors: DC Reeves, Mayor

Attachments: *PENSACOLA MESS HALL MOU*

3. 25-679 BOND COUNSEL CONTRACT

Recommendation: That City Council award a contract for bond counsel to Bryant Miller Olive PA of Tallahassee, FL. Further, that City Council authorize the Mayor to take the actions necessary to execute and administer this contract and complete the work, consistent with the contracting documents and the Mayor's Executive Powers as granted in the City Charter.

Sponsors: DC Reeves, Mayor

Attachments: *Legal Service Agreement - Bryant Miller Olive, P.A*
Bond Council Contract 2021

4. 25-1054 APPOINTMENTS - EASTSIDE REDEVELOPMENT BOARD

Recommendation: That City Council appoint two (2) homeowners within the Eastside Redevelopment Neighborhood TIF District area to the Eastside Redevelopment Board for a term of three (3) years, expiring April 30, 2028.

Sponsors: Jared Moore, Council President

Attachments: *Member List*
Nomination Form - George W. Grace Jr.
Application of Interest - George W. Grace Jr.
Nomination Form - Zachary Lane
Application of Interest - Zachary Lane
Resume - Zachary Lane

5. 25-1009 APPOINTMENT - ENVIRONMENTAL ADVISORY BOARD

Recommendation: That City Council appoint an individual who is an employed or retired environmental professional, or member of local environmental organizations or businesses with an interest in City environmental issues to fill an unexpired term ending March 1, 2026.

Sponsors: Jared Moore, Council President

Attachments: *Member List*
Nomination Form - Mark Jackson
Application of Interest - Mark Jackson

6. 25-1020 APPOINTMENT - PLANNING BOARD

Recommendation: That City Council appoint an individual to the Planning Board to fill an unexpired term ending July 14, 2027.

Sponsors: Jared Moore, Council President

Attachments: *Member List*
 Nomination Form - Matthew Finn
 Application of Interest - Matthew Finn
 Resume - Matthew Finn
 Curriculum Vitae - Matthew Finn

**7. 25-1028 DISCRETIONARY FUNDING ALLOCATION - CITY COUNCIL MEMBER
 DELARIAN WIGGINS - DISTRICT 7**

Recommendation: That City Council approve funding of \$500 to HYPE Pensacola from the City Council Discretionary Funds for District 7.

Sponsors: Delarian Wiggins, Council Member

Attachments: *None*

**8. 25-1048 DISCRETIONARY FUNDING ALLOCATION - CITY COUNCIL VICE-
 PRESIDENT ALLISON PATTON - DISTRICT 6**

Recommendation: That City Council approve funding of \$1,000 to PCS Outreach Ministries and \$1,000 to Youths Left Behind from the City Council Discretionary Funds for District 6.

Sponsors: Allison Patton, Council Vice President

Attachments: *None*

REVIEW OF REGULAR AGENDA ITEMS

9. 25-1010 APPOINTMENTS - ZONING BOARD OF ADJUSTMENT

Recommendation: That City Council appoint two (2) residents or property owners of the City to the Zoning Board of Adjustment for a term of three (3) years, expiring July 14, 2028.

Sponsors: Jared Moore, Council President

Attachments: *Member List*
 Application of Interest - John Dittmar
 Nomination Form - Dr. Johnny Fortune
 Application of Interest - Dr. Johnny Fortune
 Resume - Dr. Johnny Fortune
 Application of Interest - Robby Williams
 Ballot

10. 25-1034 APPOINTMENTS - WESTSIDE REDEVELOPMENT BOARD

Recommendation: That City Council appoint six (6) individuals to the Westside Community Redevelopment Board that is either a redevelopment area resident, member of an area neighborhood association or owner or operator of a

business located in the redevelopment area, to a three (3) year term expiring January 31, 2027.

Sponsors: Jared Moore, Council President

Attachments: *Application of Interest - Douglas Baldwin*
Application of Interest - C. Marcel Davis
Nomination Form - Andrea T Greer
Application of Interest - Andrea T Greer
Application of Interest - James Gulley
Nomination Form - Michael Hayes
Application of Interest - Michael Hayes
Nomination Form - Leah Langford
Application of Interest - Leah Langford
Nomination Form - Joe W Lennon
Application of Interest - Joe W Lennon
Application of Interest - Michelle Press
Resume - Michelle Press
Ballot

- 11. 25-858** PUBLIC HEARING TO CONSIDER ADOPTION OF RESOLUTION NO. 2025-37 - APPROVING A PLAN OF FINANCE AND ISSUANCE OF BOND NOT TO EXCEED \$100,000,000 IN AGGREGATE PAR AMOUNT OF DEBT IN ONE OR MORE SERIES FOR PURPOSES OF SECTION 147(F) OF THE INTERNAL REVENUE CODE OF 1986 TO FINANCE IMPROVEMENTS AT THE PENSACOLA INTERNATIONAL AIRPORT

Recommendation: That City Council hold a public hearing on August 14, 2025 regarding adoption of Resolution No. 2025-37 approving the issuance of Series 2025 Bonds to finance the 2025 Projects, pursuant to the requirements of Section 147(f) of the Internal Revenue Code of 1986 to finance improvements at the Pensacola International Airport.

Sponsors: DC Reeves, Mayor

Attachments: *Resolution 2025-37*

- 12. 25-681** RESOLUTION NO. 2025-37 - ISSUANCE OF BOND NOT TO EXCEED \$100,000,000 IN AGGREGATE PAR AMOUNT OF DEBT IN ONE OR MORE SERIES FOR PURPOSES OF SECTION 147(F) OF THE INTERNAL REVENUE CODE OF 1986 TO FINANCE IMPROVEMENTS AT THE PENSACOLA INTERNATIONAL AIRPORT

Recommendation: That the City Council adopt Resolution No. 2025-37

A RESOLUTION OF THE CITY OF PENSACOLA, FLORIDA WITH RESPECT TO APPROVING A PLAN OF FINANCE AND ISSUANCE OF NOT TO EXCEED \$100,000,000 IN AGGREGATE PAR AMOUNT OF

DEBT IN ONE OR MORE SERIES, FOR PURPOSES OF SECTION 147(f) OF THE INTERNAL REVENUE CODE OF 1986, AS AMENDED; PROVIDING FOR SEVERABILITY; AND PROVIDING AN EFFECTIVE DATE FOR THIS RESOLUTION.

Sponsors: DC Reeves, Mayor

Attachments: *Resolution 2025-37*

- 13.** 25-966 PUBLIC HEARING FOR THE ANNUAL ASSESSMENT RESOLUTION IMPOSING STORMWATER SERVICE ASSESSMENTS AND APPROVAL OF THE 2025 STORMWATER ASSESSMENT ROLL

Recommendation: That City Council conduct a public hearing on August 14, 2025 to adopt the Annual Assessment Resolution imposing stormwater service assessments and approving the 2025 Stormwater Assessment Roll.

Sponsors: DC Reeves, Mayor

Attachments: *Resolution No. 2025-48*

- 14.** 25-952 RESOLUTION NO. 2025-48 - IMPOSING STORMWATER SERVICE ASSESSMENTS AND APPROVAL OF 2025 STORMWATER ASSESSMENT ROLL

Recommendation: That City Council adopt Resolution No. 2025-48.

A RESOLUTION OF THE CITY OF PENSACOLA, FLORIDA, RELATING TO THE PROVISION OF STORMWATER MANAGEMENT SERVICES; REIMPOSING STORMWATER SERVICE ASSESSMENTS AGAINST DEVELOPED PROPERTY LOCATED WITHIN THE STORMWATER SERVICE AREA FOR THE FISCAL YEAR BEGINNING OCTOBER 1, 2025; APPROVING THE RATE OF ASSESSMENT; APPROVING THE ASSESSMENT ROLL; PROVIDING FOR COLLECTION; PROVIDING FOR EFFECT; PROVIDING FOR APPLICATION OF ASSESSMENT PROCEEDS; PROVIDING FOR CONFLICT, SEVERABILITY AND AN EFFECTIVE DATE.

Sponsors: DC Reeves, Mayor

Attachments: *Resolution No. 2025-48*

- 15.** 25-1023 TREE PLANTING TRUST FUND GRANT REQUEST -- CANOPY RESTORATION, INC.

Recommendation: That City Council approve a grant request to Canopy Restoration, Inc. in an amount up to \$5,500, as recommended by the Environmental Advisory Board (EAB), in accordance with City Code Sec. 12-6-10(c)(2).

Sponsors: Jennifer Brahier, Council Member

Attachments: Canopy Restoration Grant Application 2025 (1)

16. 25-985 ACCEPTANCE OF GRANT AMENDMENT - SANDERS BEACH KAYAK FISHING TRAIL ACCESS UPGRADES

Recommendation: That City Council approve the acceptance of the Florida Fish and Wildlife Conservation Commission (FWC) Grant Agreement 21130, Amendment A3 for the Sanders Beach Kayak Fishing Trail Access Upgrades Project in the amount of \$197,665, supplementing the original grant agreement amount of \$1,291,210, for a total project value of \$1,488,875. Further, that City Council authorize the Mayor to take the actions necessary to execute and administer this grant, consistent with the terms of the grant and the Mayor's Executive Powers as granted in the City Charter. Finally, that City Council adopt a supplemental budget resolution appropriating the grant funds.

Sponsors: DC Reeves, Mayor

Attachments: Sanders Beach Kayak Launch NRDA FWC Additional Funding 21130-A3

17. 25-988 SUPPLEMENTAL BUDGET RESOLUTION NO. 2025-51 - ACCEPTANCE OF GRANT AMENDMENT - SANDERS BEACH KAYAK FISHING TRAIL ACCESS UPGRADES

Recommendation: That City Council adopt Supplemental Budget Resolution No. 2025-51:

A RESOLUTION AUTHORIZING AND MAKING REVISIONS AND APPROPRIATIONS FOR THE FISCAL YEAR ENDING SEPTEMBER 30, 2025, PROVIDING FOR AN EFFECTIVE DATE.

Sponsors: DC Reeves, Mayor

Attachments: Supplemental Budget Explanation No. 2025-51
Supplemental Budget Resolution No. 2025-51

18. 25-777 AWARD OF BID NO. 25-024 - KAYAK FISHING TRAIL ACCESS UPGRADES AT SANDERS BEACH

Recommendation: That City Council award Bid No. 25-024, Kayak Fishing Trail Access Upgrades at Sanders Beach to Loftis Marine, LLC of Pensacola, the lowest and most responsible bidder with a base bid of \$534,025.05 and a bid alternate of \$439,670.00 for a total bid of \$973,695.05 plus a 15% contingency of \$146,054.25 for a total contract award of \$1,119,749.30. Further, that City Council authorize the Mayor to take the actions necessary to execute and administer this contract and complete the work, consistent with the bid, contracting documents, and the Mayor's Executive Powers as granted in the City Charter.

Sponsors: DC Reeves, Mayor

Attachments: *Tabulation of Bids*

- 19.** 25-961 PROPOSED ORDINANCE NO. 14-25 - AMENDING SECTION 14-3-71 - OUTDOOR FIRES

Recommendation: That City Council approve proposed ordinance 14-25 on first reading.

AN ORDINANCE AMENDING TITLE XIV OF THE CODE OF THE CITY OF PENSACOLA, FLORIDA, AMENDING CHAPTER 14-3. FIRE CODES, ARTICLE IV PROHIBITED UNLAWFUL ACTS, SECTION 14-3-17, OUTDOOR FIRES; PROVIDING FOR SEVERABILITY, REPEALING CLAUSE, AND PROVIDING AN EFFECTIVE DATE.

Sponsors: DC Reeves, Mayor

Attachments: *Proposed Ordinance No. 14-25*
 Business Impact Estimate

- 20.** 25-1008 PROPOSED ORDINANCE NO. 8-25 - PROPOSED AMENDMENT TO LAND DEVELOPMENT CODE - CHAPTER 12-9 - FLOODPLAIN MANAGEMENT

Recommendation: That City Council adopt Proposed Ordinance No. 8-25 on second reading.

AN ORDINANCE AMENDING THE CITY OF PENSACOLA LAND DEVELOPMENT CODE TO AMEND CHAPTER 12-9, FLOODPLAIN MANAGEMENT, TO ADOPT LOCAL AMENDMENTS TO THE FLORIDA BUILDING CODE AND TO SPECIFY ELEVATION OF MANUFACTURED HOMES IN FLOOD HAZARD AREAS; AMENDING SECTION 14-2-133 TO RELOCATE AND REFORMAT LOCAL AMENDMENTS RELATED TO FLOOD HAZARD AREAS, WHICH WILL NOW APPEAR IN CHAPTER 12-9, FLOODPLAIN MANAGEMENT; PROVIDING FOR APPLICABILITY; PROVIDING FOR SEVERABILITY; AND PROVIDING FOR AN EFFECTIVE DATE.

Sponsors: DC Reeves, Mayor

Attachments: *Proposed Ordinance No. 8-25*
 Business Impact Estimate

- 21.** 25-837 PROPOSED ORDINANCE NO. 9-25 - FUTURE LAND USE MAP AND AMENDMENT – RECENTLY ANNEXED PROPERTY - TWO PARCELS LOCATED AT THE 2400 BLOCK OF LANGLEY AVENUE

Recommendation: That City Council adopt Proposed Ordinance No. 9-25 on second reading.

AN ORDINANCE AMENDING THE COMPREHENSIVE PLAN AND

FUTURE LAND USE MAP OF THE CITY OF PENSACOLA, FLORIDA;
PROVIDING FOR SEVERABILITY; REPEALING CLAUSE; PROVIDING
AN EFFECTIVE DATE.

Sponsors: DC Reeves, Mayor

Attachments: *Proposed Ordinance No. 9-25*
2400 BLK Langley Avenue Maps
Business Impact Estimate
Current FLU
Proposed FLU
DRAFT Planning Board Minutes Dated 06.10.2025
City Council Memo Dated 04.24.2025 - Voluntary Annexation
Request

- 22.** 25-838 PROPOSED ORDINANCE NO. 10-25 - ZONING MAP AMENDMENT –
RECENTLY ANNEXED PROPERTY - TWO PARCELS LOCATED AT THE
2400 BLOCK OF LANGLEY AVENUE

Recommendation: That City Council adopt Proposed Ordinance No. 10-25 on second
reading.

AN ORDINANCE AMENDING THE ZONING CLASSIFICATION OF
CERTAIN PROPERTY PURSUANT TO AND CONSISTENT WITH THE
COMPREHENSIVE PLAN OF THE CITY OF PENSACOLA;
PROVIDING FOR SEVERABILITY; REPEALING CLAUSE; PROVIDING
AN EFFECTIVE DATE.

Sponsors: DC Reeves, Mayor

Attachments: *Proposed Ordinance No. 10-25*
2400 BLK Langley Avenue Maps
Business Impact Estimate Zoning
City Council Memo Dated 04.24.2025 - Voluntary Annexation
Request
Current Zoning
Proposed Zoning
DRAFT Planning Board Minutes Dated 06.10.2025

- 23.** 25-840 PROPOSED ORDINANCE NO. 11-25 - FUTURE LAND USE MAP AND
AMENDMENT – RECENTLY ANNEXED PROPERTY - 3728 AND 3800
BLOCK CREIGHTON ROAD (O' RILEY'S UPTOWN TAVERN)

Recommendation: That City Council adopt Proposed Ordinance No. 11-25 on second
reading.

AN ORDINANCE AMENDING THE COMPREHENSIVE PLAN AND
FUTURE LAND USE MAP OF THE CITY OF PENSACOLA, FLORIDA;

PROVIDING FOR SEVERABILITY; REPEALING CLAUSE; PROVIDING AN EFFECTIVE DATE.

Sponsors: DC Reeves, Mayor

Attachments: *Proposed Ordinance No. 11-25
Creighton Road Maps
Business Impact Estimate
Warren Sonnen James-Oliver LLC Annexation Request
Confirmation Dated 04.10.2025
City Council Memo Dated 05.22.2025 - Voluntary Annexation
DRAFT Planning Board Minutes Dated 06.10.2025
Current FLU
Proposed FLU*

- 24.** 25-841 PROPOSED ORDINANCE NO. 12-25 - ZONING MAP AMENDMENT – RECENTLY ANNEXED PROPERTY - 3728 AND 3800 BLOCK CREIGHTON ROAD (O' RILEY'S UPTOWN TAVERN)

Recommendation: That City Council adopt Proposed Ordinance No. 12-25 on second reading.

AN ORDINANCE AMENDING THE ZONING CLASSIFICATION OF CERTAIN PROPERTY PURSUANT TO AND CONSISTENT WITH THE COMPREHENSIVE PLAN OF THE CITY OF PENSACOLA, PROVIDING FOR SEVERABILITY; REPEALING CLAUSE; PROVIDING AN EFFECTIVE DATE.

Sponsors: DC Reeves, Mayor

Attachments: *Proposed Ordinance No. 12-25
Creighton Road Maps
Business Impact Estimate
Warren Sonnen James-Oliver LLC Annexation Request
Confirmation Dated 04.10.2025
City Council Memo Dated 05.22.2025 - Voluntary Annexation
DRAFT Planning Board Minutes Dated 06.10.2025
Current Zoning
Proposed Zoning*

- 25.** 25-1027 RESOLUTION NO. 2025-52 - APPROVAL OF TWO (2) APPLICATIONS TO FLORIDA DEPARTMENT OF ENVIRONMENTAL PROTECTION (FDEP) RESILIENT FLORIDA GRANT PROGRAM 2025-2026 - STORMWATER IMPROVEMENT - WEST STRONG STREET AND NORTH "R" STREET & WEST MAIN STREET FROM "B" STREET TO "G" STREET

Recommendation: That City Council adopt Resolution No. 2025-52:

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF PENSACOLA, FLORIDA TO APPROVE THE CITY'S APPLICATION TO THE FLORIDA DEPARTMENT OF ENVIRONMENTAL PROTECTION'S RESILIENT FLORIDA GRANT PROGRAM; AUTHORIZING GRANT APPLICATIONS.

Sponsors: DC Reeves, Mayor

Attachments: Resolution No. 2025-52

CONSIDERATION OF ANY ADD-ON ITEMS

DISCUSSION ITEMS

READING OF ITEMS FOR COUNCIL AGENDA

CITY ADMINISTRATOR'S COMMUNICATION

CITY ATTORNEY'S COMMUNICATION

CITY COUNCIL COMMUNICATION

ADJOURNMENT

Any opening invocation that is offered before the official start of the Council meeting shall be the voluntary offering of a private person, to and for the benefit of the Council. The views or beliefs expressed by the invocation speaker have not been previously reviewed or approved by the City Council or the city staff, and the City is not allowed by law to endorse the religious or non-religious beliefs or views of such speaker. Persons in attendance at the City Council meeting are invited to stand during the invocation and to stand and recite the Pledge of Allegiance. However, such invitation shall not be construed as a demand, order, or any other type of command. No person in attendance at the meeting shall be required to participate in any opening invocation that is offered or to participate in the Pledge of Allegiance. You may remain seated within the City Council Chambers or exit the City Council Chambers and return upon completion of the opening invocation and/or Pledge of Allegiance if you do not wish to participate in or witness the opening invocation and/or the recitation of the Pledge of Allegiance.

If any person decides to appeal any decision made with respect to any matter considered at such meeting, he will need a record of the proceedings, and that for such purpose he may need to ensure that a verbatim record of the proceedings is made, which record includes the testimony and evidence upon which the appeal is to be based.

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 435-1606 (or TDD 435-1666) for further information. Request must be made at least 48 hours in advance of the event in order to allow the City time to provide the requested services.



City of Pensacola

222 West Main Street
Pensacola, FL 32502

Memorandum

File #: 25-964

Agenda Conference

8/11/2025

LEGISLATIVE ACTION ITEM

SPONSOR: DC Reeves, Mayor

SUBJECT:

AWARD OF BID NO. 25-034 - MRO APRON AND TAXIWAY A EXTENSION AT PENSACOLA INTERNATIONAL AIRPORT

RECOMMENDATION:

That City Council award Bid No. 25-034 MRO Apron and Taxiway A Extension at Pensacola International Airport to Panhandle Paving and Grading Inc of Pensacola, FL, the lowest and most responsible bidder with a base of \$14,468,842.25 plus a 10% contingency of \$1,446,884.23 for a total of \$15,915,726.48. Further, that City Council authorize the Mayor to take the actions necessary to execute and administer the contract and complete the work, consistent with the bid, contracting documents, and the Mayor's Executive Powers as granted in the City Charter.

HEARING REQUIRED: No Hearing Required

SUMMARY:

This action does not directly advance a goal of the City of Pensacola Strategic Plan but is a necessary function of municipal government.

Project Titan at Pensacola International Airport is the continuation of the development of a commercial aircraft maintenance, repair, and overhaul ("MRO") campus at Pensacola International Airport that began with the occupancy of MRO Hangar 1 by VT MAE in June 2018. Project Titan consists of the construction of three (3) additional MRO Hangars and associated taxiways and aprons, all of which will be leased to VT MAE under the Master Lease Agreement previously approved by City Council. Of the three (3) additional MRO Hangars (Hangars 2-4), Hangar 2 achieved completion in November 2022 and City Council approved the award of Design-Builder Services for Hangar 3 to Roy Anderson Corporation in July 2024 and Hangar 4 to Wharton-Smith, Inc. in April 24, 2025.

On March 27, 2025, City Purchasing issued Invitation to Bid No. 25-034 for the MRO Apron and Taxiway A Extension at Pensacola International Airport. The apron and taxiway extension is required to service Hangar 3 and 4. Bids were due July 15, 2025, and eight (8) responses were received. Panhandle Paving and Grading Inc of Pensacola, FL, was the lowest and most

responsible bidder with a base of \$14,468,842.25.

The bids included a deductive alternate which reduced the size of the apron. Prior to entering into the contract, staff will work with the VT MAE to determine if the deductive alternate should be pursued. Funding is available in the Element 2 project budget and has been broken out in the funding section below.

PRIOR ACTION:

February 27, 2014 - City Council approved the Interlocal Agreement with Escambia County and the City of Pensacola for Funding of Economic Development Project - ST Aerospace of Mobile, Inc.

March 8, 2018 - City Council authorized the Mayor to execute acceptance of the State of Florida Department of Economic Opportunity Grant Agreement G0009 in the amount of \$4,000,000 for construction of infrastructure related to MRO expansion.

September 13, 2018 - City Council authorized the Mayor to accept and execute the State of Florida Department of Transportation Public Transportation Grant Agreement Financial Project 441494-2-94-01 in the amount of \$3,000,000 for Pensacola International Airport Facilities Development related to MRO expansion.

September 13, 2018 - City Council committed funding in the amount of \$10 million from Local Option Sales Tax Series IV in support of the aerospace maintenance repair and overhaul (MRO) campus expansion.

November 8, 2018 - City Council approved the amended Interlocal Agreement between the Escambia County Board of County Commissioners and the City of Pensacola related to the funding of the aerospace maintenance, repair, and overhaul (MRO) campus expansion at the Pensacola International Airport. Included in the agreement was the understanding that the City would contribute \$10,000,000 and the County would contribute \$10,000,000 towards the project.

February 6, 2019 - City Council approved the amended Interlocal Agreement between the Escambia County Board of County Commissioners and the City of Pensacola related to an additional \$5,000,000 in County and \$5,000,000 in City funding requirements for the aerospace maintenance, repair, and overhaul (MRO) campus expansion at the Pensacola International Airport. The City Council re-allocated Local Option Sales Tax IV funding for the additional City share.

March 28, 2019 - City Council authorized the Mayor to accept and execute the Project Development Agreement in the amount of \$35,000,000, the Master Lease of Real Property, the Triumph Grant Award Agreement in the amount of \$66,000,000, and a State of Florida Dept. of Economic Opportunity Grant in the amount of \$10,000,000.

August 8, 2019 - City Council authorized the Mayor to accept and execute Financial Award No. 04-79-07378 from the U.S. Department of Commerce, Economic Development Administration

in the amount of \$12,250,000 for the MRO expansion, and authorized the Mayor to accept and execute State of Florida Dept. of Transportation Amendment to the grant agreement for Financial Project 441494-2-94-01 in the amount of \$8,000,000 for the MRO expansion.

March 26, 2020 - City Council authorized the Mayor to execute acceptance of the State of Florida Department of Economic Opportunity Florida Job Growth Infrastructure Grant Agreement in the amount of \$4,875,000 related to the MRO aviation campus expansion project.

July 16, 2020 - City Council authorized the Mayor to accept and execute the State of Florida Department of Transportation Amendment to the grant agreement for Financial Project 441494-2-94-01 in the amount of \$34,000,000 for the MRO expansion.

August 10, 2020 - City Council approved Resolution 2020-18 related to the State of Florida Department of Transportation Amendment to the grant agreement for Financial Project 441494-2-94-01 in the amount of \$34,000,000 for the MRO expansion.

August 12, 2021 - City Council authorized the Mayor to accept and execute the State of Florida Department of Transportation Amendment to the grant agreement for Financial Project 441494-2-94-01 in the amount of \$1,000,000 for the MRO expansion.

November 18, 2021 – City Council approved the award of design criteria professional and program management services related to Element 2 of Project Titan and authorized the Mayor to execute and administer the contract.

August 18, 2022 - City Council authorized the Mayor to accept and execute the State of Florida Department of Transportation Amendment to the grant agreement for Financial Project 441494-2-94-01 in the amount of \$2,000,000 for the MRO expansion.

May 25, 2023 – City Council approved the award of Project Titan Hangar 2 Parking Lot Modifications to Gulf Beach Construction and authorized the Mayor to execute and administer the contract.

August 17, 2023 – City Council approved the award of Project Titan Element 2 site preparations to HG Construction Development & Investment, Inc. and authorized the Mayor to execute and administer the contract.

September 28, 2023 – City Council approved the award of professional engineering and architectural services related to runway and taxiway pavements and authorized the Mayor to execute and administer the contract.

February 22, 2024 - City Council approved the award of Project Titan Element 2, Hangar 3 Design-Builder to Roy Anderson Corporation and authorized the Mayor to execute and administer the contract.

May 23, 2024 - City Council approved the award of Project Titan Hangar 2 Loading Dock Repairs to Chavers Construction, Inc. of Cantonment, FL and authorized the Mayor to execute

and administer the contract.

July 18, 2024 - City Council approved Amendment No. 1 to the Design-Builder contract between the City and Roy Anderson Corporation which provides for the construction of Project Titan, Element 2.

January 16, 2025 - City Council approved the temporary utility easement agreement for overhead utility lines installed by Florida Power & Light Company for service to Hangar 3 of the Project Titan Element 2 site.

April 24, 2025 - City Council approved the award of Project Titan Element 2, Hangar 4 Design-Builder to Wharton-Smith, Inc. and authorized the Mayor to execute and administer the contract.

FUNDING:

Budget:	\$ 35,000,000	VT MAE
	14,000,000	Governor's Job Growth
	48,000,000	FDOT Grant
	15,000,000	Escambia County
	15,000,000	City Local Option Sales Tax Series IV
	12,250,000	Federal - U.S. Economic Development Administration
	66,000,000	Triumph Gulf Coast
	4,875,000	Florida DEO Grant
	<u>\$210,125,000</u>	TOTAL

Actual:	<u>Element 1</u>	
	\$ 2,371,801	Design
	277,645	Design Development Services
	1,812,640	Contract Administration Services
	120,560	Cost Estimating Services
	3,340,999	FAA Project Funding
	2,675,350	Professional Services
	15,421,264	Owner Direct Purchases
	36,269,710	Construction Manager at Risk
	<u>\$ 62,289,969</u>	Sub-Total Element 1
	<u>Element 2</u>	
	\$ 4,342,800	Design
	5,434,400	Construction Administration Services
	423,300	Contract Management Services
	606,600	Geotech and Environmental Assessment
	145,900	Hangar 2 Loading Dock Reconstruction
	300,000	Facility Commissioning

854,100	Professional Services
1,731,825	Site Work
14,468,843	Apron/Taxiway Work
1,446,884	Apron/Taxiway Work Contingency (10%)
72,720,000	Construction Hangar 3
7,272,000	Construction Hangar 3 Contingency (10%)
32,187,000	Construction Hangar 4
3,218,700	Construction Hangar 4 Contingency (10%)
<u>2,682,679</u>	Owners Contingency
<u>\$147,835,031</u>	Sub-Total Element 2
<u>\$210,125,000</u>	TOTAL

FINANCIAL IMPACT:

The funds for the project were appropriated in the Airport Fund on Supplemental Budget Resolution No. 2019-13 at the March 28, 2019, City Council Meeting. The total project cost is being funded by a combination of VT MAE investment, state grants, federal grants, and local funds, as detailed above under "Funding". Funding for the apron and taxiway construction is available under Element 2.

LEGAL REVIEW ONLY BY CITY ATTORNEY: Yes

STAFF CONTACT:

Tim Kinsella, City Administrator
Amy Miller, Deputy City Administrator
Matthew F. Coughlin, Airport Executive Director

ATTACHMENTS:

1. Tabulation of Bids
2. Final Vendor Reference List
3. Proposed Project Map

PRESENTATION: No

TABULATION OF BIDS

BID NO: 25-034

TITLE: MRO APRON AND TAXIWAY A EXTENSION AT PENSACOLA INTERNATIONAL AIRPORT

Submittals Due:	PANHANDLE	C.W. ROBERTS	ROADS, INC.	PHOENIX
07/15/25, 2:30 P.M.	GRADING &	CONTRACTING,	OF NWF	CONSTRUCTION
Department:	PAVING, INC.	INC.		SERVICES,
Airport	Pensacola, FL	Pensacola, FL	Cantonment, FL	INC.
				Lynn Haven, FL

Base Bid	\$14,468,842.51	\$15,818,713.01	\$16,650,000.00	\$16,876,949.10
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Deductive Alternate	(\$1,504,379.85)	(\$1,608,876.80)	(\$1,752,963.73)	(\$2,131,032.50)
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TABULATION OF BIDS

BID NO: 25-034

TITLE: MRO APRON AND TAXIWAY A EXTENSION AT PENSACOLA INTERNATIONAL AIRPORT

Submittals Due:	ROY	WEBBER,	QUALITY	GULF COAST
07/15/25, 2:30 P.M.	ANDERSON	LLC	ENTERPRISES	UTILITY
	CORP		USA, INC.	CONTRACTORS,
Department:				LLC
Airport	Gulfport, MS	The Woodlands, TX	Naples, FL	Panama City, FL

Base Bid	\$17,505,230.39	\$18,931,149.25	\$19,399,175.00	\$19,587,407.50
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Deductive Alternate	(\$1,744,111.70)	(\$1,767,940.75)	(\$2,138,466.40)	(\$2,300,877.50)
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Submittal Due Date: 07/15/25

Bid No.: 25-034

FINAL VENDOR REFERENCE LIST

TITLE
DEPARTMENT

Vendor #	Name	Address	City	St	Zip	SMWBE
087144	GANNETT MEDIA CORP DBA GANNETT FLORIDA LOCALIQ	P O BOX 631244	CINCINNATI	OH	45263	
074827	GULF COAST MINORITY CHAMBER OF COMMERCE INC	321 N DEVILLERS ST STE 104	PENSACOLA	FL	32501	
060344	PENSACOLA BAY AREA CHAMBER OF COMMERCE DBA GREATER PENSACOLA CHAMBER	117 W GARDEN ST	PENSACOLA	FL	32502	
004632	A E NEW JR INC	460 VAN PELT LANE	PENSACOLA	FL	32505	
078879	A G PELTZ GROUP LLC	2608 COMMERCE BOULEVARD	IRONDALE	AL	35210	
086047	ADAM HASSEBROCK	1720 W FAIRFIELD DR	PENSACOLA	FL	32501	
067544	AFFORDABLE CONCRETE & CONSTRUCTION LLC	4089 E JOHNSON AVE	PENSACOLA	FL	32515	Y
046667	ALFRED BURGDORF LLC DBA A & B DOZING LLC	2172 W NINE MILE RD PMB 158	PENSACOLA	FL	32534	
077498	ALL PHASE CONSTRUCTION OF NW FL LLC	5340 BRIGHT MEADOW RD	MILTON	FL	32570	Y
068495	ANDALA ENTERPRISES INC	641 BAYOU BOULEVARD	PENSACOLA	FL	32503	
001948	ARMSTRONG ELECTRIC COMPANY INC	4920 CHANEY STREET	PENSACOLA	FL	32503	
086284	ARROWHEAD CONTRACTING INC	504 W INTENDENCIA	PENSACOLA	FL	32501	Y
003350	ASPHALT SEALCOATING & SEALCOATING CO INC	3358 PURSELL LANE	PENSACOLA	FL	32526	
071765	ATLAS BUILDERS GROUP	4366 AVALON BLVD	MILTON	FL	32583	
082843	B & P CONSTRUCTION OF NORTHWEST FL LLC	8819 FIGLAND AVE	PENSACOLA	FL	32534	
068571	B&W UTILITIES INC	1610 SUCCESS DRIVE	CANTONMENT	FL	32533	
051095	BAIRD, JACQUELINE SUZANNE DBA SOUTHERN BOTANICALS	1111 EAST HERNANDEZ ST	PENSACOLA	FL	32503	
088682	BARCIS DESIGN & CONSTRUCT	PO BOX 10	GULF BREEZE	FL	32562	
025703	BAY ELECTRIC INC	4862 EAST SPENCERFIELD RD	PACE	FL	32571	
081043	BCK SPECIALTIES INC	1709 ANTIBES CIR	GULF BREEZE	FL	32563	
069786	BEAR GENERAL CONTRACTORS LLC	1216 N PALAFOX ST STE A	PENSACOLA	FL	32501	
036997	BELLVIEW SITE CONTRACTORS INC	3300 GODWIN LANE	PENSACOLA	FL	32526	Y
059759	BERRY LANDON VENNEY JR DBA BLV ELECTRICAL ENGINEERS	134 CEVALLOS STREET	PENSACOLA	FL	32502	Y
070400	BIG SKY UNDERGROUND LLC	2172 W NINE MILE ROAD	PENSACOLA	FL	32534	
038068	BIGGS CONSTRUCTION CO INC	2510 NORTH PACE BLVD	PENSACOLA	FL	32505	Y
051492	BILL SMITH ELECTRIC INC	P O BOX 1057	GONZALEZ	FL	32560	Y
053457	BIRKSHIRE JOHNSTONE LLC	PO BOX 30580	PENSACOLA	FL	32503	
070527	BLOWERS, BENJAMIN DBA INNOVIS USA LLC	5540 LEESWAY BLVD	PENSACOLA	FL	32504	
067318	BLUE WATER CONSTRUCTION & LANDSCAPING INC	2314 S HWY 97	CANTONMENT	FL	32533	Y
068970	BR BONNER'S HAULING INC	10231 WALBRIDGE STREET	PENSACOLA	FL	32514	
022856	BROWN CONSTRUCTN OF NW FL INC	10200 COVE AVE	PENSACOLA	FL	32534	Y
041503	BROWN, AMOS P JR DBA P BROWN BUILDERS LLC	4231 CHERRY LAUREL DRIVE	PENSACOLA	FL	32504	Y
078639	C W ROBERTS CONTRACTING INC	4375 MCCOY DRIVE	PENSACOLA	FL	32503	
042045	CHAVERS CONSTRUCTION INC	801 VIRECENT ROAD	CANTONMENT	FL	32533	
051433	CHILDERS ELECTRONICS LLC	7396 ESTHER STREET	PENSACOLA	FL	32506	
049653	CHRISTOPHER C BARGAINEER CONCRETE CONSTRUCTION INC	6810 FIELDS LANE	PENSACOLA	FL	32505	Y
079502	COLDWATER COMMERCIAL AND INDUSTRIAL LLC	5919 ALLENTOWN RD	MILTON	FL	32570	Y
070475	CRUZ, SHAWN C DBA COASTAL PROPERTY PREPARATION LLC	5700 ALMAX COURT	PENSACOLA	FL	32506	
066704	CYBER 1 SYSTEMS LLC	3245 W FAIRFIELD DRIVE	PENSACOLA	FL	32505	Y

Submittal Due Date: 07/15/25

Bid No.: 25-034

FINAL VENDOR REFERENCE LIST

TITLE
DEPARTMENT

Vendor #	Name	Address	City	St	Zip	SMWBE
033554	D K E MARINE SERVICES	P O BOX 2395	PENSACOLA	FL	32513	Y
027855	D&T ELECTRIC OF PENSACOLA LLC	6435 WYNDOTTE ROAD	PENSACOLA	FL	32526	
070603	D+B BUILDERS	670 MOLINO ROAD	MOLINO	FL	32577	
007055	DAVIS MARINE CONSTRUCTION INC	8160 ASHLAND AVENUE	PENSACOLA	FL	32534	Y
066983	DEMOLITION PROS LLC	366-B AIRPORT BLVD	PENSACOLA	FL	32503	Y
089523	DIVA BUILDERS LLC	3501 BAYSWATER DRIVE	PENSACOLA	FL	32514	
053920	DTR ELECTRIC INC	336 FOREST HILLS DRIVE	CANTONMENT	FL	32533	
070476	DUNAWAY ELECTRICAL SERVICES INC	PO BOX 36337	PENSACOLA	FL	32516	
086264	ECO GARDENS LANDSCAPING INC	PO BOX 1508	GULF BREEZE	FL	32562	
065871	ECSC LLC	8400 LITTLE JOHN JUNCTION	NAVARRE	FL	32566	Y
040914	ELLIS CRANE WORKS INC	4639 TRAILER TRAIL	PACE	FL	32571	
049947	EMERALD COAST CONSTRUCTORS INC	9425 WANDA DR	PENSACOLA	FL	32514	
048528	EMPIRE BUILDERS GROUP INC	3217 TALLSHIP LANE	PENSACOLA	FL	32526	Y
032038	EVANS CONTRACTING INC	400 NEAL ROAD	CANTONMENT	FL	32533	
021026	F & M ELECTRIC INC	901 CONCORDIA BLVD	PENSACOLA	FL	32503	
046481	FIELD ELECTRIC INC	11753 GULF BEACH HWY	PENSACOLA	FL	32507	
055177	FLORIDA CONCRETE CONCEPTS INC	4432 ALANTHUS STREET	MILTON	FL	32583	
032792	GATOR BORING & TRENCHING INC	1800 BLACKBIRD LANE	PENSACOLA	FL	32534	Y
050495	GB GREEN CONSTRUCTION MGMT & CONSULTING INC	303 MAN'O'WAR CIRCLE	CANTONMENT	FL	32533	Y
053862	GFD CONSTRUCTION INC	8771 ASHLAND AVE	PENSACOLA	FL	32514	
049311	GOODYEAR ELECTRIC LLC	12369 COOPER RD	HOLT	FL	32564	
004285	GREENHUT CONSTRUCTION COMPANY	23 SOUTH A STREET	PENSACOLA	FL	32501	
058714	GREG ALLEN CONSTRUCTION INC	5006 PERSIMMON HOLLOW RD	MILTON	FL	32583	Y
010453	GREG WILLIAMS ELECTRIC INC	P O BOX 3288	PENSACOLA	FL	32516	
063457	GSI CONSTRUCTION CORP INC	2993 WALLACE LAKE ROAD	PACE	FL	32571	Y
000591	GULF ATLANTIC CONSTRUCTORS INC	650 WEST OAKFIELD RD	PENSACOLA	FL	32503	Y
044100	GULF BEACH CONSTRUCTION	1308 UPLAND CREST COURT	GULF BREEZE	FL	32563	Y
018636	GULF COAST BUILDING CONTRACTORS INC	1010 N 12TH AVE STE 201	PENSACOLA	FL	32501	Y
034436	GULF COAST ENVIRONMENTAL CONTRACTORS INC	1765 E NINE MILE RD STE 1	PENSACOLA	FL	32514	Y
069565	GULF COAST INDUSTRIAL CONSTRUCTION LLC	12196 HWY 89	JAY	FL	32565	Y
017352	GULF COAST TRAFFIC ENGINEERS	8203 KIPLING STREET	PENSACOLA	FL	32514	
055520	GULF COAST UTILITY CONTRACTORS LLC	13938 HIGHWAY 77	PANAMA CITY	FL	32409	
038609	GULF ELECTRIC SERVICE CO INC	1125 HARBOR LANE	GULF BREEZE	FL	32563	
081690	GULF MARINE CONSTRUCTION INC	1232 N PACE BLVD	PENSACOLA	FL	32505	
076265	GULF SOUTH ELECTRIC INC	218 EAST GOVERNMENT ST	PENSACOLA	FL	32502	
036662	H H H CONSTRUCTION OF NWF INC	8190 BELLE PINES LANE	PENSACOLA	FL	32526	
070385	HANTO & CLARKE GENERAL CONTRACTORS LLC	1401 EAST BELMONT STREET	PENSACOLA	FL	32501	
001597	HEATON BROTHERS CONSTR CO INC	5805 SAUFLEY FIELD ROAD	PENSACOLA	FL	32526	
044713	HENRY HAIRE BUILDING & DEVELOPMENT INC	6341 HIGHWAY 90 STE B	MILTON	FL	32570	

FINAL VENDOR REFERENCE LIST

TITLE
DEPARTMENT

Vendor #	Name	Address	City	St	Zip	SMWBE
002923	HUEY'S WORKS	1206 N "W" STREET	PENSACOLA	FL	32505	Y
078876	INDEPENDENCE EXCAVATING INC	5720 E SCHAAF ROAD	INDEPENDENCE	OH	44131	
074292	INFRASTRUCTURE SPECIALTY SERVICES INC	2251 NORTH E STREET	PENSACOLA	FL	32501	
022978	INGRAM SIGNALIZATION INC	4522 N DAVIS HWY	PENSACOLA	FL	32503	Y
088289	INTERSTATE RESTORATION LLC DBA FIRST ONSITE PROPERTY RESTORTN	511 WYNNEHURST STREET	PENSACOLA	FL	32503	
049098	J L ELECTRIC LLC	551 DESERT OAK DR	PENSACOLA	FL	32514	
050070	JAMES A RICH JR DBA JAMES RICH BUILDERS INC	PO BOX 17173	PENSACOLA	FL	32522	
043118	JAMES E SIMMONS ELEC CO INC	2443 BROOKWOOD PLACE	CANTONMENT	FL	32533	
082548	JOHNSON ELECTRIC	5717 NORTH W STREET	PENSACOLA	FL	32505	
034691	JOHNSON SEPTIC TANK	10050 SOUTH HWY 97-A	WALNUT HILL	FL	32568	Y
053161	JONBUILT INC	PO BOX 5482	NAVARRE BEACH	FL	32566	
043857	KBI CONSTRUCTION CO INC	9214 WARING RD	PENSACOLA	FL	32534	
001033	KELSON ELECTRIC COMPANY INC	906 WEST MAIN STREET	PENSACOLA	FL	32502	Y
051998	KIRKLAND, WILLIE JR DBA WILLIE KIRKLAND TRUCKING	2703 WEYLAND CIRCLE	PENSACOLA	FL	32526	Y
060294	KLOCKE & ASSOCIATES ENGINEERS	49 EAST CHASE STREET	PENSACOLA	FL	32502	
051094	KNIGHT, TERENCE I DBA KNIGHTS ELECTRICAL SERVICE	1114 E LEONARD ST	PENSACOLA	FL	32503	Y
018273	KRAFTRONICS INC	3025 WEST NINE MILE RD	PENSACOLA	FL	32534	
055564	L & L BACKFLOW INC DBA L & L UTILITIES INC	115 MCLAUGHLIN ROAD	MILTON	FL	32570	
055738	LARRY ARMSTRONG ELECTRICAL CONTRACTOR INC	2952 BLUESTAR AVENUE	PENSACOLA	FL	32514	
068161	LEA, DOUGLAS C DBA L&L CONSTRUCTION SERVICES LLC	9655 SOUTH TRACE ROAD	MILTON	FL	32583	Y
062229	LED WORLDWIDE LIGHTING INC	16410 NORTH SHORE COURT	PENSACOLA	FL	32507	
058332	LEIDNER BUILDERS INC	409 N PACE BLVD	PENSACOLA	FL	32505	Y
081795	LYNN, STEVEN W MCCULLOUGH AND SON	1104 FRETZ STREET	PENSACOLA	FL	32534	
058801	M & H CONSTRUCTION SVCS INC	1161 W 9 1/2 MILE RD	PENSACOLA	FL	32534	Y
055498	M & M ELECTRIC OF NW FL INC	292 NORTH SPRNG STREET	CRESTVIEW	FL	32536	
021606	MANGUM, RON DBA RESIDENTIAL RENOVATION COMPANY INC	6299 WINDWOOD DRIVE	PENSACOLA	FL	32504	
069799	MAVERICK DEMOLITION OF NW FLORIDA INC	241 BEACON RD	PENSACOLA	FL	32503	
049263	MCGUIRE ELECTRICAL LLC	1812 EAST MALLORY ST	PENSACOLA	FL	32503	
030768	MCLEMORE ELECTRIC INC	PO BOX 9625	PENSACOLA	FL	32513	Y
052456	MEI LING DAVIS LLC	PO BOX 18155	PENSACOLA	FL	32523	
085695	MILLER, MATTHEW A DBA M & J ELECTRICAL SERVICES LLC	1404 GREENVISTA LANE	GULF BREEZE	FL	32563	
073522	MOORE BETTER CONTRACTORS, INC	1721 EAST CERVANTES ST	PENSACOLA	FL	32501	Y
049667	MOTES ELECTRIC INC	5250 OLD BERRY HILL ROAD	MILTON	FL	32570	
022368	MOTES, MIKE DBA MIKE MOTES CONSTRUCTION IN	4164 HUCKLEBERRY FINN RD	MILTON	FL	32583	
016210	NORD, STEVE DBA SEA HORSE GENERAL CONTRACTORS INC	4238 GULF BREEZE PKWY	GULF BREEZE	FL	32563	Y
049113	O'DANIEL MARINE CONSTRUCTION INC	1165 SUNSET LANE	GULF BREEZE	FL	32563	
002720	PANHANDLE GRADING & PAVING INC	P O BOX 3717	PENSACOLA	FL	32516	
049009	PARRIS CONSTRUCTION CO LLC	P O BOX 6338	PENSACOLA	FL	32503	Y
058953	PARSCO LLC	700 N DEVILLIERS STREET	PENSACOLA	FL	32501	

Submittal Due Date: 07/15/25

Bid No.: 25-034

FINAL VENDOR REFERENCE LIST

TITLE
DEPARTMENT

Vendor #	Name	Address	City	St	Zip	SMWBE
042853	PAUL PATRICK ELECTRIC INC	5924 GRAHAM LANE	MILTON	FL	32583	Y
030951	PAV'R CONSTRUCTION INC	P O BOX1293	GULF BREEZE	FL	32562	
055028	PERDIDO GRADING & PAVING LLC	PO BOX 3333	PENSACOLA	FL	32516	Y
073174	PERRITT, CHRIS LLC	5340 BRIGHT MEADOWS ROAD	MILTON	FL	32570	Y
027684	PHOENIX CONSTRUCTION SERVICES INC	1805 TENNESSEE AVENUE	LYNN HAVEN	FL	32444	
049446	Q A ELECTRIC INC	4051-G BARRANCAS AVE	PENSACOLA	FL	32507	
048368	QUALITY ELECTRIC OF FL LLC	8220 LILLIAN HWY	PENSACOLA	FL	32506	
086660	QUALITY ENTERPRISES USA INC	3494 SHEARWATER STREET	NAPLES	FL	34117	
086935	QUEENBEE ELECTRIC LLC	403 BEVERLY PARKWAY	PENSACOLA	FL	32505	Y
021834	R & L PRODUCTS INC	9492 PENSACOLA BLVD	PENSACOLA	FL	32534	
018305	R D WARD CONSTRUCTION CO INC	15 EAST HERMAN STREET	PENSACOLA	FL	32505	
049671	RADFORD & NIX CONSTRUCTION LLC	7014 PINE FOREST ROAD	PENSACOLA	FL	32526	Y
001681	RANDALL, HENRY DBA RANDALL CONSTRUCTION	1045 S FAIRFIELD DRIVE	PENSACOLA	FL	32506	
060366	RANDY R HINKLER LANDSCAPING CONT'R & TREE SURGEON INC	1978 AVENIDA DEL SOL	NAVARRE	FL	32566	
087938	RD ALLEN CONSTRUCTION LLC	PO BOX 11	CANTONMENT	FL	32533	Y
031881	ROADS INC OF NWF	106 STONE BLVD	CANTONMENT	FL	32533	
017634	ROBERSON EXCAVATION INC	6013 SOUTHRIDGE ROAD	MILTON	FL	32570	Y
067564	ROBERSON UNDERGROUND UTILITY LLC	9790 ROBERSON WAY	MILTON	FL	32570	Y
033161	ROY ANDERSON CORP	PO BOX 2	GULFPORT	MS	39502	
046042	ROYALTY LLC DBA ROYALTY MANAGEMENT LLC	1765 E NINE MILE ROAD #1-104	PENSACOLA	FL	32514	Y
058753	SAILWIND CONSTRUCTION INC	7 GILMORE DRIVE	GULF BREEZE	FL	32561	Y
042044	SALTER/3C'S CONSTRUCTION CO	4512 TRICE RD	MILTON	FL	32571	
025349	SANDERS BROTHERS ELECTRIC INC	8195 Kipling Street	PENSACOLA	FL	32514	
002653	SCAPIN ELECTRIC COMPANY	PO BOX 6597	PENSACOLA	FL	32503	Y
049242	SELECTRICITY	PO BOX 4736	PENSACOLA	FL	32507	
032132	SEMINOLE ELECTRIC CONST INC	5412 SUN VALLEY DRIVE	PENSACOLA	FL	32505	Y
086686	SHAFFER CONSTRUCTION	4661 E SPENCER FIELD RD	PACE	FL	32571	
043119	SHIELDS ELECTRIC LLC	2803 W LAKEVIEW AVE	PENSACOLA	FL	32505	
065450	SITE AND UTILITY LLC	PO BOX 30136	PENSACOLA	FL	32503	
035108	SOUTHEASTERN CONSTRUCTION INC	504 WEST INTENDENCIA ST	PENSACOLA	FL	32502	Y
011457	SOUTHERN UTILITY CO INC	P O BOX 2055	PENSACOLA	FL	32513	Y
084364	ST CONTROLS LLC	1638 KAUAI COURT	GULF BREEZE	FL	32563	
086821	SUPERIOR ROW SERVICES LLC	15000 CITRUS COUNTY DR	PENSACOLA	FL	32523	
045247	TEAM POWER SOLUTIONS	4033 WILLIS WAY	MILTON	FL	32583	
028060	THE GREEN SIMMONS COMPANY INC	3407 NORTH W STREET	PENSACOLA	FL	32505	
062939	THREE TRADE CONSULTANTS	5690 JEFF ATEs RD	MILTON	FL	32583	Y
086065	TRENT M PATTERSON DBA PATTERSON CSP LLC	6530 N PALAFOX ST #8	PENSACOLA	FL	32503	Y
069066	UNDERGROUND SOLUTIONS LLC	3070 GODWIN LN	PENSACOLA	FL	32526	Y
033913	UNITY ENTERPRISES INC	506 W BELMONT STREET	PENSACOLA	FL	32501	

Submittal Due Date: 07/15/25

Bid No.: 25-034

FINAL VENDOR REFERENCE LIST

TITLE
DEPARTMENT

Vendor #	Name	Address	City	St	Zip	SMWBE
002482	UTILITY SERVICE COMPANY INC	4326 GULF BREEZE PARKWAY	GULF BREEZE	FL	32563	
086663	VALCOURT BUILDING SERVICES	195 LURTON STREET	PENSACOLA	FL	32505	
083934	VICKERS, TAYLOR DBA TAYLOR'D CONSTRUCTION & CO LLC	1560 CADENCE LOOP	PENSACOLA	FL	32514	
030317	W P R INC	4175 BRIARGLEN RD	MILTON	FL	32583	Y
047084	WADDELL HOMES INC	5876 N BLUE ANGEL PARKWAY	PENSACOLA	FL	32526	
032732	WALLER, DONALD DBA NORTHCOAST CONTAINER INC	2325 MID PINE CIRCLE	PENSACOLA	FL	32514	
030448	WARRINGTON UTILITY & EXCAVATING INC	8401 UNTREINER AVE	PENSACOLA	FL	32534	Y
036451	WEBB ELECTRIC CO OF FL INC	1620 SUCCESS DRIVE	CANTONMENT	FL	32533	
091069	WEBBER LLC	1725 HUGHES LANDING BLVD	THE WOODLANDS	TX	77380	
058666	WEST FLORIDA ELECTRIC SVCS INC	1808 KINGSTREE DRIVE	CANTONMENT	FL	32533	
051855	WHITE CONSTRUCTION & RENOVATN INC	2000 MATHISON ROAD	CANTONMENT	FL	32533	
021725	WHITESSELL-GREEN INC	P O BOX 2849	PENSACOLA	FL	32513	
021814	WILLIAMSON ELECTRICAL CO INC	P O BOX 728	MILTON	FL	32572	Y
044856	WOLFE CONSTRUCTION	40 W NINE MILE ROAD #2	PENSACOLA	FL	32534	Y
069212	YERKES SOUTH INC	634 LAKEWOOD RD	PENSACOLA	FL	32507	Y

Vendors: 171

Proposed Project Map





City of Pensacola

222 West Main Street
Pensacola, FL 32502

Memorandum

File #: 25-977

Agenda Conference

8/11/2025

LEGISLATIVE ACTION ITEM

SPONSOR: DC Reeves, Mayor

SUBJECT:

APPROVAL OF MEMORANDUM OF UNDERSTANDING WITH THE PENSACOLA MESS HALL INC. FOR AFTER-SCHOOL PROGRAM AT WOODLAND HEIGHTS & FRICKER RESOURCE CENTERS

RECOMMENDATION:

That City Council approve the Memorandum of Understanding between the City of Pensacola Parks and Recreation Department and The Pensacola MESS Hall, Inc. to host their after-school program at the Woodland Heights and Fricker Resource Centers. Further, that City Council authorize the Mayor to take the actions necessary to execute and administer this Memorandum of Understanding, consistent with the terms of the agreement and the Mayor's Executive Powers as granted in the City Charter.

HEARING REQUIRED: No Hearing Required

SUMMARY:

This action will advance City of Pensacola Strategic Plan Goal #3: Support for Youth Experiences.

The City of Pensacola Parks and Recreation Department and The Pensacola MESS Hall, INC. are seeking approval from the City Council to enter into a Memorandum of Understanding that allows the City to give access to The Pensacola MESS Hall, INC., a non-profit activity program provider, to use the Woodland Heights and Fricker Resource Centers to provide a program designed to increase knowledge and understanding of scientific principles for children ages eight (8) to twelve (12) by providing education related to math, engineering, and science at the Facilities.

PRIOR ACTION:

July 15, 2025 - Parks and Recreation Board recommended approval of the Memorandum of Understanding.

FUNDING:

N/A

FINANCIAL IMPACT:

The Pensacola MESS Hall, Inc. will be offering services that are not a part of normal scheduled services at the centers.

LEGAL REVIEW ONLY BY CITY ATTORNEY: Yes

7/18/2025

STAFF CONTACT:

Tim Kinsella, City Administrator
Amy Miller, Deputy City Administrator
Kerry Shanaghan, Interim Parks and Recreation Director
Tonya Byrd, Parks and Recreation Assistant Director

ATTACHMENTS:

1. PENSACOLA MESS HALL MOU

PRESENTATION: No



**MEMORANDUM OF UNDERSTANDING
BETWEEN THE
CITY OF PENSACOLA PARKS AND RECREATION DEPARTMENT
AND
MESS HALL PENSACOLA, INC.**

This Memorandum of Understanding (“MOU”) is made and entered into this _____ day of _____, 2025 (**“Effective Date”**), by and between the City of Pensacola Parks and Recreation Department (the **“City”**), a Florida municipal corporation created and existing under the laws of the State of Florida, located at 222 W. Main Street, Pensacola, Florida 32502, and The Pensacola MESS Hall, Inc. (**“Activity Program Provider”**), a Florida not-for-profit corporation, located at 418 E. Wright St., Pensacola, Florida 32501 (the City and Activity Program Provider collectively referred to hereinafter as the **“Parties”**).

WITNESSETH

WHEREAS, the City is committed to providing space for a youth services program that will benefit and enrich children through educational support; and

WHEREAS, the Activity Program Provider is a non-profit, community-based program for children and families; and

WHEREAS, the City owns property located at 111 Berkley Drive, Pensacola, FL 32503, known as the Woodland Heights Resource Center; (**“Facility One”**); and

WHEREAS, the City owns property located at 900 N F Street, Pensacola, FL 32501, known as the Fricker Resource Center; (**“Facility Two”**); (Facility One and Two collectively referred to hereinafter as the **“Facilities”**); and

WHEREAS, the Parties desire to collaborate to offer an educational enrichment program designed to increase knowledge and understanding of scientific principles for children ages ten (10) to twelve (12) by providing education related to math, engineering, and science at the Facilities; and

WHEREAS, the Parties desire to enter into this MOU to memorialize and establish the specific responsibilities of both Parties for the youth programming;

NOW, THEREFORE, in consideration of the mutual terms and conditions, the receipt and sufficiency of which is hereby acknowledged, the City and the Activity Program Provider agree as follows:

SECTION 1 PURPOSE OF MOU

1.1 Recitals. The recitals contained in the preamble of this MOU are declared to be true and correct and are hereby incorporated into this MOU.

- 1.2 Purpose.** The purpose of this MOU is to establish the specific responsibilities of the Parties in offering a youth services program at the Facilities.

SECTION 2 ACTIVITY PROGRAM PROVIDER RESPONSIBILITIES

2.1 Maintenance of Appropriate Programming. The Activity Program Provider's program, titled "Science Explorers After School," increases school readiness for children ages ten (10) to twelve (12) by providing hands-on activities related to math, engineering, and science. Recreational and other activities that enhance learning are strongly encouraged. The Activity Program Provider must provide any reasonable equipment required to operate an effective program.

2.2 Participants. The Activity Program Provider will ensure all youth programming participants are ages ten (10) through twelve (12) with a target participation number of no fewer than ten (10) per program session consistently.

2.3 Location of Programming. Programming will be held at the Facilities and at any other community center as identified by the City. Any request for additional use of program space must be in writing a minimum of ten (10) working days prior and additional fees may apply.

2.4 Facility Use. The Activity Program Provider will adhere to Facilities and park operating hours and closures during severe weather, due to repairs, or holidays and will ensure that all facilities used for the programming and activities are left clean and litter free and in the same condition as they were found.

2.5 Staffing Requirements. Activity Program Provider will maintain a minimum of one (1) staff member per twelve (12) participants at each location for each program session. The Activity Program Provider will submit a list of all staff, volunteers, and/or board members prior to the start of the program and submit changes to the City in an updated list throughout the term of the agreement.

2.6 Employment Screening. Activity Program Provider is responsible for conducting all background checks and other requirements in accordance with Florida Statutes, in particular FS Chapter 435, and is responsible for ensuring that all requirements have been timely and properly enforced. In addition, while engaging in activities upon City property and City owned facilities, the Activity Program Provider shall not employ or utilize the volunteer services of any person who has been convicted of or pled guilty or nolo contendere to or has had an adjudication withheld of any of charges listed in s. 435.04(2), F.S., and s. 435.04(3), F.S.

2.7 Cancellations. Written notice for any cancellations must be submitted to the Facility supervisor no later than five (5) working days prior to cancellation date. The Activity Program Provider must notify the city immediately in any instance that may require multiple cancellations a month. If this occurs, approval must be provided by the City to continue the session in such a location.

2.8 Programming Evaluation. The Activity Program Provider must track the success of the program and growth of each participant through appropriate evaluative tools.

2.9 Production of Required Documents. The Activity Program Provider must provide the following: (1) an itemized budget sixty (60) days prior to the start of each session, (2) a copy of the by-laws and related operating procedures, (3) any written disciplinary guidelines for participants prior to start of the program, (4) upon request, must provide a list of annual board meeting dates and a list of board members with phone numbers, email addresses, and physical addresses, (5) upon request, must provide board meeting minutes to the City within 14 days of the occurrence of such board meeting.

2.10 Recognition of City Partnership. The Activity Program Provider must recognize the City as a partner in all Activity Program Provider programs located at the Facility and include the parks and Recreation Department logo on all publications, flyers and promotional materials that relates to the programming at the Facility.

2.11 Program Recruitment and Marketing. The Activity Program Provider must recruit for the programming through a marketing plan that is mutually developed between the Activity Program Provider and the City's Parks and Recreation Marketing Coordinator.

2.12 Notification of Accidents and Incidents. The Activity Program Provider must notify the City in writing no later than 12:00pm on the next business day after any accidents and/or incidents that require medical attention or when public safety personnel were called to assist with the situation. The notification shall include the date of the incident, the name of the injured party, and a brief description of the incident.

2.13 Maintenance of Records and Accounts. The Activity Program Provider must maintain accurate records and accounts in accordance with the terms and conditions of this MOU. The City may cause, upon reasonable notice, an audit to be made of the records and accounts such as records and accounts relate to the calculation of the amounts payable to the City.

2.14 Facility Maintenance. The Activity Program Provider must pay for any requested Facility or park maintenance which occurs outside the normal weekday operating hours for City custodial staff or park maintenance staff.

SECTION 3 CITY RESPONSIBILITIES

3.1 Provision of Facilities. The City agrees to provide spaces (such as the Facilities and other locations deemed appropriate by the City) for the youth programming provided by The Activity Program Provider. However, as continuous growth may impact the City's ability to offer additional space, growth of the programming must be managed and coordinated with the City. Programming and Activities will be subject to inspection and reviewed by City staff quarterly to determine continued allocation of space.

3.2 Program Recruitment and Marketing. The City agrees to collaborate with the Activity Program Provider to develop a comprehensive marketing and recruitment plan that includes, but is not limited to, promotion in the City's quarterly program guide and on the Play Pensacola website.

3.3. Facility Inspection and Maintenance. The City agrees to inspect all City owned assets annually and provide routine maintenance as the City sees fit.

SECTION 4 LIABILITY AND INDEMNIFICATION

4.1 Liability Insurance. The Activity Program Provider must provide proof of commercial general liability insurance with a minimum liability limit of \$1,000,000 per occurrence and in the aggregate. The City of Pensacola must also be listed as an “additional insured” on the policy. Certificate holder shall read: City of Pensacola; c/o Parks and Recreation Department, P.O. Box 12910, Pensacola, FL 32521 or to the City of Pensacola, c/o Parks and Recreation Department, 222 West Main Street, Pensacola, Florida 32503.

4.2 Indemnification. The Activity Program Provider agrees to add the City of Pensacola as a release or held harmless in any Hold Harmless Agreement included as part of the activity participation and to provide to the City upon request. The Activity Program Provider agrees to fully indemnify, defend and hold harmless the City of Pensacola, its officers, agents, employees and volunteers from and against all actions, damages, costs, liabilities, claims, losses, judgments, penalties and expenses of every type and description, including, but not limited to, any fees and/or costs reasonably incurred by the city of Pensacola’s staff attorneys or outside attorneys and any fees and expenses incurred in enforcing this provision (hereafter collectively referred to as “**Liabilities**”), to which any or all of them may be subjected, to the extent such Liability are caused by or result from any negligent act or omission or willful misconduct of the Activity Program Provider in connection with its use of the Facility. This includes any damage to or theft of the Activity Program Provider property stored or left on City of Pensacola property. This shall be a continuing release and shall remain in effect until revoked in writing.

SECTION 5 MISCELLANEOUS PROVISIONS

5.1 Term. This MOU will remain in effect through May 31, 2026 and may only be amended in writing as agreed to by both parties. Whenever there is a change in leadership within the Activity Program Provider, a new MOU will be required, which must have the signature of the new Executive Director and President.

5.2 Termination. Either party may terminate this agreement for convenience upon 30 days written notice to the other. Termination for cause shall be immediate upon notification by the City and shall include, but not be limited to, fraud, lack of compliance with applicable rules, regulations, and ordinances, failure to remit proper payment, and failure to perform in a timely manner any provision of this agreement.

5.3 Governing Law. This MOU shall be governed by and construed in accordance with the laws of the State of Florida, and the Parties stipulate that venue, for any matter, which is the subject of this MOU shall be in Escambia County, Florida.

5.4 Public Records. The Parties acknowledge that this MOU and any related financial records, audits, reports, plans, correspondence, and other documents may be subject to disclosure to members of the public pursuant to Chapter 119, Florida Statutes.

5.5 E-Verify. In compliance with the provisions of F.S. 448.095, the Parties to this MOU and any subcontractors engaged in the performance of this MOU hereby certify that they have registered with and shall use the E-Verify system of the United States Department of Homeland Security to verify the work authorization status of all newly hired employees, within the meaning of the statute.

**City of Pensacola
Parks and Recreation Department**
222 West Main Street
Pensacola, Florida 32502

The Pensacola MESS Hall, Inc.

418 E Wright Street.
Pensacola, Florida 32501

Primary Contact: Megan Pratt, Executive
Director/CEO
Phone: (850)
E-Mail: megan.pratt@pensacolamesshall.org

Alternate
Phone:
E-Mail:

DC Reeves, Mayor

The Pensacola MESS Hall, Inc
Chief Executive Officer

Date: _____

Date: _____

Attest: _____
Ericka Burnett, City Clerk

Approved as to substance:

Kerry Shanaghan, Parks & Recreation Director

The Pensacola MESS Hall, Inc.
President

Date: _____

Date: _____

Legal in form and execution:

Grace Parola, Assistant City Attorney



City of Pensacola

222 West Main Street
Pensacola, FL 32502

Memorandum

File #: 25-679

Agenda Conference

8/11/2025

LEGISLATIVE ACTION ITEM

SPONSOR: DC Reeves, Mayor

SUBJECT:

BOND COUNSEL CONTRACT

RECOMMENDATION:

That City Council award a contract for bond counsel to Bryant Miller Olive PA of Tallahassee, FL. Further, that City Council authorize the Mayor to take the actions necessary to execute and administer this contract and complete the work, consistent with the contracting documents and the Mayor's Executive Powers as granted in the City Charter.

HEARING REQUIRED: No Hearing Required

SUMMARY:

This action does not directly advance the goal of the City of Pensacola Strategic Plan but is a necessary function of municipal government.

The City of Pensacola's Financial Planning and Administration Policy requires contracts for the City's financial advisor, bond counsel and disclosure counsel to be presented to the City Council for approval. These services make up the essential members of the City's bond financing team.

PFM currently serves as municipal advisor to the City of Pensacola. Municipal advisers assist in the structuring and issuance of bonds, whether through a competitive or a negotiated process.

Bryant Miller Olive, PA currently serves as bond counsel to the City of Pensacola. Bond counsel renders an opinion on the validity of the bond offering, the security for the offering, and whether and to what extent interest on the bonds is exempt from income and other taxation. In addition, the bond council typically prepares all resolutions and other instruments authorizing and securing the bonds.

The contracts with Bryant Miller Olive, PA expired on September 30, 2023. In order to maintain consistency in the bonding process, staff recommends maintaining long-term relationships with its bond counsel and renewing the contracts through September 1, 2027.

PRIOR ACTION:

March 1, 2018 - The City entered into a three (3) year contract with Bryant Miller Olive PA for bond counsel legal services.

April 1, 2021 - The entered into a two and one half (2.5) year contract with Bryant Miller Olive PA for bond counsel legal services.

FUNDING:

N/A

FINANCIAL IMPACT:

In the year of financing, there will be a corresponding fee as outlined in the contracts.

LEGAL REVIEW ONLY BY CITY ATTORNEY: No

STAFF CONTACT:

Tim Kinsella, City Administrator
Amy Lovoy, Finance Director

ATTACHMENTS:

1. Legal Service Agreement - Bryant Miller Olive, P.A
2. Bond Council Contract 2021

PRESENTATION: No

LEGAL SERVICES AGREEMENT
between
BRYANT MILLER OLIVE, PA
and the
CITY OF PENSACOLA as Client

THIS LEGAL SERVICES AGREEMENT is made by and between BRYANT MILLER OLIVE PA, whose principal office is located 11545 Raymond Diehl Road, Suite 300, Tallahassee, Florida 32308, and the CITY OF PENSACOLA, a municipal corporation, whose principal address is located at 222 W. Main Street, Pensacola, Florida 32502 (“**Agreement**”), who hereby agree to the following:

1. Services: Bryant Miller Olive PA (hereinafter “**Firm**”) will represent the City of Pensacola, a municipal corporation (hereinafter “**City**”) in providing non-exclusive legal services as needed. Specifically, the Firm will provide the following services:

- a. Consultation with City officials and staff concerning all legal questions relating to the incurrence of the debt;
- b. Attendance, upon request, at any meeting of the City Council, committees, or any meeting of staff;
- c. Preparation of all resolutions and other instruments authorizing and securing bonds and required in connection with their issuance utilizing the City's format for documents unless agreed otherwise;
- d. Assistance to the City or its financial advisors and investment bankers in formulating financing plans and review of applicable portions of disclosure documents for public offering of bonds and notes;
- e. If sale is by competitive bid, assisting in the preparation of documents, notice of sale, evaluation of bids and any other documentation necessary to conduct a sale of bonds in that manner, provided that the services contemplated hereby shall not include the preparation of disclosure materials;
- f. Analysis and resolutions of tax problems associated with financing plans, including arbitrage issues and preparation of ruling requests and contracts with the U.S. Treasury;
- g. Preparation of documentation required in connection with the validation of bond issues including the complaints, notices and orders, acknowledgments, answers and judgments, together with memoranda concerning testimony, exhibits and relevant law;
- h. Preparation and review of all documentation required for bond sales and closings, including resolutions, certificates, opinions, notices of sale, etc.; provided that the services contemplated hereby shall not include the preparation of disclosure materials;
- i. Supervision of the printing of the bonds and conduct of the pre-closing and the closing in connection with each bond issue;
- j. Preparation of documentation required in connection with the appeal of any such judgment of validation or order to the Supreme Court of Florida, including any notices, orders, acknowledgments, briefs and any court appearances required for oral argument or otherwise; and

- k. Review of conduit type bond financings for compliance with applicable securities and tax laws and regulations.

2. Fees: The fee, billing and reporting information for the Firm, including the fee for services performed by lawyers of this Firm, the fee for services performed by non-lawyer staff, and any identified expenses are attached in Schedule A. The costs to be invoiced to the City for reimbursement shall be the actual, reasonable costs incurred by the Firm for the services indicated, and that receipts for costs advanced by the Firm to the City shall accompany the billing statements. Invoices submitted by the Firm for payment by the City shall be in such detail as deemed sufficient, and approved by, the City Attorney and the Finance Director.

The Firm will ensure that the fees charged to the City are reasonable and necessarily incurred and agrees to exercise customary billing judgment when preparing invoices for services rendered to the City.

The Firm will refrain from billing for the services of more than one professional for performing the same function unless necessary to advance or protect the interests of the City in such representation.

3. Costs: All costs such as computer research; copying charges; postage; Federal Express/UPS; telephone charges; hotel expense, mileage reimbursement and per diem meal expenses shall be billed at the actual expense of the Firm with no markup in price.

If there are occasions that the attorneys of the Firm need to travel to conduct the services they are performing for the City, the Firm should make all efforts to stay within the cost parameters of the rates approved by the U.S. General Services Administration.

Costs incurred by the Firm that have not been previously approved by the City, will not be paid.

4. Term: Unless sooner terminated as provided herein, this Agreement shall terminate on September 1, 2027. The City and the Firm agree that during the term of the Agreement, there shall be no increase or change to the fee, billing, and reporting information identified in the attached Schedule A. While it is impossible to predict how long legal services may be required to solve any particular matter, the intent of this section is that no new matter may be assigned to the Firm after the termination date; however, particulate matters assigned prior to the termination date shall be continued by the Firm up to completion of the particular matter.

The City may terminate this Agreement for convenience at any time upon written notice to the Firm at: Bryant Miller Olive PA, attention JoLinda Herring, 11545 Raymond Diehl Road, Suite 300, Tallahassee, Florida 32308, rclement@bmlaw.com.

5. Insurance: The Firm shall furnish to the City, as Schedule B, the Firm's malpractice insurance.

6. Public Records Compliance: The firm agrees to the requirements of Chapter 119, Florida Statutes, attached as Schedule C.

IN WITNESS WHEREOF, the parties hereto have made and executed this Agreement on the respective dates under each signature.

Legal in form and execution:

City Attorney

Attest:

City Clerk (Seal)

CITY OF PENSACOLA,
a municipal corporation

By: _____
D.C. Reeves, Mayor

Date: _____

BRYANT MILLER OLIVE PA

By: _____
Randall C. Clement

Title: _____

Date: _____

SCHEDULE A

a. Bond Counsel Fees. Fees for services rendered under this engagement are as follows:

<u>Amount of Issue</u>	<u>City Bonds Fee</u>
Up to \$10,000,000	\$25,000 flat fee
From \$10,000,000 to \$40,000,000	\$25,000 plus \$1.00 per \$1,000 over \$10 Million
Over \$40,000,000	\$55,000 plus \$0.60 per \$1,000 over \$40 Million

All fees for services in connection with the issuance of such bonds or notes are contingent upon delivery of the bonds. Fees for services in connection with completed bond issues shall be payable at the time the financing is completed. In connection with direct or non-conduit bond issues of the City, the City shall not be billed for general counsel and advice on matters preparatory to a bond issue but not leading to financings and not requiring an opinion of bond counsel.

b. Disclosure Counsel. If we are also serving as Disclosure Counsel, the Disclosure Counsel fee will be charged at 75% of Bond Counsel fees.

c. Conduit Financings. Fees for services as bond counsel on conduit type financings are to be paid by the agency or corporate issuer purchasing the bond. Such fees to be negotiated with the conduit borrower based on the details of the transaction.

d. Hourly Fees. At its option, the City wishes to pay for services on an hourly basis, the Firm would be willing to perform services as bond counsel based upon a schedule of hourly rates as follows:

Senior Partners	\$350/hour
Associate Attorneys	\$235/hour
Paralegals	\$95/hour

This scale assumes that the fees are not contingent but would be billed and paid at regular intervals.

e. Expenses. The Firm shall also be entitled to received reimbursement for actual costs incurred, such as printing or photocopies, long distance telephone charges, overnight delivery charges, and travel expenses. Applicable travel expenses will be reimbursed based on actual expenditure.

SCHEDULE B
To be attached by Firm

SCHEDULE C

PUBLIC RECORDS: Consultant/Contractor/Vendor shall comply with Chapter 119, Florida Statutes. Specifically, Consultant/ Contractor/Vendor shall:

- A. Keep and maintain public records required by the City to perform the service.
- B. Upon request from the City's custodian of public records, provide the City with a copy of the requested records or allow the records to be inspected or copied within a reasonable time at a cost that does not exceed the cost provided in Chapter 119, Florida Statutes, or as otherwise provided by law.
- C. Ensure that public records that are exempt or confidential and exempt from public records disclosure requirements are not disclosed except as authorized by law for the duration of the Agreement term and following the completion of the Agreement if Consultant/ Contractor/Vendor does not transfer the records to the City.
- D. Upon completion of the Agreement, transfer, at no cost, to City, all public records in possession of Consultant/Contractor/Vendor or keep and maintain public records required by the City to perform the service. If Consultant/Contractor/Vendor transfers all public records to City upon completion of the Agreement, Consultant/ Contractor/Vendor shall destroy any duplicate public records that are exempt or confidential and exempt from public records disclosure requirements. If Consultant/Contractor/Vendor keeps and maintains public records upon completion of the Agreement, Consultant/Contractor/Vendor shall meet all applicable requirements for retaining public records. All records stored electronically must be provided to the City, upon request of the City's custodian of public records, in a format that is compatible with the information technology systems of the City.

Failure by Consultant/Contractor/Vendor to comply with Chapter 119, Florida Statutes, shall be grounds for immediate unilateral cancellation of this Agreement by City.

IF CONSULTANT/CONTRACTOR/VENDOR HAS QUESTIONS REGARDING THE APPLICATION OF CHAPTER 119, FLORIDA STATUTES, TO THE CONTRACTOR'S DUTY TO PROVIDE PUBLIC RECORDS RELATING TO THIS AGREEMENT, CONTACT THE CUSTODIAN OF PUBLIC RECORDS AT: THE OFFICE OF THE CITY CLERK (850) 435-1715, PUBLICRECORDS@CITYOFPENSACOLA.COM, 222 WEST MAIN STREET, PENSACOLA, FL 32502.

LEGAL SERVICES AGREEMENT
between
BRYANT MILLER OLIVE, PA
and the
CITY OF PENSACOLA, as Client

THIS LEGAL SERVICES AGREEMENT is made by and between BRYANT MILLER OLIVE, PA ("Firm"), whose principal office is located at 101 North Monroe Street, Suite 900, Tallahassee, Florida 32303, and the CITY OF PENSACOLA ("City"), a Florida municipal corporation, whose principal address is located at 222 W. Main Street, Pensacola, Florida 32502, who hereby agree to the following:

1. Services: Firm will represent City in providing non-exclusive legal services as needed. Specifically, the Firm will provide the following scope of services as bond counsel:

- a. Consultation with City officials and staff concerning all legal questions relating to the incurrence of the debt;
- b. Attendance, upon request, at any meeting of the City Council, committees, or any meeting of staff;
- c. Preparation of all resolutions and other instruments authorizing and securing bonds and required in connection with their issuance utilizing the City's format for documents unless agreed otherwise;
- d. Assistance to the City or its financial advisors and investment bankers in formulating financing plans and review of applicable portions of disclosure documents for public offering of bonds and notes;
- e. If sale is by competitive bid, assisting in the preparation of documents, notice of sale, evaluation of bids and any other documentation necessary to conduct a sale of bonds in that manner, provided that the services contemplated hereby shall not include the preparation of disclosure materials;
- f. Analysis and resolutions of tax problems associated with financing plans, including arbitrage issues and preparation of ruling requests and contracts with the U.S. Treasury;
- g. Preparation of documentation required in connection with the validation of bond issues including the complaints, notices and orders, acknowledgments, answers and judgments, together with memoranda concerning testimony, exhibits and relevant law;
- h. Preparation and review of all documentation required for bond sales and closings, including resolutions, certificates, opinions, notices of sale, etc.; provided that the services contemplated hereby shall not include the preparation of disclosure materials;
- i. Supervision of the printing of the bonds and conduct of the pre-closing and the closing in connection with each bond issue;

- j. **Preparation of documentation required in connection with the appeal of any such judgment of validation or order to the Supreme Court of Florida, including any notices, orders, acknowledgments, briefs and any court appearances required for oral argument or otherwise; and**
- k. **Review of conduit type bond financings for compliance with applicable securities and tax laws and regulations.**

2. Fees: The fee, billing and reporting information for the Firm, including the fee for services performed by lawyers of this Firm, the fee for services performed by non-lawyer staff, and any identified expenses are attached in Schedule A. The costs to be invoiced to the City for reimbursement shall be the actual, reasonable costs incurred by the Firm for the services indicated, and receipts for costs advanced by the Firm to the City shall accompany billing statements. Invoices submitted by the Firm for payment by the City shall be in such detail as deemed sufficient, and approved by, the City Attorney and the Finance Director.

The Firm will ensure that the fees charged to the City are reasonable and necessarily incurred and agrees to exercise customary billing judgment when preparing invoices for services rendered to the City.

The Firm will refrain from billing for the services of more than one professional for performing the same function unless necessary to advance or protect the interests of the City in such representation.

3. Costs: All costs such as computer research; copying charges; postage; Federal Express/UPS; telephone charges; hotel expense, mileage reimbursement and per diem meal expenses shall be billed at the actual expense of the Firm with no markup in price.

If there are occasions that the attorneys of the Firm need to travel to conduct the services they are performing for the City, the Firm should make all efforts to stay within the cost parameters of the rates approved by the U.S. General Services Administration.

Costs incurred by the Firm that have not been previously approved by the City will not be paid.

4. Term: The term of this Agreement shall be for a period of two and one-half (2.5) years, commencing April 1, 2021, and terminating no later than September 30, 2023. The City and Firm further agree that during the term of this Agreement, there shall be no increase or change to the fee, billing, and reporting information identified in the attached Schedule A. While it is impossible to predict how long legal services may be required to solve any particular matter, the intent of this section is that no new matter may be assigned to the Firm after the termination date; however, particular matters assigned prior to the termination date shall be continued by the Firm up to completion of the particular matter.

The City may terminate this Agreement for convenience at any time upon written notice to the Firm at:

Randall C. Clement, Shareholder
Bryant Miller Olive, PA
1545 Raymond Diehl Road
Suite 300
Tallahassee, Florida 32308
850-222-8611
rclement@bmolaw.com

5. Insurance: The Firm shall furnish to the City, as Schedule B, the Firm's malpractice insurance.

6. Public Records Compliance: The Firm agrees to the requirements of Chapter 119, Florida Statutes, attached as Schedule C.

7. Conflicts: The rules regulating The Florida Bar provide that a conflict of interest exists whenever a lawyer represents one client in a matter adverse to another client. The lawyer may proceed with the representation of one client if, after disclosure of the conflict, both clients consent to the representation. We have disclosed to the City that we have, currently do and may in the future, serve as bond, disclosure or other counsel to other local governments or otherwise act as counsel to underwriters, investment banks and commercial banks on public finance matters. From time to time, we may represent the firms which may underwrite the City's bonds, notes or other obligations (and other financial institutions hired by the City) in connection with financings for other governmental entities on unrelated matters. In either case, such representations are standard and customary within the municipal bond industry. In our opinion, we can effectively represent the City and the discharge of the Firm's professional responsibilities notwithstanding our representation of other parties in other matters, either because such representations will be sufficiently different or because the potential for such conflict is remote and minor and outweighed by consideration that it is unlikely that advice given to the other client will be relevant in any respect to the subject matter. The City consents to such representation of the other client in unrelated matters consistent with the circumstances described herein. However, the City reserves the right to identify a representation that it finds objectionable in the future, in which case the Firm agrees to take appropriate steps to resolve the issue. The Firm agrees to promptly provide notice to the City of each circumstance with respect to which the Firm is relying on the waiver provided by the City in this paragraph.

The remainder of this page left blank intentionally

IN WITNESS WHEREOF, the parties hereto have made and executed this Agreement on the respective dates under each signature.

BRYANT MILLER OLIVE, PA

By: Markell P. Clement

Title: Shareholder

Date: April 14, 2021

Witness:

Laura Renner
Name and title: Laura Renner
Legal Asst.

CITY OF PENSACOLA,
a Florida municipal corporation

By: Grover C. Robinson, IV
GROVER C. ROBINSON, IV, Mayor

Date: 04/19/21

Attest:

Debra L. Bennett
City Clerk (Seal)

SCHEDULE A

- a. Fees for services rendered under this engagement are as follows:

<u>Amount of Issue</u>	<u>City Bonds Fee</u>
Up to \$10,000,000	\$17,500 flat fee
From \$10,000,000 to \$40,000,000	\$17,500 plus \$0.90 per \$1,000 over \$10 Million
Over \$40,000,000	\$53,500 plus \$0.60 per \$1,000 over \$40 Million

All fees for services in connection with the issuance of such bonds or notes are contingent upon delivery of the bonds. Fees for services in connection with completed bond issues shall be payable at the time the financing is completed. In connection with direct or non-conduit bond issues of the City, the City shall not be billed for general counsel and advice on matters preparatory to a bond issue but not leading to financings and not requiring an opinion of bond counsel.

- b. Fees for services as bond counsel on conduit type financings are to be paid by the agency or corporate issuer purchasing the bond.

Bonds Rated BBB or Better

<u>Issue Size</u>	<u>Rate</u>
Up to \$20,000,000	\$20,000
Over \$20,000,000	\$20,000 plus \$0.90 per \$1,000 over \$20,000,000
Over \$40,000,000	\$38,000 plus \$0.45 per \$1,000 over \$40,000,000
Over \$60,000,000	\$47,000 plus amount to be negotiated

Derivative Bonds, Unrated Bonds, or Bonds Rated Below BBB

<u>Issue Size</u>	<u>Rate</u>
Up to \$5,000,000	\$20,000
Over \$5,000,000	\$20,000 plus \$0.90 per \$1,000 over \$5,000,000
Over \$20,000,000	\$33,500 plus \$0.45 per \$1,000 over \$20,000,000
Over \$40,000,000	\$42,500 plus amount to be negotiated

- c. At its option, the fees paid for services to complete the City's small loan transactions shall be \$5,000 for any amount up to \$750,000 of Notes plus out-of-pocket expenses. For loans above \$750,000, the Firm's fee would be the \$5,000 plus \$1.00 per \$1,000 of Notes over \$750,000. For purposes hereof, a "small loan transaction" means a note or bond secured by City revenues issued by the City in a principal amount of less than \$6,000,000 and sold to a single financial institution.

These fees cover most small loans of the City, unless there were substantial additional time over 10 hours required of Firm due to unusual circumstances. On these loans, opinion of the Firm is limited to federal tax matters, and the City Attorney provides an independent opinion as to the validity of the obligation. No fee would be due unless the City actually completed the transaction.

- d. At its option, the City wishes to pay for services on an hourly basis, the Firm would be willing to perform services as bond counsel based upon a schedule of hourly rates as follows:

Senior Partners	\$295/hour
Associate Attorneys	\$235/hour
Paralegals	\$95/hour

This scale assumes that the fees are not contingent but would be billed and paid at regular intervals.

- e. The City acknowledges that the Firm has been performing services for the City prior to the date of this Agreement. Payment for Firm's services which have been provided on a contingent basis prior to the effective date hereof shall be made as invoiced to the City, but shall be due and payable only upon closing of the related transaction or other realization by the City of the contingency.
- f. The Firm shall also be entitled to received reimbursement for actual costs incurred, such as computer printing or photocopies, long distance telephone charges, overnight delivery charges, and travel expenses. Applicable travel expenses will be reimbursed

in accordance with §112.061, Florida Statutes, or such other schedule of reimbursement specified by the City and agreed to by the Firm.

SCHEDULE B
To be attached by the Firm



December 18, 2020

Bryant Miller Olive PA
101 North Monroe Street
Suite 900
Tallahassee, FL 32301

To Whom It May Concern:

CONFIRMATION OF INSURANCE

We hereby confirm that Bryant Miller Olive PA has Professional Liability Coverage under Policy ALA#1943 with an annual limit of \$20,000,000 per claim and \$40,000,000 in the aggregate with the right, under stated conditions, to purchase extended reporting rights upon termination of such Policy by ALAS.

The self-insured retention under such Policy is \$250,000 each claim up to an aggregate of \$500,000 and \$100,000 each claim thereafter.

The Policy effective date is from January 1, 2021 to January 1, 2022.

Such Policy is subject to the terms, conditions, limitations and exclusions stated therein.

ATTORNEYS' LIABILITY ASSURANCE SOCIETY LTD., A RISK RETENTION GROUP

By:

A handwritten signature in black ink that reads "Nancy Montroy". The signature is written in a cursive, flowing style.

Nancy J. Montroy
Vice President - Director of Underwriting

Date: 12/18/2020

311 S. Wacker Drive, Suite 5700
Chicago, IL 60606-6629
tel 312.697.6900
fax 312.697.6901

alas.com

SCHEDULE C

PUBLIC RECORDS: Consultant/Contractor/Vendor shall comply with Chapter 119, Florida Statutes. Specifically, Consultant/ Contractor/Vendor shall:

- A.** Keep and maintain public records required by the City to perform the service.
- B.** Upon request from the City's custodian of public records, provide the City with a copy of the requested records or allow the records to be inspected or copied within a reasonable time at a cost that does not exceed the cost provided in Chapter 119, Florida Statutes, or as otherwise provided by law.
- C.** Ensure that public records that are exempt or confidential and exempt from public records disclosure requirements are not disclosed except as authorized by law for the duration of the Agreement term and following the completion of the Agreement if Consultant/ Contractor/Vendor does not transfer the records to the City.
- D.** Upon completion of the Agreement, transfer, at no cost, to City, all public records in possession of Consultant/Contractor/Vendor or keep and maintain public records required by the City to perform the service. If Consultant/Contractor/Vendor transfers all public records to City upon completion of the Agreement, Consultant/ Contractor/Vendor shall destroy any duplicate public records that are exempt or confidential and exempt from public records disclosure requirements. If Consultant/Contractor/Vendor keeps and maintains public records upon completion of the Agreement, Consultant/Contractor/Vendor shall meet all applicable requirements for retaining public records. All records stored electronically must be provided to the City, upon request of the City's custodian of public records, in a format that is compatible with the information technology systems of the City.

Failure by Consultant/Contractor/Vendor to comply with Chapter 119, Florida Statutes, shall be grounds for immediate unilateral cancellation of this Agreement by City.

IF CONSULTANT/CONTRACTOR/VENDOR HAS QUESTIONS REGARDING THE APPLICATION OF CHAPTER 119, FLORIDA STATUTES, TO THE CONTRACTOR'S DUTY TO PROVIDE PUBLIC RECORDS RELATING TO THIS AGREEMENT, CONTACT THE CUSTODIAN OF PUBLIC RECORDS AT: THE OFFICE OF THE CITY CLERK (850) 435-1715, PUBLCRECORDS@CITYOFPENSACOLA.COM, 222 WEST MAIN STREET, PENSACOLA, FL 32502.



City of Pensacola

222 West Main Street
Pensacola, FL 32502

Memorandum

File #: 25-1054

Agenda Conference

8/11/2025

LEGISLATIVE ACTION ITEM

SPONSOR: Jared Moore, Council President

SUBJECT:

APPOINTMENTS - EASTSIDE REDEVELOPMENT BOARD

RECOMMENDATION:

That City Council appoint two (2) homeowners within the Eastside Redevelopment Neighborhood TIF District area to the Eastside Redevelopment Board for a term of three (3) years, expiring April 30, 2028.

HEARING REQUIRED: No Hearing Required

SUMMARY:

The Eastside Redevelopment Board was established pursuant to the requirements of Florida Statute 163.2517(2)(a)(b) regarding a neighborhood participation process that provides for the ongoing involvement of stakeholder groups in urban infill and redevelopment areas.

The following have been nominated or is an incumbent that would like to be considered for reappointment:

Nominated:
Homeowner

George W. Grace, Jr.
Zachary Lane

Nominated by:

Patton
Incumbent, Patton

PRIOR ACTION:

City Council makes appointments to this board every three years.

FUNDING:

N/A

FINANCIAL IMPACT:

None.

LEGAL REVIEW ONLY BY CITY ATTORNEY: No

STAFF CONTACT:

Ericka L. Burnett, City Clerk

ATTACHMENTS:

1. Member List
2. Nomination Form - George W. Grace Jr.
3. Application of Interest - George W. Grace Jr.
4. Nomination Form - Zachary Lane
5. Application of Interest - Zachary Lane
6. Resume - Zachary Lane

PRESENTATION: No

Eastside Redevelopment Board

Name	Profession	Appointed By	No. of Terms	Year	Exp Date	First Appointed	Term Length	Comments
Brahier, Jennifer	Council Member	Council	1	2025	12/1/2026	12/15/2022	2	
King, Hugh		Eastside Assoc.	0	2025	4/30/2028	7/21/2025	3	
Lane, Zachary	Homeowner	Council	0	2025	4/30/2025	9/23/2021	3	
VACANT, VACANT	Homeowner	Council	0	2025	4/30/2025	4/28/2022	3	
White, Tommy L.	Business Owner	Council	0	2025	4/30/2025	4/28/2022	3	

Term Length: Three (3) years

The Eastside Redevelopment Board was established pursuant to the requirements of Florida Statute 163.2517 (2)(a)(b) regarding a neighborhood participation process that provides for the ongoing involvement of stakeholder groups in urban infill and redevelopment areas. The Eastside Redevelopment Board shall consist of five (5) members: Two (2) homeowners and one (1) owner of a business located within the Eastside Neighborhood TIF District area appointed by the City Council; a representative of the Eastside Neighborhood Improvement Association designated by the association; and one (1) member of City Council. No member shall be a paid employee of the City. (Ord. #09-13 adopted 3/14/13)

CITY OF PENSACOLA, FLORIDA

NOMINATION FORM

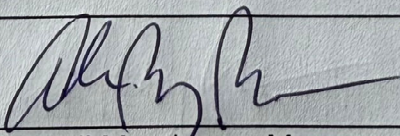
I, Allison Patton, do nominate George Washington Grace, Jr.
(Nominee)
1015 Dr. Martin Luther King Jr. Drive 850-346-7810
(Home Address) (Phone)
(Business Address) (Phone)
gwgracejr@gmail.com
(Email Address) City Resident: YES NO
Property Owner within the City: YES NO

for appointment by the City Council for the position of:

**HOMEOWNER
WITHIN EASTSIDE NEIGHBORHOOD TIF DISTRICT
EASTSIDE REDEVELOPMENT BOARD
(Three-year term expiring 4/30/2028)**

Provide a brief description of nominee's qualifications:

See attached application of interest.



City Council Member or Mayor

I hereby certify that the above
nomination was submitted to my
office within the time limitations
prescribed by the Rules and
Procedures of Council.

Ericka L. Burnett

Ericka L. Burnett, City Clerk

Ericka Burnett

From: noreply@civicplus.com
Sent: Thursday, July 17, 2025 1:03 PM
To: Ericka Burnett; Robyn Tice
Subject: [EXTERNAL] Online Form Submittal: Application for Boards, Authorities, and Commissions - City Council Appointment

⚠ THIS EMAIL IS FROM AN EXTERNAL EMAIL ACCOUNT ⚠

Application for Boards, Authorities, and Commissions - City Council Appointment

This application will be utilized in considering you for appointment to a City Council board, authority, or commission. Pursuant to Florida Statutes, Chapter 119, all information provided on or with this form becomes a public record and is subject to disclosure, unless otherwise exempted by law.

Completed applications will be kept on file for a period of one (1) year from the date received in the Office of the City Clerk.

It is necessary to contact a member of Council to obtain a nomination in order to be placed on the ballot for consideration. Please go to cityofpensacola.com/council for Council Member contact information. If you have any questions, contact the City Clerk's Office.

(Section Break)

Personal Information

Name	George Washington Grace Jr.
------	-----------------------------

Home Address	1015 Dr. Martin Luther King Jr. Drive
--------------	---------------------------------------

Business Address	Field not completed.
------------------	----------------------

To which address do you prefer we send correspondence regarding this application?	Home
---	------

Preferred Contact Phone Number(s)	8503467810
-----------------------------------	------------

Email Address	gwgracejr@gmail.com
---------------	--

Upload Resume (optional) *Field not completed.*

(Section Break)

Details

Are you a City resident? Yes

If yes, which district? 6

If yes, how long have you been a City resident? 10

Do you own property within the City limits? Yes

Are you a registered voter in the city? Yes

Board(s) of interest: Eastside Redevelopment Board

Please list the reasons for your interest in this position: To ensure the Eastside Community is represented and well informed as our city continues redevelopment projects throughout our neighborhood.

Do you currently serve on a board? No

If yes, which board(s)? *Field not completed.*

Do you currently hold a public office? No

If so, what office? *Field not completed.*

Would you be willing to resign your current office for the appointment you now seek? N/A

(Section Break)

Diversity

In order to encourage diversity in selections of members of government committees, the following information is required by Florida Statute 760.80 for some committees.

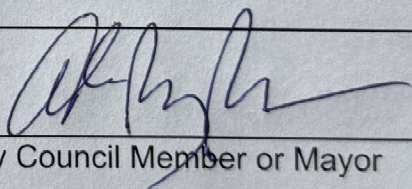
Gender	Male
Race	African-American
Physically Disabled	No
(Section Break)	
Acknowledgement of Terms	I accept these terms.

Email not displaying correctly? [View it in your browser.](#)

I, Allison Patton, do nominate Zachary Lane
(Nominee)
420 E Brainerd St (03) 850-712-0133
(Home Address) (Phone)
(Business Address) (Phone)
zaclane007@gmail.com
(Email Address) City Resident: ☒ YES ☐ NO
Property Owner within the City: ☒ YES ☐ NO

for appointment by the City Council for the position of:
HOMEOWNER
WITHIN EASTSIDE NEIGHBORHOOD TIF DISTRICT
EASTSIDE REDEVELOPMENT BOARD
(Three-year term expiring 4/30/2028)

Provide a brief description of nominee's qualifications:
See attached application of interest.



City Council Member or Mayor

I hereby certify that the above
nomination was submitted to my
office within the time limitations
prescribed by the Rules and
Procedures of Council.
Ericka L. Burnett

Ericka L. Burnett, City Clerk

Ericka Burnett

From: noreply@civicplus.com
Sent: Wednesday, July 9, 2025 5:16 PM
To: Ericka Burnett; Robyn Tice
Subject: [EXTERNAL] Online Form Submittal: Application for Boards, Authorities, and Commissions - City Council Appointment

⚠ THIS EMAIL IS FROM AN EXTERNAL EMAIL ACCOUNT ⚠

Application for Boards, Authorities, and Commissions - City Council Appointment

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(Section Break)

Personal Information

Name	Zachary Lane
Home Address	420 E Brainerd St Pensacola, FL 32503
Business Address	Field not completed.
To which address do you prefer we send correspondence regarding this application?	Home
Preferred Contact Phone Number(s)	850-712-0133
Email Address	zaclane007@gmail.com

Upload Resume (optional) [Zac Lane - Resume.pdf](#)

(Section Break)

Details

Are you a City resident? Yes

If yes, which district? 6

If yes, how long have you been a City resident? 8 years

Do you own property within the City limits? Yes

Are you a registered voter in the city? Yes

Board(s) of interest: Eastside CRA Board
Planning Board

Please list the reasons for your interest in this position: I live in the Eastside Neighborhood and the City of Pensacola. I have a significant interest in planning, redevelopment, and building a vibrant community.

Do you currently serve on a board? Yes

If yes, which board(s)? Eastside CRA

Do you currently hold a public office? No

If so, what office? *Field not completed.*

Would you be willing to resign your current office for the appointment you now seek? Yes

(Section Break)

Diversity

In order to encourage diversity in selections of members of government committees, the following information is required by Florida Statute 760.80 for some committees.

Gender	Male
Race	Caucasian
Physically Disabled	No
(Section Break)	
Acknowledgement of Terms	I accept these terms.

Email not displaying correctly? [View it in your browser.](#)

Zachary P. Lane, P.E.

420 East Brainerd St | Pensacola, FL 32503
850.712.0133 | zaclane007@gmail.com

Summary

Highly accomplished and motivated Professional Engineer (P.E.) with over 20 years of experience in structural design and analysis across diverse sectors including offshore petroleum, refining, specialty chemical, military, commercial, and residential. Proven ability to deliver sound solutions for complex engineering challenges, lead project design teams, and manage associate engineers. Adept in construction administration, structural evaluation, and utilizing a comprehensive suite of structural analysis and CAD software. Seeking to leverage extensive expertise in increasingly complex and impactful projects.

Experience

IMEG – Formerly Schmidt Consulting Group

Pensacola, Florida

Senior Structural Engineer

January 2017 to Present

Structural Discipline Lead

April 2024 to Present

- Promoted to Structural Discipline Lead, overseeing structural engineering operations and team development.
- Lead structural design and analysis for projects in the commercial, government, and military sectors.
- Perform structural evaluations, repairs, and modifications for existing structures, including military aircraft hangars and government buildings.
- Manage project design from conception through construction administration.
- Mentor and manage associate engineers, fostering technical growth and project success.

Hargrove Engineers and Constructors

Mobile, Alabama

Structural Engineer V

July 2015- January 2017

- Managed structural design and analysis for petroleum refinery projects ranging from \$1M to \$300M.
- Served as Lead Project Design Engineer, coordinating with multidisciplinary teams.
- Supervised and guided associate engineers on project deliverables.

Orion Engineering

Theodore, Alabama

Senior Structural Engineer

March 2012- July 2015

- Directed structural design and analysis of process structures for the petroleum and specialty chemical industries.
- Led projects with budgets up to \$30M as the Lead Project Design Engineer.
- Managed and mentored junior engineering staff.

Jacobs Engineering Group

Metairie, Louisiana

Structural Engineer

July 2011- March 2012

- Performed structural design and analysis of offshore structures for the petroleum industry.
- Facilitated intensive coordination with all engineering disciplines to ensure project cohesion.
- Collaborated closely with structural designers to produce comprehensive construction drawings.

Harmon Engineering, LLC

New Orleans, Louisiana

Senior Structural Engineer

Mar 2010- July 2011

- Conducted structural design and analysis for small to medium-sized structures using steel, concrete, and timber.

- Managed construction administration processes.
- Prepared detailed construction documents and structural assessment reports for existing structures.
- Managed associate engineers.

Lane and Hatcher Engineers, LLC

Pensacola, Florida

Associate Engineer, Partner

Sept 2002 – Mar 2010

- Provided structural analysis and design for residential and commercial structures utilizing timber, steel, and concrete.
- Conducted structural inspections of properties damaged by high wind events.
- Designed and implemented modifications to existing structures to ensure compliance with design codes.

Licensure

- State of Florida (#67484) *Jan 2008-Present*
- State of Alabama (#32900) *July 2012-Present*
- State of Mississippi (#20786) *June 2021-Present*

Education

**B.S. Civil Engineering,
University of Central Florida**

Aug 2002

Orlando, Florida

- Emphasis: structural analysis and design
- Successful first attempt of the Fundamentals of Engineering Exam

Technical Skills

- **Structural Analysis Software:** Risa3D, Risa2D, RisaFloor, RAM Elements, RAM Structural Systems, SACS, Enercalc
- **Computer Aided Drafting:** AutoCAD, Revit
- **Other Software:** Microsoft Word, Microsoft Excel, Microsoft Power Point, Adobe, BlueBeam REVU

Civic Engagement

Bike Pensacola

Pensacola, Florida

Board Member – Advocacy Coordinator

January 2019 to Present

- Advocate for a more walkable and bikeable community by attending public meetings, drafting letters, and providing feedback on local development projects.

City of Pensacola CRA

Pensacola, Florida

Eastside CRA Board Member

2021 to Present

Eastside CRA Board Member Chairperson

2023 to Present

- Fulfill all duties of a CRA Board Member, contributing to urban redevelopment initiatives.
- Lead board meetings and guide discussions as Chairperson.



City of Pensacola

222 West Main Street
Pensacola, FL 32502

Memorandum

File #: 25-1009

Agenda Conference

8/11/2025

LEGISLATIVE ACTION ITEM

SPONSOR: Jared Moore, Council President

SUBJECT:

APPOINTMENT - ENVIRONMENTAL ADVISORY BOARD

RECOMMENDATION:

That City Council appoint an individual who is an employed or retired environmental professional, or member of local environmental organizations or businesses with an interest in City environmental issues to fill an unexpired term ending March 1, 2026.

HEARING REQUIRED: No Hearing Required

SUMMARY:

The Environmental Advisory Board is tasked with reviewing and providing recommendations to the City Council and Mayor on environmental policy issues as follows:

- (1) Proposed ordinances and codes of an environmental nature.
- (2) Proposed changes to existing environmental ordinances and codes.
- (3) Other environmental matters affecting the city referred to the Board by the City Council and Mayor.
- (4) Other environmental matters affecting the City that are initiated by the Board and approved by the City Council and/or Mayor.

The following has been nominated:

Nominee: **Nominated by:**

Employed or retired environmental professionals, or member of local environmental organization or business with an interest in City environmental issues.

Mark Jackson Wiggins

PRIOR ACTION:

City Council makes appointments to this board every two years.

FUNDING:

N/A

FINANCIAL IMPACT:

None.

LEGAL REVIEW ONLY BY CITY ATTORNEY: No

STAFF CONTACT:

Ericka L. Burnett, City Clerk

ATTACHMENTS:

1. Member List
2. Nomination Form - Mark Jackson
3. Application of Interest - Mark Jackson

PRESENTATION: No

Environmental Advisory Board

Name	Profession	Appointed By	No. of Terms	Year	Exp Date	First Appointed	Term Length	Comments
Butts, William "Blase"	Employed Env Professional	Council	3	2025	3/1/2026	4/12/2018	2	
Dineen, Katie	Employed Env Professional	Council	1	2025	3/1/2026	3/24/2022	2	
Fox, Katie	Environmental Profession	Council	2	2025	3/1/2026	2/28/2019	2	
Hagen, Kelly	At-large/City Resident	Council	1	2025	3/1/2026	1/21/2021	2	
Mahone, Rachel	At-Large/City Resident	Council	0	2025	3/1/2026	2/22/2024	2	
Massey, P. Jay	Employed Env Professional	Council	1	2025	3/1/2026	1/21/2021	2	
Poole, Jordan	At-Large	Council	0	2025	3/1/2026	6/13/2024	2	
Richards, Neil	At-large	Council	5	2025	3/1/2026	2/28/2014	2	
VACANT, VACANT	Environmental Group	Council	0	2025	3/1/2026	6/13/2024	2	

Term Length: TWO YEAR TERMS

The Environmental Advisory Board may review and make recommendations to the City Council and Mayor on environmental policy issues as follows:

- (1) Proposed ordinances and codes of an environmental nature.
- (2) Proposed changes to existing environmental ordinances and codes.
- (3) Other environmental matters affecting the city referred to the Board by the City Council and Mayor.
- (4) Other environmental matters affecting the City that are initiated by the Board and approved by the City Council and/or Mayor.

The Board shall be composed of nine (9) members appointed by the City Council: Five (5) members who are employed or retired environmental professionals, or members of local environmental organizations or businesses with an interest in City environmental issues. To the extent practicable, members will be residents or property owners of the City. Four (4) at-large members who are residents or property owners of the City.

CITY OF PENSACOLA, FLORIDA

NOMINATION FORM

I, Delarian Wiggins, do nominate Mark Jackson
(Nominee)

3610 Marjean Dr. (04) 808-492-2544
(Home Address) (Phone)

(Business Address) (Phone)

mark.e.jackson@outlook.com City Resident: YES NO
(Email Address) Property Owner within the City: YES NO

for appointment by the City Council for the position of:

**MEMBER
EMPLOYED OR RETIRED ENVIRONMENTAL PROFESSIONALS,
OR MEMBERS OF LOCAL ENVIRONMENTAL ORGANIZATIONS
OR BUSINESSES WITH AN INTEREST IN CITY ENVIRONMENTAL ISSUES
ENVIRONMENTAL ADVISORY BOARD
(Unexpired two-year term expiring 3/1/2026)**

Provide a brief description of nominee's qualifications:

Delarian Wiggins
City Council Member or Mayor

I hereby certify that the above
nomination was submitted to my
office within the time limitations
prescribed by the Rules and
Procedures of Council.

Ericka L. Burnett
Ericka L. Burnett, City Clerk

Ericka Burnett

From: noreply@civicplus.com
Sent: Tuesday, July 8, 2025 11:41 AM
To: Ericka Burnett; Robyn Tice
Subject: [EXTERNAL] Online Form Submittal: Application for Boards, Authorities, and Commissions - City Council Appointment

⚠ THIS EMAIL IS FROM AN EXTERNAL EMAIL ACCOUNT ⚠

Application for Boards, Authorities, and Commissions - City Council Appointment

This application will be utilized in considering you for appointment to a City Council board, authority, or commission. Pursuant to Florida Statutes, Chapter 119, all information provided on or with this form becomes a public record and is subject to disclosure, unless otherwise exempted by law.

Completed applications will be kept on file for a period of one (1) year from the date received in the Office of the City Clerk.

It is necessary to contact a member of Council to obtain a nomination in order to be placed on the ballot for consideration. Please go to cityofpensacola.com/council for Council Member contact information. If you have any questions, contact the City Clerk's Office.

(Section Break)

Personal Information

Name	Mark Jackson
------	--------------

Home Address	3610 Marjean Dr. Pensacola, FL 32504
--------------	--------------------------------------

Business Address	Field not completed.
------------------	----------------------

To which address do you prefer we send correspondence regarding this application?	Home
---	------

Preferred Contact Phone Number(s)	8084922544
-----------------------------------	------------

Email Address	mark.e.jackson@outlook.com
---------------	--

Upload Resume (optional)	<i>Field not completed.</i>
-----------------------------	-----------------------------

(Section Break)

Details

Are you a City resident?	Yes
--------------------------	-----

If yes, which district?	<i>Field not completed.</i>
-------------------------	-----------------------------

If yes, how long have you been a City resident?	1 year
---	--------

Do you own property within the City limits?	Yes
---	-----

Are you a registered voter in the city?	Yes
---	-----

Board(s) of interest:	Parks & Rec Board, Environmental Advisory Board, or others that align with my past experience
-----------------------	---

Please list the reasons for your interest in this position:	I have lived in Pensacola for 1 year and the area for 5. My family and I have enjoyed our time here and want to give back. I hope that my experience and expertise can be helpful to the City.
---	--

Do you currently serve on a board?	No
------------------------------------	----

If yes, which board(s)?	<i>Field not completed.</i>
-------------------------	-----------------------------

Do you currently hold a public office?	No
--	----

If so, what office?	<i>Field not completed.</i>
---------------------	-----------------------------

Would you be willing to resign your current office for the appointment you now seek?	N/A
--	-----

(Section Break)

Diversity

In order to encourage diversity in selections of members of government

committees, the following information is required by Florida Statute 760.80 for some committees.

Gender	Male
--------	------

Race	Caucasian
------	-----------

Physically Disabled	No
---------------------	----

(Section Break)

Acknowledgement of Terms	I accept these terms.
--------------------------	-----------------------

Email not displaying correctly? [View it in your browser.](#)



City of Pensacola

222 West Main Street
Pensacola, FL 32502

Memorandum

File #: 25-1020

Agenda Conference

8/11/2025

LEGISLATIVE ACTION ITEM

SPONSOR: Jared Moore, Council President

SUBJECT:

APPOINTMENT - PLANNING BOARD

RECOMMENDATION:

That City Council appoint an individual to the Planning Board to fill an unexpired term ending July 14, 2027.

HEARING REQUIRED: No Hearing Required

SUMMARY:

This Board advises the City Council concerning the preparation, adoption, and amendment of the Comprehensive Plan; reviews and recommends to Council ordinances designed to promote orderly development as set forth in the Comprehensive Plan; hears applications and submits recommendations to Council on the following land use matters: proposed zoning changes, proposed amendments to zoning ordinance, proposed subdivision plats, proposed street/alley vacations. The Board initiates studies on the location, conditions, and adequacy of specific facilities of the area, i.e. housing, parks, and public buildings. The Board schedules and conducts public meetings and hearings pertaining to land development.

The following has been nominated:

Nominee:	Nominated by:
Matthew Finn	Moore

PRIOR ACTION:

City Council makes appointments to this board every two years.

FUNDING:

N/A

FINANCIAL IMPACT:

None.

LEGAL REVIEW ONLY BY CITY ATTORNEY: No

STAFF CONTACT:

Ericka L. Burnett, City Clerk

ATTACHMENTS:

1. Member List
2. Nomination Form - Matthew Finn
3. Application of Interest - Matthew Finn
4. Resume - Matthew Finn
5. Curriculum Vitae - Matthew Finn

PRESENTATION: No

Planning Board

Name	Profession	Appointed By	No. of Terms	Year	Exp Date	First Appointed	Term Length	Comments
Grundhoefer, Danny	Architect	Council	3	2025	7/14/2027	5/12/2016	2	
Larson, Kurt	Fire prevention	Council	7	2025	7/14/2027	6/23/2011	2	
Powell (Dr.), Charletha D.	Asst. School Administrato	Council	3	2025	7/14/2027	7/18/2019	2	
Ritz, Paul	Architect (position)	Council	11	2025	7/14/2027	6/23/2005	2	
VACANT, VACANT		Council	0	2025	7/14/2027	6/17/2021	2	
Villegas, Bianca	Designer	Council	2	2025	7/14/2027	6/17/2021	2	
Yee, Jordan M.	Architect	Council	0	2025	7/14/2027	7/17/2025	2	

Term Length: TWO YEAR TERMS

COMPOSED OF SEVEN (7) MEMBERS APPOINTED BY CITY COUNCIL . ONE APPOINTEE SHALL BE A LICENSED FLORIDA ARCHITECT. ALL MEMBERS SHALL BE RESIDENTS OR PROPERTY OWNERS OF THE CITY.

CITY OF PENSACOLA, FLORIDA

NOMINATION FORM

I, Jared Moore, do nominate Matt Finn
(Nominee)

1816 E Strong St (770)891-3929
(Home Address) (Phone)

(Business Address) (Phone)

Matt@cognitive.design City Resident: YES NO
(Email Address) Property Owner within the City: YES NO

for appointment by the City Council for the position of:

**MEMBER
PLANNING BOARD
(Two-year term expiring 7/14/2027)**

Provide a brief description of nominee's qualifications:

Matt is an award-winning architect focused on holistic design and Architecture for Health. He has been a
speaker at several AIA conventions and was very recently presented with a design award at AIA Florida.
His perspective would be very valuable on the Planning Board!



City Council Member or Mayor

I hereby certify that the above
nomination was submitted to my
office within the time limitations
prescribed by the Rules and
Procedures of Council.

Ericka L. Burnett

Ericka L. Burnett, City Clerk

Ericka Burnett

From: noreply@civicplus.com
Sent: Thursday, July 31, 2025 9:32 PM
To: Ericka Burnett; Robyn Tice
Subject: [EXTERNAL] Online Form Submittal: Application for Boards, Authorities, and Commissions - City Council Appointment

⚠ THIS EMAIL IS FROM AN EXTERNAL EMAIL ACCOUNT ⚠

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(Section Break)

Personal Information

Name	Matthew Finn
------	--------------

Home Address	1816 E Strong St
--------------	------------------

Business Address	Field not completed.
------------------	----------------------

To which address do you prefer we send correspondence regarding this application?	Home
---	------

Preferred Contact Phone Number(s)	(770) 891 3929
-----------------------------------	----------------

Email Address	matt@cognitive.design
---------------	--

Upload Resume (optional) [MattFinn_CV202508.pdf](#)

(Section Break)

Details

Are you a City resident? Yes

If yes, which district? 4

If yes, how long have you been a City resident? Pensacola

Do you own property within the City limits? No

Are you a registered voter in the city? Yes

Board(s) of interest: Planning

Please list the reasons for your interest in this position:

I am applying to support Pensacola's future and growth in a thoughtful, sustainable, and community-focused way. As a social entrepreneur, architect, husband, and father, I offer my services and expertise in interdisciplinary collaboration and health-promoting design to the City of Pensacola. Additionally, I am eager to broaden my understanding of local planning policies and collaborate with citizens and city officials for positive civic change. I value the opportunity to help navigate issues related to the forthcoming Land Development Code and other planning issues and initiatives that directly impact Pensacola's quality of life. Thank you.

Do you currently serve on a board? No

If yes, which board(s)? *Field not completed.*

Do you currently hold a public office? No

If so, what office? *Field not completed.*

Would you be willing to resign your current office for the N/A

appointment you now
seek?

(Section Break)

Diversity

In order to encourage diversity in selections of members of government committees, the following information is required by Florida Statute 760.80 for some committees.

Gender	Male
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Race	Caucasian
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Physically Disabled	No
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(Section Break)

Acknowledgement of Terms	I accept these terms.
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Matthew A. Finn AIA, NCARB, LEED AP



Summary of Experience

I'm passionate about how the built environment influences human health. As a social entrepreneur and architect, I founded Cognitive Design in 2016 - a design and consulting firm that works with a network of collaborators from outside the design profession, including clinical psychologists, social workers, and healthcare practitioners, to create Architecture for Health.

Education

Bachelor of Science in Architecture, May 2007
Kennesaw State University (formerly Southern Polytechnic State University)

Professional Accreditations

AIA American Institute of Architects
RA Licensed Architect in Florida, Georgia, and North Carolina
NCARB National Council of Architectural Registration Boards
LEED AP U.S. Green Building Council

Professional Experience

Cognitive Design, 2016 – Present
Award-winning architecture firm in that improves people's lives by creating Architecture for Health. www.cognitive.design

Perkins&Will Atlanta, May 2007 – October 2016

Selected Honors

Distinguished Alumni, 2018, Kennesaw State University
HCD 10 Researcher, 2016, Healthcare Design Magazine

Selected Media



Matthew A. Finn

AIA, NCARB, LEED AP



Summary of Experience

I'm passionate about how the built environment influences human health. As a social entrepreneur and architect, I founded Cognitive Design in 2016 - a design and consulting firm that works with a network of people from outside the design profession, including clinical psychologists, social workers, and healthcare practitioners, to create Architecture for Health.

An Atlanta native, I now live in Pensacola with my wife, Stephanie, and our two daughters. After graduating from Kennesaw State University in 2007, I began my professional career at Perkins&Will Atlanta, where I gained valuable experience delivering exceptional client service while working on complex architectural projects. My clients and peers know me for asking the right questions and for maintaining continuity of thought from concept through design, documentation, and construction.

My interdisciplinary research and innovative thinking have been recognized by *Healthcare Design* magazine, which named me the 2016 HCD 10 Researcher. Additionally, my work has been featured by numerous academic institutions, media outlets, and conferences, including the U.S. Green Building Council, Academy of Neuroscience For Architecture, and the American Institute of Architects.

Cognitive Design is the convergence of my passions for collaborative practice-led research, and creative design thinking, in service of others.

Education

Bachelor of Science in Architecture, May 2007

Kennesaw State University (formerly Southern Polytechnic State University)

Professional
Accreditations**AIA** American Institute of Architects (*AIA Number: 38585312*)**RA** Registered Architect, *Florida (License Number: AR102787)*, Georgia (*License Number: RA013842*), North Carolina (*Registration Number: 16217*)**NCARB** (*NCARB Number: 247493*)**LEED AP** (*Member ID: B2522JTBNHKKHQAQ*)Professional
Experience**Cognitive Design, October 2016 – Present**

Cognitive Design integrates health and the built environment. Rooted in research. Guided by a passion for people. Architecture for Health.

I founded Cognitive Design to create architecture that facilitates Whole Health by collaborating with researchers, psychologists, and clinicians on architectural design. We demonstrate the benefits of understanding the relationship between people and place and leverage applied research in a range of project types, mostly small commercial, including historic rehabilitations, renovations, and new construction.

Additionally, Cognitive Design's interdisciplinary applied research has also resulted in strategic partnerships and consulting engagements with building product manufacturers, advocacy organizations, and as a consultant to other design firms.

As-Built Express, October 2019 – 2022

I formed As-Built Express to deliver accurate, timely, and cost-effective 2D and 3D existing building documentation for residential and commercial real estate transactions, facilities management, and construction project planning.

Perkins&Will Atlanta, May 2007 – October 2016

Perkins&Will is an interdisciplinary, research-based design firm with 1,800 employees in 24 offices around the world. The Atlanta Office employs nearly 200 staff providing Urban Planning, Landscape, Architecture, Interior, and Branding design services in a LEED Platinum-certified office that serves as a living lab and educational tool.

Since being hired following college graduation in 2007, I ascended in role and responsibility from Intern Architect to Project Architect. I was involved in several projects, developing a primary skillset in shell-core design and construction detailing. As a Project Architect, I was responsible for overseeing many aspects of design and production of contract documents.

Internship Experience

Photography, Teacher's Assistant, 2005-07
Lorenc+Yoo Design, 2006
Phillips Partnership LLC, 2004-06
Caldwell Cline Architects, 2005

Computer Skills

Operating Systems: Microsoft Windows
Design Applications: Revit Architecture
Graphics Applications: Bluebeam, Adobe Acrobat, Photoshop, Illustrator, InDesign
Office Applications: Microsoft Outlook, Word, Excel, PowerPoint, Notion, Miro

Honors and Awards

Distinguished Alumni, 2018, Kennesaw State University

The Distinguished Alumni Award program was established in 1992 to honor KSU's most accomplished graduates on an annual basis. Distinguished alumni exemplify the ideals and mission of the University; demonstrate distinguished achievements in their chosen field at a local, regional and/or national level; and embody the spirit of Kennesaw State's commitment to community engagement through service, University involvement or philanthropic endeavors.

HCD 10 Researcher, 2016, Healthcare Design Magazine

The HCD 10 is an elite group of design and architecture professionals who represent the most exciting, inspirational, and influential healthcare work of the previous year.

Design Research Grants

NCCOR / Perkins&Will Innovation Incubator, Fall 2015

The National Collaborative on Childhood Obesity Research (NCCOR) in partnership with The Centers for Disease Control and Prevention (CDC) and Robert Wood Johnson Foundation (RWJF), is authoring a paper [tentatively titled] Deriving and Applying Behavioral Design Principles to Foster Active Living and Healthy Eating. As the sole practicing architect within an 18-person transdisciplinary team, I will contribute to this paper which will define strategies for how design of the built environment can address childhood obesity in America by encouraging healthy dietary choices and physical activity.

Perkins&Will Innovation Incubator, Spring 2013

Independent research focused on facilitating psychotherapy for military veterans with combat-related Post-Traumatic Stress Disorder (PTSD). Research included a survey of existing literature, collaboration with a VA psychologist and combat veteran of the United States Marine Corps. Deliverables included a white paper and presentation with visual aids.

Presentations

Finn, M. "Architecture for Health: How Research Guides Intentional Design" AIA Florida Northwest in partnership with Escambia County Medical Society. University of West Florida, Kundu College of Health, Pensacola, FL. 2025, January 28. Lecture.

Finn, M., Kansas, G. "Guided Tours: The Blair Building" MA! Atlanta Design Festival. 2024, October 5-6. Guided Tours (multiple).

Finn, M., Dupree, M. "Guided Tours: Clarity Fitness" MA! Atlanta Design Festival. 2024, October 5-6. Guided Tours (multiple).

Finn, M. "Health, research & principles: academics in practice" Savannah College of Art and Design, Atlanta, Interior Design. 2024, September 20. Lecture & Virtual Broadcast.

Finn, M. "Health, Research, and Inclusive Design in Practice" Boston Architectural College, Master of Design Studies in Design for Human Health. 2024, August 12. Virtual.

Finn, M. "Human health, applied research, and evaluations – what's it all about?" 2024 AIA Florida Convention and Trade Show. 2024, July 19. Mediterranean Ballroom, The Breakers, Palm Beach, FL.

Finn, M., Gharib, M. "Applied Research, Inclusive Health-Promoting Design in Practice" Boston Architectural College, Master of Design Studies in Design for Human Health. 2023, August 15. Virtual.

Finn, M. "Health-Promoting Design" Georgia State University, Welsh School of Art and Design, MFA Interior Design and MFA Graphic Design studios, GSU Arts and Humanities Building in Downtown Atlanta. 2022, October 24. Lecture.

Parker, S., Schickner, E., Finn, M. "Design and Mental Health in Architecture" United Consulting. 2022, January 25. Virtual.

Finn, M., Chapin, M., Drew, S. "Housing for Whole Health: Individualized Health-Promoting Residential Design" LivABLE Design Summit. 2021, October 28. Virtual Lecture.

Finn, M., Kansas, G. "The Importance of Social Community Design: Q&A with Architect Matt Finn and Cultural Developer Gene Kansas" Atlanta Design Festival. Constellations in Downtown Atlanta, Georgia. 2021, October 4. Lecture.

Sorg, S., Schickner, E., Finn, M., Rosen, A., Parker, S. "It's Time for Mental Health & Architecture!" AIA Aspire. 2021, September 15. Virtual Lecture.

Waters, J., Finn, M., Gharib, M., et al. "Roundtable on Redesigning the Pediatric Clinic to Support Early Relational Health" Capita. 2021, August 25. Virtual Lectures and Roundtable Discussion.

Presentations
Continued

Finn, M., Drew, S. "The substantial home: exploring the practical application of commercial design strategies to create individualized health-promoting residential architecture" LivABLE Environment Conference. 2021, April 29. Virtual Lecture.

Schickner, E., Finn, M. A., Parker, S., Rosen, A., Sorg, S. "Mental Health + Architecture" AIA Georgia. <https://www.aiaatl.org/events/mental-health-architecture/> 2021, March 31. Virtual Moderated Panel Discussion.

Botchwey, N., Finn, M., Ishizaki, E., MacPherson, E. "Healthy Designs for Healthy Minds" Greenbuild 2019. Georgia World Congress Center, Atlanta. 22 November 2019. Moderated Panel Discussion.

Finn, M., Henderson, K. "Architecture and Programming through Holistic Approaches." Diversability Expo. Kennesaw State University. 06 October 2017. Lecture.

Finn, M., Rizzuto, A. "Designing for Health and Healing: Architect Matt Finn" Switzer Library, Marietta. 22 June 2017. Lecture.

Finn, M., et al. "ABBC Steering Committee, Health Workshop" Southface Eco-Office, Atlanta. 16 March 2017. Workshop.

Glaser, C., Levin, D., Cama, R., Finn, M., et al. "Blue Sky Brooklyn: Designing a Hospital for the Future" The Center for Health Design, Brooklyn, New York. 1-3 November 2016. Workshop.

Finn, M. "Design, Knowledge and Experience: The Built Environment and Mental Health" New York School of Interior Design, MPS Healthcare Interior Design, Webex. 5 October 2016. Lecture.

Damircheli, E., Finn, M., Chopson, P., Pitelka, T. "Architecture Panel Discussion" Kennesaw State University, Marietta Campus, Marietta, GA. 14 September 2016. Moderated Panel Discussion.

Trowbridge, M., Koo, D., Finn, M., et al. "Green Health Partnership - Health and Design Practitioner Workshop" Center for Disease Control and Prevention, Roybal Campus, Atlanta. 16 August 2016. Workshop.

Ballard, R., Kimmons, J., M., Finn, M., et al. "NCCOR Deriving and Applying Behavioral Design Principles to Foster Active Living and Healthy Eating" Washington DC. 7-8 March 2016. Workshop.

Finn, M. "Design, Knowledge and Experience: The Built Environment and Mental Health" Washington University in St. Louis, Sam Fox School of Design & Visual Arts. 4 March 2016. Lecture and Guest Critic.

Presentations
Continued

Finn, M., Wesley, S. "Facility Design Support for Mental Health: The Built Environment, Acoustics, and PTSD" FacilityCare. <https://www.facilitycare.com/webinars/facility-design-support-for-mental-health-12716>. 27 January 2016. Webinar.

Kochtitzky, C., Edelstein, E., Finn, M., et al. "Design Health Workshop." Perkins&Will, Atlanta. 23 October 2015. Workshop.

Finn, M., Vega, E. M., McMahan, C. "Post-traumatic Understanding: The Connections Between Environmental Design and Post-traumatic Stress." AIA Convention 2015. American Institute of Architects. Georgia World Congress Center, Atlanta. 16 May 2015. Lecture.

McEvoy, P., Simpson, T., McEvoy, B., Finn, M., et al. "In-Depth Tour of Perkins&Will's High-Performance Atlanta Office." AIA Convention 2015. American Institute of Architects. Perkins&Will, Atlanta. 15, 16 May 2015. Guided Tour.

Finn, M. "Posttraumatic Understanding: The Connections Between Posttraumatic Stress and Environmental Design." 2014 ANFA Conference. Academy of Neuroscience For Architecture. Salk Institute for Biological Studies, La Jolla. 18-20 September 2014. Poster Display and Presentation.

Finn, M. "Posttraumatic Understanding: The Connections Between Posttraumatic Stress and Architectural Design." Innovation Incubator. Perkins&Will. Atlanta, Los Angeles and San Francisco. 2014. Lectures.

Akins, E., Finn, M., McEvoy, P., Sciarrone, C. "1315 Peachtree." Lecture. Inaugural Symposium. International Knowledge & Research Center for Green Building. Southern Polytechnic State University, Marietta. 1 October 2013. Lecture & Panel Discussion.

Publications

Finn, M., Gharib, M. "Meaningful Relationships: Designing Pediatric Clinical Environments to Promote Early Relational Health - Discussion Draft." Cognitive Design + Capita. 31 March 2021. PDF.

Finn M., Gharib, M. "Homework: Practical recommendations for working from home." Cognitive Design. 14 April 2020. PDF.

Finn, M. "Cultural Preservation and Restoration." Life Cycle, Design Equilibrium, AIA Atlanta, 72-77. March 2020. Print.

Finn, M., Gharib, M. "Building Community: Social Isolation and the Built Environment." Cognitive Design. 13 February 2020. PDF.

Finn, M. "Choose Honest Materials That Agree with the Senses." Behavioral Helthcare. Vendome Group, 7 July 2015. Web.

Publications
Continued

Finn, M. "Expectation and Experience: Design Considerations for PTSD." ideas+buildings. Perkins&Will, 14 July 2015. Web.

Finn, M. Posttraumatic Understanding: The Connections between Posttraumatic Stress and Environmental Design. Rev. 12 September 2014. Atlanta, 2014. PDF.

Finn, M. "Designing for Health: Post-traumatic Understanding." Contract. Emerald Expositions. 29 May 2014. Web.

Finn, M. "Posttraumatic Understanding." ideas+buildings. Perkins&Will, 13 Feb. 2014. Web.

Media

McKay, A. (2025, June 3). Matt Finn Interview. Pensacola Morning News. broadcast, Pensacola, Florida; NewsRadio92.3.

Moeller Jr., M. "Clarity Fitness The Warehouse Cognitive Design Molino, Florida" Florida/Caribbean ARCHITECT, 23-26. Spring 2024. Print.

Sicurella S. "Atlanta manufacturer Haivision MCS spent millions customizing a new warehouse. It paid off." Atlanta Business Chronicle. 29 July 2022. Web.

Busfield, J., Finn, M. "Episode 38: Interview with Matt Finn, Architect" Grim Drive. 2021, August 4. Web.

Bundrick, H. M. "7 Work-From-Home Essentials." NerdWallet. 9 April 2021. Web.

Weiner, Y. "Mental Health Champions: How Matthew Finn of Cognitive Design Is Helping To Design Spaces That Promote Mental Wellness." Medium, Authority Magazine. 3 December 2020. Web.

Walsh, J. "What's a body positive gym?" The Arts & Culture Issue, Bella Magazine, 114-115. November/December 2020. Print.

Benzizoune, R. "We Asked the Experts How to Fight Work-From-Home Burnout." Architectural Digest, Clever. 10 November 2020. Web.

Laguardia, G. "Health-Focused Design Firm Retrofits Shared Workspace for Coronavirus Return." Loopnet. 10 June 2020. Web.

Jordan, M. "#NewNormal: What Is The Post-Pandemic Future of Coworking Spaces and Membership Communities?" Hypepotamus. 5 May 2020. Web.

Peer, T., Finn, M., D'Arrigo, P. "Companies make workplace adaptations to keep employees safe as they return." 11Alive @ Five. WXIA-TV. Atlanta. 5 May 2020. Television.

Media
Continued

Hobby, J., Finn, M. "Group Therapy: Tips for Working From Home" Star 94.1 Morning Show hosted by Jenn Hobby. Atlanta. 14 April 2020. Radio.

Robarts, S. "Cognitive Design's body-positive gym design draws on clinical psychology." CLAD news. 26 March 2020. Web.

Finn, M., Waters, J. "5 questions with Cognitive Design's Matt Finn." Capita Social. 23 July 2019. Web.

Finn, M. "Home for the Holidays." Livable Buckhead. 17 December 2018. Web.

Finn, M., Bhand, M. "Meet Matt Finn of Cognitive Design in Buckhead." VoyageATL. 31 January 2018. Web.

Capuano, T. "Architecture Answers." Kennesaw State University Magazine. March 31, 2017. Magazine.

Moncrief, E., M. Finn, E. M. Vega, M. Zanov, and C. McMahan. "PTSD and the Built Environment." Talk with Green Guy. Survival Radio Network, Atlanta. 2 June 2015. Radio.

Kansas, G., Finn, M., Vega, E. M., McMahan, C. "Healthy Design." Sidewalk Radio. AM1690. WMLB, Atlanta. 26 May 2014. Radio.

Project List

Key Kafé

Adaptive Reuse, Renovation

Status: Completed, Unbuilt

Involvement: Architect, Interior Designer

Size: 2,000 SF

Construction Budget: Confidential

Responsibilities: I led the design of a unique concept in Pensacola that will serve as an extension of two residential real estate businesses, Key Impressions (brokerage) and Key Rents (property management). The intent of Key Kafé is to demonstrate the integrity of, and build confidence in, Key brands. The café will be open to the public and function as a home base for Key companies. Successful design and operations will increase brand awareness and drive real estate transactions, and support the recruitment of future staff for the Key companies.

Project List
Continued**Mecklenburg County Facility Based Crisis Center***New Construction*Status: Under Construction (completion anticipated late Summer 2026)Involvement: Schematic Design, Design Development, Contract DocumentsContractor with: Human eXperienceSize: 21,600 SFConstruction Budget: \$16,900,000

Responsibilities: I worked directly with the client (Mecklenburg County, NC) and hX partners Kevin Turner (Architect) and Sherri Reyes (Healthcare Administrator) on space planning and design through 100% CDs of this acute behavioral healthcare facility. As the sole architect designing and detailing the exterior, my role also included layout and schematic design of major interior spaces including the lobby and guest social spaces.

Cabarrus County Regional Mental Health Treatment Center*New Construction*Status: Under Construction (completion anticipated Winter 2026)Involvement: Contract Documents, Contract AdministrationContractor with: Human eXperienceSize: 59,900 SFConstruction Budget: \$41,600,000

Responsibilities: I joined this project team after completion of Design Development, and was solely responsible for detailing and documenting the exterior of this behavioral health crisis center for adults and youth.

Baatz Block Apartments*Adaptive Reuse, Renovation*Status: Under Construction (completion anticipated Spring 2025)Involvement: Architect, Interior DesignerIn partnership with with: BSpark ArchitectureSize: 22,500 SFConstruction Budget: Confidential

Responsibilities: In collaboration with a local architecture firm, BSpark Architecture, I worked on the rehabilitation of a 1913 hotel into permanent supportive housing. My efforts included managing a Cognitive Design team to contribute research, design, documentation, and occasionally support BSpark during construction.

Project List
Continued

Thome Aging Well: Built Environment Curriculum

Adaptive Reuse, Renovation

Status: Completed 2024

Involvement: Consultant, Public Health Professional

Responsibilities: Hired by Enterprise Community Partners as part of the Thome Aging Well Program, I led a small internal consulting team that supported Thome AWP grantees Dream of Detroit and PACE Southeast Michigan. My contributions included traveling to Detroit to lead community engagement, synthesizing and presenting our findings and aging-in-place research, completing a Health Action Plan for each grantee, and multiple presentations to Enterprise and the entire Thome AWP cohort throughout the duration of the engagement.

The Blair Building

Historic Rehabilitation

Status: Completed 2024

Involvement: Architect

Size: 12,488 SF

Construction Budget: \$750,000

Responsibilities: Hired as the Architect for this HTC-qualified repairs and improvements Neighborhood Office project by Cultural Developer and Preservationist, Gene Kansas | Commercial Real Estate, my work included architectural design and documentation, as well as creating a comprehensive 3D as-built that served as the background for a large design team that included interior designers, a landscape architect, environmental graphic designer, and a full team of engineers.

Project Recognition:

- 2025 The Georgia Trust for Historic Preservation, Excellence in Rehabilitation Award
- 2024 AIA Florida Northwest, Merit Award for Historic Preservation/Restoration
- 2024 Decatur Historic Preservation Commission, Design Award
- 2024 MA! Atlanta Design Festival Tour

Project List
Continued**Broughton Hospital Maintenance Facility***New Construction*Status: Design Completed 2024, UnbuiltInvolvement: Architect, Interior DesignerIn partnership with with: Human ExperienceSize: 18,000 SFConstruction Budget: \$1,600,000

Responsibilities: I worked in collaboration with a local architecture firm, Human Experience, on the design of a replacement maintenance facility on the pastoral Broughton Hospital campus, a psychiatric hospital administered by the North Carolina Department of Health and Human Services.

GHES Field Building*New Construction*Status: Schematic Design, UnbuiltInvolvement: ArchitectSize: under 1,000 SFConstruction Budget: \$200,000

Responsibilities: Acorns to Oaks Foundation, a 501(c)3 that supports Garden Hills Elementary School, hired me to design a field building that will improve access to nature and facilitate student-centered (active) outdoor learning for the students in grades Pre-K to 5. I assembled and led a design team including civil, MEP and structural engineers to produce a thoughtful and durable project that would have been owned and operated by the Atlanta Public Schools system upon completion.

Project List
Continued**171 Armour, The Warehouse***Adaptive Reuse, Addition and Renovation*Status: Completed 2021Involvement: Architect, Interior DesignerSize: 20,000 SFConstruction Budget: Confidential

Responsibilities: I led a design team including Civil, Structural, and MEP Engineers, to relocate the hardware development and production teams of a company that produces large computer display systems for use in control center and entertainment applications. This project focused on preserving and enhancing a sense of social cohesion during this transition from one to two buildings, which is a necessary step in the company's continued growth and success. Our design adapted an existing mid-century warehouse of the past into a modern and functional space for developing and assembling the technology of tomorrow. The design will provide an optimized work environment intended to improve productivity and creativity, while promoting social cohesion. It took inspiration from NASA's moonshot of the 1960's and the cutting-edge technology CineMassive develops today.

Project Recognition:

- 2025 AIA Florida, Citation Award for Renovations and Additions
- 2023 AIA Florida Northwest, Honor Award for Renovations and Additions

VA-HI*Adaptive Reuse, Interior Renovation, Historic Preservation*Status: Completed February 2020Involvement: ArchitectSize: 3,000 SFConstruction Budget: Confidential

Responsibilities: I led a design team, including Structural and MEP Engineers, to design the revival of an iconic retail building in Virginia-Highland neighborhood of Atlanta. Previously merged tenant spaces were subdivided so the neighborhood can have more variety of businesses at a smaller scale. This project involved working with complex existing conditions and conforming to the requirements of this being a Historic Tax Credit project.

Project List
Continued**Rockefeller Group, Southeast Region Office***Interior Renovation*Status: Completed January 2020Involvement: ArchitectSize: 3,300 SFConstruction Budget: \$1,000,000

Responsibilities: When a New York based real estate development company chose to relocate their Southeast Region office from a shared workspace to a more permanent setting, they hire me to lead their office's design. Beginning with goals of providing a healthy workplace that offers flexibility of use and fosters collaboration, I assembled a team of designers and engineers to see the project through to completion. My work including leading the design during all phases from programming and space planning through construction administration.

Clarity Fitness Decatur*Interior Renovation*Status: Completed December 2019Involvement: Architect, Interior DesignerSize: 6,700 SFConstruction Budget: \$1,000,000

Responsibilities: For this body-positive gym on the ground floor of a modern glass and steel tower in downtown Decatur, the requirement was a health promoting context that rejects prolific and unhealthy ideas such as "a person's worth can be measured by their weight". The design was focused on allowing the transformation in how people think about exercise, and for shared supportive experiences and social interactions. I led a design team through programming through construction to help create a space that fosters a supportive social community, enhances motivation and confidence, and promotes a context of commitment to well-being.

Project Recognition:

- 2024 MA! Atlanta Design Festival Tour
- 2023 AIA Florida Northwest, Special Jury Recognition for Applied Research
- 2022 Graphis Design, Silver Award

Project List
Continued**Dairies Coffeehouse & Cold Brew Bar***Interior Renovation*Status: Completed April 2019Involvement: Architect of RecordSize: 2,000 SFConstruction Budget: Confidential

Responsibilities: Thrive Farmers hired me for their fir B2C (Business to Consumer) restaurant, Dairies Coffeehouse & Cold Brew Bar, to work in collaboration with New York based interior design firm Brand Bureau. This restaurant explores the ways thoughtfully designed space can positively impact a dining experience and proudly displays how a thoughtfully designed business can create positive impact around the world. To contribute to the success of this mission-driven business, I worked with an acoustical engineer to optimize the acoustic environment for intelligibility of speech, and with the mechanical engineer to optimize air circulation for olfactory sensations. I also was responsible for on-site coordination between the design, engineering, and construction teams.

X3 Sports Buckhead*Interior Renovation*Status: UnbuiltInvolvement: Architect, Interior Designer

Responsibilities: As the architect, I led an effort aimed to create an atmosphere where warriors train. I led a full design team which included a clinical psychologist, to create a gym experience that fostered peak physical performance and social relationships. This project was completed through 100% CDs and we obtained a building permit before the project was cancelled by the client due to unforeseen circumstances unrelated to this project.

Mercy Housing Southeast Senior Facilities*Common Space Design Guidelines*Status: Completed June 2017Involvement: Author

Responsibilities: Seeking better outcomes from their existing programs and services offered by Mercy Housing Southeast to their low-income senior citizen facilities, I was hired to evaluate existing facilities and applicable regulatory requirements, for senior facilities in the metro-Atlanta area. Following this observation and analysis, I authored design guidelines incorporating the latest research on the topics of cognitive and physical abilities in seniors.

Project List
Continued**The Office of Constellations***Interior Renovation*Status: Contract DocumentsLocation: Atlanta, GASize: 7,800 SFConstruction Budget: \$600,000Involvement: Programming, Pre-Design, Schematic Design, Design Development, Contract Documents, Construction AdministrationResponsibilities: An innovative concept in co-working, this project which is currently confidential, will have a great positive impact on its tenants and the neighborhood it occupies. As a member of an advisory committee, I participated in workshops and consulting in an ongoing role over the past 1.5 years, recently being awarded a contract to serve as architect of record. As a sole practitioner, I performed all aspects of this work.Project Recognition:

- 2019 Atlanta Urban Design Commission, Award of Excellence for Adaptive Use
- 25th Annual Urban Land Institute Atlanta, Excellence in Preservation, Finalist
- 2019 Atlanta Magazine's Best of Atlanta's, Best Eye-Catching Coworking Space

Private Residence Owner's Suite*Renovation and Addition*Status: CompletedLocation: Atlanta, GASize: 1,250 SF (400 SF New Construction + 850 SF Renovation)Construction Budget: ConfidentialInvolvement: Schematic Design, Design Development, Contract Documents, Construction AdministrationResponsibilities: Ample use of natural daylighting and luxurious materials create a restorative atmosphere for a high-power couple in Atlanta. As a sole practitioner, I performed all aspects of this work, including helping the client select a contractor, select materials, establish a project timeline and a total project budget.

Project List
Continued**Highlands Community Church***Renovation and Addition*Status: FundraisingLocation: Dallas, GASize: 9,000 SF (1,0 SF New Construction + 8,000 SF Renovation)Construction Budget: ConfidentialInvolvement: Pre-Design, Schematic Design

Responsibilities: Following the consolidation of two local congregations, I guided HCC's use of an existing building, working closely with their branding designer, to reflect their mission in every aspect of their space. As a sole practitioner, I performed all aspects of this work from the pulpit and stage design, to the exterior façade and programming for occupancy of available interior space for community engagement. Additionally, we articulated a process for the eventual master-planning and build-out of their 10-acre property.

University of Virginia Emergency Department**Operating Rooms and Inpatient Bed Tower Expansion***Renovation and Addition*Status: CompletedLocation: Charlottesville, VASize: 491,000 SF (415,000 SF New Construction + 76,000 SF Renovation)Construction Budget: \$268,000,000Involvement: Schematic Design, Design Development, Contract Documents

Responsibilities: On a large team of over 20 people spanning three Perkins&Will offices, my primary responsibilities included coordination of graphics documentation consistency, project-wide circulation and security coordination, as well as LEED documentation coordination. Secondary responsibilities included design consulting for patient experience on ICU patient rooms, assisting in planning and documentation of Emergency Department, Invasive Services, Imaging, Inpatient Intensive Care, and Mechanical spaces.

Project Recognition:

- 2021 AIA Chicago, Design Excellence Award, Distinguished Building
- 2021 AIA Chicago, Design Excellence Award, Interior Architecture
- 2021 IIDA, Category Winner, Healthcare
- 2021 IFI Design Distinction Awards, Gold Award, Health
- 2020 The Architect's Newspaper, Editors' Pick, Healthcare
- 2020 ENR MidAtlantic, Best Health Care
- 2021 WAN Awards, Healthcare, Bronze Award
- 2021 IIDA Healthcare Design Awards, Category Winner, Hospitals – Academic/Teaching Hospital

Project List
Continued**University Hospital – McDuffie***Replacement Hospital, New Construction*Status: Completed December 2015Location: Thompson, GeorgiaSize: 67,000 square feetConstruction Budget: \$22,500,000 Total Project Budget: \$30,000,000Involvement: Design Development, Contract Documents, Contract Administration

Responsibilities: I was brought onto this Perkins&Will designed project at the beginning of the Design Development phase and was responsible for shell/core design detailing and documentation, as well as Contract Administration. Work included directly coordinating with the lead project designer, interior design team, and external consultants on development of construction details, development of BIM revit model, and documentation as well as internal and client presentations. At 50% CDs, I assumed the Project Architect role and remained in this position overseeing the shell/core, communicating directly with client and contractor, through completion of construction.

Concepto Valencia - Medical CampusStatus: Pre-Programming, ProgrammingLocation: Valencia, VenezuelaSize: 34,000 SFInvolvement: Client Engagement, Programming, Site Planning, and Building Massing

Responsibilities: Built on a personal relationship with a real estate developer in Valencia, Venezuela, I led a conceptual exercise while employed at Perkins&Will investigating the financial viability of a mixed-use facility including retail, leasable medical office space, and privately run inpatient healthcare services in Valencia, a city in Northern Venezuela. I served as the main point of contact between the client and our office for all parts of this project and all presentations and contracting for services.

Project List
Continued**Atlanta Public Schools, Charles R. Drew Charter
School Junior and Senior Academy***New Construction*Status: Completed July 2014Location: Atlanta, GeorgiaSize: 205,000 SFConstruction Budget: \$45,000,000Involvement: Design Development, Contract Documents

Responsibilities: I joined this Perkins&Will team in early design development phase to help translate the design intent, which was generated in an earlier competition design phase, into construction details. The focus of my efforts was detailing and documentation of the classroom building skin, working closely with other staff architects and consultant engineers on the BIM revit model, through completion of contract documents.

Project Recognition:

- 2015 IIDA Georgia, b.o.b. Forum Design Award for Sustainable Design
- 2015 Green Building & Design Magazine 2015 Green Awards; First Place Winner
- Learning By Design Spring 2015, Architectural Showcase Grand Prize Award New Construction/Addition
- Published in Architectural Record, Schools of the 21st Century
- LEED Gold certification

**Lennar Foundation Medical Center
UHealth, University of Miami Health System***New Construction*Status: CompletedScheduled Completion: November 2016Location: Coral Gables, FloridaSize: 206,000 SFConstruction Budget: \$129,000,000Involvement: Schematic Design, Design Development, Contract Documents

Responsibilities: Beginning in Schematic Design, I worked in a team of architects at Perkins&Will alongside interior designers and engineers to explore multiple design iterations that situate this project as a gateway into the University of Miami's Coral Gables campus. I participated in detailing and documentation of the precast concrete and curtainwall shell, meeting stringent Miami-Dade County design requirements for hurricane resistance. In addition, I participated in the design and detailing of adjacent interior spaces. Work included development of the BIM revit model, many physical study and presentation models, and digital renderings.

Project List
Continued**UHealth, University of Miami Central Energy Plant***New Construction*Status: Under ConstructionScheduled Completion: November 2016Location: Coral Gable, FloridaSize: 10,000 SFInvolvement: Schematic Design, Design Development, Contract Documents

Responsibilities: Designed in conjunction with UHealth Gables Medical Center Building, I worked at Perkins&Will in a team of architects and engineers to explore multiple design iterations of this building. I participated in detailing and documentation of the precast concrete, CMU, cement stucco and curtainwall building shell. I led efforts to ensure construction conformance with stringent Miami-Dade County requirements. Work included development of the BIM revit model and physical study and presentation models as well as digital renderings.

Project Recognition:

- 2018 AIA Georgia, Merit Award
- 2018 ASID Georgia, Silver Design Award, Corporate - Healthcare Over 10,000SF
- 2018 Press Ganey, Guardian of Excellence Award Winners, Patient Experience
- 2018 IIDA Georgia, Best of Healthcare Over 35,000 SF
- 2018 ULI Southeast Florida/Caribbean Project of the Year, Finalist

Project List
Continued**1315 Peachtree Street, Perkins&Will Atlanta Office***Renovation*

Status: Completed, November 2010

Location: Atlanta, Georgia

Size: 78,000 SF

Construction Budget: Confidential

Involvement: Programming, Schematic Design, Design Development, Contract Documents, Contract Administration

Responsibilities: I was part of a core team at Perkins&Will that participated in every step of the process, from pre-programming through completion of construction. Working within an expansive team of designers and engineers across multiple offices to renovate an existing 1980's office building into one of the most sustainable buildings in the world. Work included extensive documentation and analysis of existing facilities, user group engagement, development of BIM revit model and client presentations.

Project Recognition:

- LEED-NC v2009 Platinum, 95 pts.
- 2030 Initiative
- AIA Committee On The Environment (COTE) Top 10 Project
- 2011 Atlanta Regional Commission and the Livable Communities Coalition Development of Excellence Award
- 2011 AIA Georgia Design Award
- 2011 Urban Land Institute's Development of Excellence Award
- 2012 Atlanta Business Chronicle
- 2012 AIA South Atlantic Region Honor Award
- 2013 Environmental Design Research Association Great Places Award
- 2013 AIA Georgia Honor Award

SANY America Headquarters and Assembly Facility*New Construction*

Status: Unbuilt

Location: Peachtree City, GA

Size: 500,000 SF

Involvement: Design Development, Contract Documents

Responsibilities: Working within a team of architects within Perkins&Will on the design of an international headquarters for Chinese construction equipment manufacturer Sany Heavy Industries Co., Ltd. I assisted in documentation of a beautiful serpentine design scheme that embodied the power of the equipment they produce. This project was modeled in Revit and documented in AutoCAD. A different scheme was ultimately built.

Project List
Continued**Ignatius House Administrative Building***New Construction*Status: Completed 2010Location: Atlanta, GASize: 6,000 SFTotal Project Budget: \$1,050,000Involvement: Predesign, Programming, Schematic Design, Design Development

Responsibilities: While employed at Perkins&Will, I was solely responsible for production of all presentation and documentation materials through 50% DDs of a new administrative building and an addition to an existing building on the campus of a Christian silent retreat in Atlanta, GA. Located on 20 beautiful wooded acres near the Chattahoochee River, the campus allows guests to withdraw from the demands of daily life, rest and become more fully aware of God's presence. The new 3,600 SF administrative building provided isolation of necessary administrative spaces from the guest retreat facilities. The administration building includes offices, meeting spaces and a small bookstore. A 2,400 SF addition to their existing facility provided a new arrival Lobby, additional Counseling Spaces and an outdoor Gathering Room. I remained indirectly involved with a team of 3 additional architects thru completion of construction.

Additional Project Experience

These select projects are representative of the many projects I have been able to contribute to for periods of time too short to merit being included in my Project list, yet they were wonderful opportunities to continue growing as a thoughtful designer.

Camp Southern Ground - First Lodge

Perkins&Will

Consulting on retreat facility for children from all backgrounds, including those with neurological disorders and those who are coping with the deployment or loss of a family member in military service.

Cordelia Community Master Plan

Perkins&Will

Urban planning for 4,500 acres of land east of Mobile Bay in Loxley, Alabama. In its full build out the town of Cordelia will accommodate as many as 12,000 new residents in highly walkable neighborhoods anchored by two new town centers with mixed-uses and over 800,000 SF of neighborhood retail.

City of the Future Competition

Perkins&Will

Conceptual urban design competition hosted and televised by the History Channel. Set in Atlanta in the year 2108, I participated in the design and production of Perkins&Will's highly exploratory design entry based on a controllable and dynamic biomimicry architecture to accommodate large populations of visitors that will accommodate on the city's long-standing tradition as a regional and global hub.

RUMC Patient Room Competition

Perkins&Will

Internal firm-wide design competition to renovate existing inpatient bed rooms for an existing client of the Chicago office. Our competition team was voluntarily interdisciplinary and included fellow architect Francisco Reyes, Interior Designer Loren Samuel and Registered Nurse Stephanie Finn (Goetter). Our entry was awarded Best Product Design for an innovative built-in furniture system that serves as guest seating for up to three, a guest bed for one, and folds away when the patient is without visitors.

Community
Service

With much gratitude for the opportunities I have been afforded, and as a matter of personal significance, I am an active and service-oriented member of my community and profession.

Florida Foundation for Architecture

Member representing AIA Florida Northwest, Board of Directors, 2025-2026

FFA is the nonprofit arm of AIA Florida that exists to promote the value of architecture to the public. Our vision is for everyone to experience the benefits of architecture.

Savannah College of Art and Design, Interior Design

Professional Mentor, Non-Alumni, Winter 2021, Spring 2022, Fall 2024

External advisor to the Atlanta campus Interior Design program. Guest lecturer and critic for Interior Design undergraduate and graduate students, most notably in Research Methods coursework. Provided presentations of Cognitive Design projects and work process, and guided tours of built projects.

Savannah College of Art and Design, Bachelor of Fine Arts (BFA), Interior Design

Capstone Project Mentor, Rekik Zewde, Expected Graduation Spring 2025

External advisor to Interior Design diploma candidate whose capstone project is an Ethiopian orphanage.

Savannah College of Art and Design, Master of Fine Arts (MFA), Interior Design

Capstone Project Mentor, Divya Umesh, Expected Graduation Spring 2023

External advisor to Interior Design diploma candidate whose final paper focuses on wayfinding strategies in subterranean spaces.

Savannah College of Art and Design, Master of Fine Arts (MFA), Interior Design

Capstone Project Mentor, Juyong Song, Expected Graduation Spring 2021

External advisor to Interior Design diploma candidate whose capstone project consists of designing an Integrated Chronic Disease Center in Downtown Atlanta.

University of San Francisco, Department of Art + Architecture

Internship Supervisor and Mentor, Noah Lopez, Expected Graduation Spring 2021

External advisor and Internship Supervisor to undergraduate student whose thesis project consists of evaluating the cost and value of accessible architecture, with a focus on a residential Accessory Dwelling Unit (ADU).

American Institute of Architects, Committee On The Environment

Technical Reviewer, COTE Top Ten Award 2021

Subject matter expert for two (of ten) measures, Design for Community and Design for Wellness, which included reviewing the submittals and providing comments to the jurors.

Community Service
Continued**The Center For Health Design, HCD Healthcare Design Conference***Research Track Reviewer, 2017, 2018, 2019, 2021*

Submitted presentation proposals were rated and assessed for quality, relevance, and significance; the results were aggregated with other reviews and used by HCD to determine acceptance.

Centering Health Equity, beta Action Framework*Contributor, 2021*

This resource is an open-source, beta action framework for built environment projects which aims to create a conversation on promoting health equity in the built environment. Led by the Green Health Partnership and Mithūn, as a contributor, I participated in a series of interviews, virtual roundtable discussions, and draft reviews during the creation of the v0.1 beta Action Framework that was released in May 2021.

Kennesaw State University (formerly Southern Polytechnic State University), School of Architecture*Guest Juror, 2008 - 2020*

Gust critic under multiple professors for design studios, most notably Bronne Dytoc and Dr. Bill Carpenter thesis studio where we meet multiple times throughout their students' final year of bachelor's of architecture program to provide progressive feedback, collectively building a discussion over the course of two semesters leading up to thesis completion and graduation.

AIA Georgia, Architecture Foundation of Georgia*Member, Board of Directors, 2014-2020**Chair, Scholarship Committee.**Member, Community Outreach Committee.*

AFGA is the non-profit arm of AIA Georgia, we award scholarships to recognize rising design talent, shine a light on community builders and citizen architects for the examples they set, and seek partnerships with like-minded people from the communities we serve.

As chair of the scholarship committee, my responsibilities include engaging the three universities offering NAAB accredited degrees in the state of Georgia to solicit for applicants, as well as lead the Scholarship Committee's review and selection process.

As a member of the Community Outreach Committee, I helped create a new model for community engagement, seeking to establish relationships between universities and community-service organizations.

Community Service
Continued**Enterprise Community Partners***Member, Health Action Plan Technical Working Group, 2019*

Participated in developing 2020 Enterprise Green Communities Criteria 1.5 Design for Health and Well-being: Health Action Plan which pairs public health professionals with affordable housing design and development teams to make decisions about how to improve resident health outcomes.

Harrington College of Design, Master of Arts (MA), Interior Design*Thesis Project External Advisor, Elizabeth Brenner, Graduation Spring 2016*

External advisor to Interior Design degree candidate whose thesis project is a transitional rehabilitation center for American Military Veterans from the Iraq and Afghanistan wars suffering from Post-Traumatic Stress Disorder (PTSD) or Post-Traumatic Stress (PTS).

Savannah College of Art and Design, Master of Fine Arts (MFA), Interior Design*Capstone Project Mentor, Preethi Hannah, Graduation Spring 2016*

External advisor to Interior Design diploma candidate Preethi Hannah, whose capstone project consists of enhancing place identity of the Austin-Bergstrom International Airport.

**Southern Polytechnic State University,
School of Architecture & Construction Management***Dean Search Committee - Architecture Alumni Representative, 2012*

Invited by outgoing Dean Dr Bill Barnes to solely represent alumni of the SPSU School of Architecture on a committee tasked with interviewing and providing recommendations to SPSU Vice President of Academic Affairs on the selection of a new Dean of the School of Architecture and Civil Engineering.

Savannah College of Art and Design, Bachelor of Fine Arts (BFA), Interior Design*Capstone Project Mentor, Allie Arnold, Spring 2012*

External advisor to Interior Design diploma candidate Allie Micciche, whose capstone project comprised of an adaptive reuse of the Perkins&Will Atlanta office building.

Camp Courage, 2009, 2011, 2012

Volunteer camp counselor for a week-long overnight camp organized by Children's Healthcare of Atlanta and Camp Twin Lakes for children ages 7-14 with craniofacial disorders. The camp's mission is to build self-esteem through play and learning.

Through their Eyes, 2008-09*Organization: Essential to Life e2L*

Teach photography to a group of urban high school students. Program concluded with photography show at Octane Coffee, I also designed the exhibit.

Community Service
Continued

AIA Atlanta Tours Committee, 2008

Graphic Design, Photography

Volunteer designing print and digital advertisements to engage participation from individuals within and outside the profession of architecture for a series of guided architectural tours of significant projects in the Atlanta area. Photo documentation of the events.

References

Available upon request.

References

John Haymaker Ph.D., AIA, LEED AP*Director of Research, Perkins&Will*Phone: (404) 443 7467E Mail: john.haymaker@perkinswill.com**Kalpana Kuttaiah** Associate AIA, LEED AP BD+C*Healthcare Research Manager, Perkins&Will*Phone: (678) 612 6226E Mail: kalpana.kuttaiah@perkinswill.com**Richard Herring** AIA, LEED AP, Lean Black Belt*Principle, Perkins&Will*Phone: (404) 443 7667E Mail: richard.herring@perkinswill.com**Gene Kansas***Owner, Gene Kansas Commercial Real Estate*Phone: (404) 307 6667E Mail: gene@genekansas.com**Joel Kimmons** Ph.D.*Nutrition Scientist, US Centers for Disease Control and Prevention (CDC)*Phone: (404) 285 6542E Mail: bra9@cdc.gov**Edward Vega** Ph.D.*Clinical Psychologist, US Department of Veterans Affairs*Phone: (404) 790 3339E Mail: edward.vega@va.gov**Clinton McMahan***Veteran, Corporal, United States Marine Corps*Phone: (404) 693 7264E Mail: zanz0311@gmail.com**Tony Rizzuto** Ph.D.*Chair and Associate Professor, Department of
Architecture, Kennesaw State University*Phone: (678) 915 5485E Mail: arizzuto@kennesaw.edu



City of Pensacola

222 West Main Street
Pensacola, FL 32502

Memorandum

File #: 25-1028

Agenda Conference

8/11/2025

LEGISLATIVE ACTION ITEM

SPONSOR: Delarian Wiggins, Council Member

SUBJECT:

DISCRETIONARY FUNDING ALLOCATION - CITY COUNCIL MEMBER DELARIAN WIGGINS - DISTRICT 7

RECOMMENDATION:

That City Council approve funding of \$500 to HYPE Pensacola from the City Council Discretionary Funds for District 7.

HEARING REQUIRED: No Hearing Required

SUMMARY:

In accordance with Section 3.28-3.33 of the Policies of the City Council, prior to any distribution of grant or sponsorship funds from the City Council Discretionary Funds, approval by City Council is required.

Helping Youth in Pensacola Endure (HYPE) provides comprehensive and innovative programs to serve our youth that foster youth to envision and navigate life for a future characterized by achievement, independent thought, and social responsibility through education, mentoring and youth sports. HYPE Pensacola organizes various youth events throughout the year, serving thousands of children. One of those events is the Back 2 School Drive & Health Fair, where they provide backpacks for children. The 9th annual Back 2 School Drive & Health Fair will be held August 2, 2025, at the Fricker Resource Center. Funds will be used towards this event.

PRIOR ACTION:

July 21, 2022 - City Council adopted Resolution No. 2022-065 establishing the City Council Discretionary Fund Policy

FUNDING:

Budget: \$ 1,255 District 7 Discretionary Funds

Actual: \$ 500 HYPE Pensacola

FINANCIAL IMPACT:

A balance of \$1,255 is currently within the District 7 Discretionary Fund Account. Upon approval by City Council, a balance of \$755 will remain in the District 7 Discretionary Fund Account.

LEGAL REVIEW ONLY BY CITY ATTORNEY: No

STAFF CONTACT:

Don Kraher, Council Executive

Yvette McLellan, Special Assistant to the Council Executive

ATTACHMENTS:

None

PRESENTATION: No



City of Pensacola

222 West Main Street
Pensacola, FL 32502

Memorandum

File #: 25-1048

Agenda Conference

8/11/2025

LEGISLATIVE ACTION ITEM

SPONSOR: Allison Patton, Council Vice President

SUBJECT:

DISCRETIONARY FUNDING ALLOCATION - CITY COUNCIL VICE-PRESIDENT ALLISON PATTON - DISTRICT 6

RECOMMENDATION:

That City Council approve funding of \$1,000 to PCS Outreach Ministries and \$1,000 to Youths Left Behind from the City Council Discretionary Funds for District 6.

HEARING REQUIRED: No Hearing Required

SUMMARY:

In accordance with Section 3.28-3.33 of the Policies of the City Council, prior to any distribution of grant or sponsorship funds from the City Council Discretionary Funds, approval by City Council is required.

The mission of PCS Outreach Ministries is to uplift underserved families by offering mentorship, resources and programs that foster personal growth, leadership and social change. They host Christmas giveaways, back-to-school giveaways and events and offer classes and programs where young adults learn business and entrepreneurial lessons and techniques. Funding will be used in memory of the late Reverend John Powell to continue his work through their mission.

At Youths Left Behind, they believe every young man is a future leader in the making. Their programs offered for young men aged 9-18 go beyond a typical classroom, guiding each young man on a journey of self-discovery and empowerment. They tackle tough topics like gun violence, equipping them with the knowledge and skills to protect their futures by championing their present. They provide these young men with the essential building blocks for becoming exemplary citizens of our community, fostering values of respect, responsibility and resilience. Funding will be used in memory of the late Reverend John Powell to continue his work through their mission.

PRIOR ACTION:

July 21, 2022 - City Council adopted Resolution No. 2022-065 establishing the City Council Discretionary Fund Policy.

FUNDING:

Budget: \$ 13,200 District 6 Discretionary Funds Balance

Actual: \$ 1,000 PCS Outreach Ministries
 1,000 Youths Left Behind
 \$ 2,000

FINANCIAL IMPACT:

A balance of \$13,200 is currently within the District 6 Discretionary Fund Account. Upon approval by City Council, a balance of \$11,200 will remain in the District 6 Discretionary Fund Account.

LEGAL REVIEW ONLY BY CITY ATTORNEY: No

STAFF CONTACT:

Don Kraher, Council Executive
Yvette McLellan, Special Assistant to the Council Executive

ATTACHMENTS:

None

PRESENTATION: No



City of Pensacola

222 West Main Street
Pensacola, FL 32502

Memorandum

File #: 25-1010

Agenda Conference

8/11/2025

LEGISLATIVE ACTION ITEM

SPONSOR: Jared Moore, Council President

SUBJECT:

APPOINTMENTS - ZONING BOARD OF ADJUSTMENT

RECOMMENDATION:

That City Council appoint two (2) residents or property owners of the City to the Zoning Board of Adjustment for a term of three (3) years, expiring July 14, 2028.

HEARING REQUIRED: No Hearing Required

SUMMARY:

The Zoning Board of Adjustment reviews and grants or denies applications for variances, waivers, and special exceptions to the Land Development Code. The board also hears and decides appeals when it is alleged that there is error in any order, requirement, decision, or determination made by an administrative officer in the enforcement of the Land Development Code.

The following have been nominated or are incumbents that would like to be considered for reappointment:

<u>Nominee:</u>	<u>Nominated by:</u>
John Dittmar	Incumbent
Dr. Johnny Fortune	Jones
Robby Williams	Incumbent

PRIOR ACTION:

City Council appoints members to this board on an annual basis.

FUNDING:

N/A

FINANCIAL IMPACT:

None.

LEGAL REVIEW ONLY BY CITY ATTORNEY: No

STAFF CONTACT:

Ericka L. Burnett, City Clerk

ATTACHMENTS:

1. Member List
2. Application of Interest - John Dittmar
3. Nomination Form - Dr. Johnny Fortune
4. Application of Interest - Dr. Johnny Fortune
5. Resume - Dr. Johnny Fortune
6. Application of Interest - Robby Williams
7. Ballot

PRESENTATION: No

Zoning Board of Adjustment

Name	Profession	Appointed By	No. of Terms	Year	Exp Date	First Appointed	Term Length	Comments
Chandler, Nannette	Building Contractor	Council	0	2025	7/14/2026	4/10/2025	3	
Dittmar, John "Drew" A.	Educator Const Trades	Council	0	2025	7/14/2025	8/18/2022	3	
Price, Kirwan B.		Council	0	2025	7/14/2026	7/20/2023	3	
Sebold, Steven	Real Estate	Council	2	2025	7/14/2027	7/19/2018	3	
Shelley, Steven M.	Business owner	Council	4	2025	7/14/2028	11/17/2016	3	
Stepherson, Troy	Office & Mkting Mgr	Council	2	2025	7/14/2027	7/13/2017	3	
Weeks, William	Retired Bldg Official	Council	1	2025	7/14/2027	6/14/2021	3	
White, Boyce T.	Business	Council	3	2025	7/14/2026	7/17/2014	3	
Williams, Robby	Project Manager/Constr	Council	4	2025	7/14/2025	7/17/2014	3	

Term Length: THREE YEAR TERMS

NINE (9) MEMBERS APPOINTED BY THE CITY COUNCIL. NO MEMBER SHALL BE AN ELECTED OFFICIAL OR EMPLOYEE OF THE CITY. MEMBERS MUST BE RESIDENTS OR PROPERTY OWNERS OF THE CITY OF PENSACOLA.

Ericka Burnett

From: noreply@civicplus.com
Sent: Tuesday, July 22, 2025 8:15 PM
To: Ericka Burnett; Robyn Tice
Subject: [EXTERNAL] Online Form Submittal: Application for Boards, Authorities, and Commissions - City Council Appointment

⚠ THIS EMAIL IS FROM AN EXTERNAL EMAIL ACCOUNT ⚠

Application for Boards, Authorities, and Commissions - City Council Appointment

This application will be utilized in considering you for appointment to a City Council board, authority, or commission. Pursuant to Florida Statutes, Chapter 119, all information provided on or with this form becomes a public record and is subject to disclosure, unless otherwise exempted by law.

Completed applications will be kept on file for a period of one (1) year from the date received in the Office of the City Clerk.

It is necessary to contact a member of Council to obtain a nomination in order to be placed on the ballot for consideration. Please go to cityofpensacola.com/council for Council Member contact information. If you have any questions, contact the City Clerk's Office.

(Section Break)

Personal Information

Name	John Andrew Dittmar
------	---------------------

Home Address	1610 E Gonzalez St
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Business Address	1610 E Gonzalez St
------------------	--------------------

To which address do you prefer we send correspondence regarding this application?	Field not completed.
---	----------------------

Preferred Contact Phone Number(s)	8503160802
-----------------------------------	------------

Email Address	JADITTMAR@GMAIL.COM
---------------	--

Upload Resume (optional)	<i>Field not completed.</i>
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(Section Break)

Details

Are you a City resident?	Yes
--------------------------	-----

If yes, which district?	<i>Field not completed.</i>
-------------------------	-----------------------------

If yes, how long have you been a City resident?	Pensacola
---	-----------

Do you own property within the City limits?	Yes
---	-----

Are you a registered voter in the city?	Yes
---	-----

Board(s) of interest:	Zoning Board of Adjustment
-----------------------	----------------------------

Please list the reasons for your interest in this position:	To continue to fulfill my civic duty for the City of Pensacola by serving on the ZBA
---	--

Do you currently serve on a board?	Yes
------------------------------------	-----

If yes, which board(s)?	ZBA
-------------------------	-----

Do you currently hold a public office?	No
--	----

If so, what office?	<i>Field not completed.</i>
---------------------	-----------------------------

Would you be willing to resign your current office for the appointment you now seek?	N/A
--	-----

(Section Break)

Diversity

In order to encourage diversity in selections of members of government committees, the following information is required by Florida Statute 760.80 for some committees.

Gender	Male
Race	Other
Physically Disabled	No
(Section Break)	
Acknowledgement of Terms	I accept these terms.

Email not displaying correctly? [View it in your browser.](#)

CITY OF PENSACOLA, FLORIDA

NOMINATION FORM

I, Casey Jones, do nominate Dr. Johnny Fortune
(Nominee)

4575 Baywoods Drive (850) 384-4138
(Home Address) (Phone)

(Business Address) (Phone)

jfortune@aecodigitech.com City Resident: YES NO
(Email Address) Property Owner within the City: YES NO

for appointment by the City Council for the position of:

**MEMBER
ZONING BOARD OF ADJUSTMENT
(Three-year term expiring 7/14/2028)**

Provide a brief description of nominee's qualifications:

Dr. Fortune has over 25 years of extensive experience
in the Architecture, Construction, Engineering, and Operations
industry. His education and experience will make him
a perfect fit for this board.



City Council Member or Mayor

I hereby certify that the above
nomination was submitted to my
office within the time limitations
prescribed by the Rules and
Procedures of Council.

Ericka L. Burnett

Ericka L. Burnett, City Clerk

Ericka Burnett

From: noreply@civicplus.com
Sent: Thursday, July 24, 2025 11:21 AM
To: Ericka Burnett; Robyn Tice
Subject: [EXTERNAL] Online Form Submittal: Application for Boards, Authorities, and Commissions - Mayoral Appointment

⚠ THIS EMAIL IS FROM AN EXTERNAL EMAIL ACCOUNT ⚠

Application for Boards, Authorities, and Commissions - Mayoral Appointment

This application will be utilized in considering you for appointment by the Mayor to various boards and advisory committees. Pursuant to Florida Statutes, Chapter 119, all information provided on or with this form becomes a public record and is subject to disclosure, unless otherwise exempted by law.

Completed applications will be kept on file for a period of one (1) year from the date received in the Office of the City Clerk.

If you have any questions, contact the City Clerk's Office.

(Section Break)

Personal Information

Name	Dr. Johnny Fortune, EdD, CDT, CM-BIM, CM-Lean, LEED AP
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Home Address	4575 Baywoods Drive
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Business Address	4575 Baywoods Drive
------------------	---------------------

To which address do you prefer we send correspondence regarding this application?	Business
---	----------

Preferred Contact Phone Number(s)	8503844138
-----------------------------------	------------

Email Address	jfortune@aecodigitech.com
---------------	--

Upload Resume (optional)	JFortune_2025CV.pdf
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(Section Break)

Details

Are you a City resident?	Yes
If yes, which district?	3
If yes, how long have you been a City resident?	since 2006
Do you own property within the City limits?	Yes
Are you a registered voter in the city?	Yes
Board(s) of interest:	Planning Board, Zoning Board, and/or Architectural Review Board
Please list the reasons for your interest in this position:	I have lived in Pensacola for nearly 20 years and am a graduate from both PSC and UWF (where I earned my doctorate). I have extensive experience in the built environment, with multiple perspectives from planning, design, construction, and operations. I love the city of Pensacola and want to contribute to its sustainability, resiliency, and growth.
Do you currently serve on a board?	No
If yes, which board(s)?	<i>Field not completed.</i>
Do you currently hold a public office?	No
If so, what office?	<i>Field not completed.</i>
Would you be willing to resign your current office for the appointment you now seek?	N/A

(Section Break)

Diversity

In order to encourage diversity in selections of members of government committees, the following information is required by Florida Statute 760.80 for some committees.

Gender	Male
--------	------

Race	Caucasian
Physically Disabled	No
(Section Break)	
Acknowledgement of Terms	I accept these terms.

Email not displaying correctly? [View it in your browser.](#)

SUMMARY

Strategic thought leader with extensive expertise in the Architecture, Engineering, Construction, and Owner/Operator (AECO) industry. Possesses a lifelong commitment to leadership development, helping others develop professionally and personally, and impacting the industry on a corporate, national, and global scale. Passionate about utilizing technology to improve business and industry processes. Focused on building meaningful and lasting relationships.

SKILLS

- Program/System Development and Management: Long/Short-term Strategies | Budgets | Schedules | Planning & Execution
- Process Management: Performance Improvement | Develop & Document Lean Processes/Workflows | Process Optimization
- Project Management: Initiate | Plan | Execute | Monitor & Control | Close
- Change Management: Plan | Analyze | Design | Develop | Implement | Evaluate
- Subject Matter Expert: Building Information Modeling/Management (BIM) | Virtual Design & Construction (VDC) | Building Technology Digital Standards | Emerging Technologies for Digital Transformation (Digital Twins, AI)
- Business Development and Continuity: Client Relationship Building Marketing | Identify CSF/KSF/KRAs | Develop KPIs to Measure Success
- Communication & Presentation: Listening | Verbal | Written | Visual | Podcast
- Team Management: Effective Responsibility Delegation | Team Organization
- Meeting Management: Plan | Organize | Execute | Follow-up
- Self-Management: Highly Self-Motivated | Action-Oriented | Acute Attention to Detail

PROFESSIONAL EXPERIENCE

President and Senior Consultant, AECO Digital Technologies | Pensacola, FL | 2025-Current

Provides consulting services related to Digital Transformation, specifically in the AECO industry. Provides deep analysis of organizational digital requirements and workflows in comparison with the National BIM Standard, National CAD Standard, other leading organizations' standards and processes, and industry best and emerging practices. Provides Performance Improvement consulting and change management using proven and research-based techniques, including needs assessment; gap analysis; cause analysis; interventions or solution set selection, design, and development; solutions implementation and management, and various types of performance evaluation.

Adjunct Instructor, University of West Florida | Pensacola, FL | 2019-2021, 2024-Present

Development and delivery of several online courses for university seniors in the Building Construction program. Transitioned courses from traditional face-to-face delivery to online learning. Completely designed the courses, including datasets. Provides weekly modules with interactive content and assignments that align with the course learning objectives. Courses include BIM (overall BIM Theory, Design Authoring with Revit for all disciplines, 3D Coordination with Navisworks), Construction Administration, and Internship/Senior Project (mentoring, personal and professional growth development, capstone project and internship oversight).

National Institute of Building Sciences | Washington, DC | 2022-2025

Executive Director for the National BIM Program: Supported the preparation of specific studies, development of documentation for proposals and industry reports, and preparation of presentations and promotional materials on BIM. Represented NIBS at meetings and workshops, reviewed technical literature and research, and served as a technical liaison to industry groups. Coordinated the work of volunteer and subcontracted project committees and professional services subcontractors. Interfaced with Federal Government and construction industry constituents and associations. Prepared written plans and communication materials to advance the built environment.

Council Management: Served as staff lead for the NIBS Digital Technology Council, Digital Twin Integration Subcommittee, and Facility Management and Operations Council. Developed, managed, and coordinated committee activities and budgets.

Special Projects Manager: Provided management and technical support for a range of high-impact projects, including proposal development, project management (from inception to closeout), and the creation of final work products. Leveraged data analysis and reporting tools to track project performance and manage subcontractors. Responsibilities included offering technical, administrative, and liaison support to national technical committees and project groups. Served as a NIBS subject matter expert, conducting literature reviews, developing briefing materials, presenting at meetings and conferences, and authoring thought leadership articles for trade media organizations. Served as product lead on the National CAD Standard and National BIM Standard. Managed innovative projects aimed at advancing the industry. Developed, launched, and hosted the Building Innovation podcast, including an award-winning episode for Mental Health in Construction.

Graduate Assistant, University of West Florida | Pensacola, FL | 2021-2022

Worked directly with faculty to redesign and/or update online courses in Canvas for UWFs College of Education and Professional Studies. Redesigned a master's level course for Instructional Design and Technology students that uses Articulate 360 (StoryLine, Rise, Review, and Content Library) to teach them how to develop web-based instructional courses. Created a 16-week online course with Module Learning Outcomes that related to the

overarching Course Learning Outcomes. Created how-to content with a wide array of assignments for assessment.

BIM Manager, Prime AE Group | Pensacola, FL | 2021-2022

Served as the companywide BIM manager. Continually developed, organized, coordinated, and maintained BIM implementation best practices, procedures, and libraries. Worked with AE's IT group to manage BIM software products and new releases. Provided hardware and network support as it related to companywide BIM production. Developed and maintained BIM templates and standards and integrated Client standards, as applicable. Assisted on BIM project setup, family creation, modeling, 3D rendering, BIM detailing strategies, and model sharing during the design and construction phases. Facilitated BIM processes related to sustainable design, facilities management, cost estimating, and specification integration. Chaired the company BIM User Group, provided BIM technical orientation to new hires and continuing education to all BIM users via regular training sessions. Worked with the company's marketing department to promote BIM capabilities.

Director of Digital Technology, Bullock Tice Associates | Pensacola, FL | 2006-2021

Experienced in over 500 projects as a BIM Director. Managed the overall BIM process for all the firm's projects. Developed and maintained corporate BIM Standards. Led various task groups focused on specific topics, such as Virtual Reality, Content Management, and User Support. Coordinated directly with the CEO and COO regarding overall BIM strategy. Directed/supervised/enforced and reported on the performance of BIM department systems and productions. Participated in the selection, training, development, and evaluation of new and existing BIM personnel. Mentored BIM Technicians, Architects, and Interior Designers on BIM applications; responsible for training all team members, including other Project Managers on any new design software programs, contract BIM requirements, processes, and workflows. Developed BIM project execution plans and managed kickoff meetings. Led online and on-site 3D coordination and clash detection/avoidance meetings and documented and distributed action items to team members. Developed QA/QC procedures to ensure quality. Conducted random project reviews to ensure that standards were being properly followed by all teams. Recommended design changes, as appropriate. Developed, organized, and maintained templates, drawing library, and support files and folders for BIM system. Provided guidance on project standards coordination with clients and consultants. Provided production support for all BIM users by troubleshooting errors or difficulties with BIM software and related programs.

Managed the overall Technology budget for the firm. Recommended long-range plans, schedules, budgets, and priorities. Developed, maintained, and administered the corporate Backup Disaster and Recovery Plan, Technology Manual, IT and Computer Usage Policy, Asset Database, and various how-to documentation for all IT. Directed and managed all IT consultants and services. Generated written technology evaluations for future software consideration, potential, and adoption. Responsible for implementing innovative technologies, including work-from-home technology tools and aids.

Collaborated with firm owners and leaders for additional business enhancements, such as process optimization, continuous improvement, human performance improvement, root cause analysis, and evaluation systems. Developed and executed onboarding for new employees. Designed the Career Development System. Used *Performance Improvement* and *Instructional Design and Technology* tools, models, techniques, and theories to facilitate change management across all systems and departments in the firm.

Owner, CADNET Services | Dothan, AL | 2005-2006

Provided contract labor for various architects and engineers in the design and drafting of commercial developments in the Wiregrass Area. Gained additional experience in producing multi-discipline drawing sets, including Civil, Structural, Landscaping, Architectural, Mechanical, Electrical, Plumbing, and Fire Protection. Provided overall project quality management services. Established personal clientele for residential projects. Provided Design Software and Information Technology/Networking services for G. Mark Pepe Architect, Palmer Electric Engineering, Proximus Engineering, and Milner Mayne Architects.

CAD Technician, Milner Mayne Architects | Dothan, AL | 2002-2005

Used Computer Aided Design (CAD) to develop construction documents and 3D modeling. Worked closely with Architects and clientele to ensure the design and drafting process remained within budget limitations and was completed to stakeholder satisfaction. Established internal computer network and processes for efficient workflows. Assisted in the development of various multi-discipline drawings. Provided overall project quality management.

Organizations/Committees

- buildingSMART Alliance® (BIM Council) | Board of Direction 2015-2016, Chair | 2017, Past Chair | 2018-2022, Advisor)
- National BIM Guideline for Owners | Contributing Author, Development Comm 2015-2016
- USACE/Industry BIM/CIM Consortia (UIBCC) | Workgroup Lead for NBIMS-US™ V3 Balloted Content | 2013-2022
- United States National CAD Standard (NCS) Steering Committee Member | 2014-2022
- National BIM Standard - United States® (NBIMS-US™) Planning Committee | 2013-2022
- NCS BIM Ad-Hoc Task Team Chairperson | 2012-2014
- Other bSa Council Committees, Ad-Hoc Task Teams, and Ad-Hoc Workgroups include: NBIMS-US™ Project Committee | NCS Project Committee | NBIMS-US™ Reassessment Committee
- Other Membership Organizations: U.S. Green Building Council | Autodesk User Group International

EDUCATION

- Instructional and Performance Technology, Ed.D.: University of West Florida | Aug. 2020-May 2024
- Human Performance Technology, Graduate Certificate: University of West Florida | May 2020

- Technology Leadership – Instructional Design and Technology, M.Ed.: University of West Florida | Aug. 2018-Aug. 2020
- Engineering Technologies – Building Construction, B.S.: University of West Florida | May 2014-Dec. 2017 | Summa Cum Laude | President's Honor Roll, 2015-2017 | NAIOP Northwest FL Scholarship 2015 Recipient
- Computer Science, A.A.: Pensacola State College | Jan. 2011-May 2014 | Magna Cum Laude | President's List 2012-2014

CERTIFICATIONS

- Associated General Contractors of America: Certificate of Management:
 - Building Information Modeling (CM-BIM) since 2018
 - Lean Construction (CM-Lean) since 2019
- USGBC: LEED Accredited Professional since 2009
- CSI: Construction Document Technology (CDT) since 2015
- John Maxwell Team Certified Member (leadership mentor) since 2020
- Autodesk Certified Professional: Revit Architecture 2009-2020 & AutoCAD 2014
- OSHA: 30-hour Construction Safety 2015
- Dale Carnegie: Leadership Training 2012

PROFESSIONAL TRAINING

- Autodesk University | 2006-2020, 2023, 2024
- DBIA | 2023, 2024
- IHEEP | 2023, 2024
- National Facilities Management & Technology Conference/Exposition | 2018
- BIMForum | 2016-2019
- Bentley | 2010
- Developing the Leader Within You | John Maxwell 2009
- Customer Care Coach | JoAnna Brandi 2007
- D.I.S.C. (Communication Styles) Training | 2006

KEY PUBLICATIONS

- National CAD Standard V7 | 2025 Contributing Author, Product Director
- National BIM Standard-US™ V4 | 2024 Contributing Author, Product Director
- Digital Twins for the Built Environment | 2024 Contributing Author, Product Director
- VA BIM Manual V2.2 | 2017 Contributing Author, Subject Matter Expert, Editor, Layout; U.S. Department of Veterans Affairs
- National BIM Guide for Owners | 2017 Contributing Author, National Institute of Building Sciences
- VA Drawing Deliverable Requirements | 2016 Primary Author, Subject Matter Expert, Layout; U.S. Department of Veterans Affairs
- Message from the Chair of the buildingSMART alliance® | 2015-2016 Column Author, Journal of the National Institute of Building Sciences

- BIM Implementation | National CAD Standard V6 2014 Primary Author, TaskTeam Chair
- Introduction & Various content for NBIMS-US™ V3 | 2014 Ballot Author

KEY PRESENTATIONS

Autodesk University

- National BIM Standard United States: An Overview of Version 4 | 2024
- Building Your BIM Standards | 2018
- New & Improved—How the National CAD Standard is Adapting to Industry Trends | 2016
- NCS Goes BIM: BIM Implementation for the National CAD Standards | 2014
- Connecting the National CAD and BIM Standards | 2013

AEC Next

- National BIM Standards: What's Now? What's Next? | June 2018
- Effective Model-based Coordination Review Strategy | June 2018

BIM Forum

- NIBS Digital Transformation Initiatives | BIMForum Peru | 2024
- BIM Standards: Where Are We? Where Are We Going? | St. Louis 2019
- USACE Advanced Modeling Requirements and the Necessary Tools to Complete the Job | Las Vegas 2018
- Implementing an Effective Model-based Coordination Review Strategy | Dallas 2017
- Introduction to the National BIM Guide for Owners | San Diego 2017

NIBS Building Innovation Conference & Expo

- Overview of the U.S. National BIM Program | 2023
- Overview of the National BIM Guide for Owners | 2017
- NCS Reference Standard | 2014

Other AEC Industry Events

- NIBS National Digital Transformation Initiatives | 2024
 - CURT National Conference
 - 2nd Annual BIM Smart Summit
- Improving Project Delivery Through Strategic VDC Deployment | DBIA 2023
- U.S. National BIM Program and Standards Presentations | 2023
 - CMAA
 - IHEEP
 - Procore Groundbreak
 - BiLT
 - COAA

Educational Conferences and Events

- Online Whiteboards | AECT National Conference | 2023

- Characteristics of a Successful EdD Student: An Interactive Creative Exchange | CPED Convening | 2023
- Increasing Engagement and Student Learning in an Online Doctoral Program | AECT National Conference | 2022

PROJECTS

Below is a sample of various project experiences.

Project Manager

Products and Project Management for NIBS

- AI in Design and Construction Management (federal agency)
- Owner AEC Technology Adoption Study (nationwide study)
- U.S. Standards and International Standards Analysis and Adoption
- National BIM Standard-United States V4
- National CAD Standard V7
- Digital Twin Integration Subcommittee Position Paper

Standards Development for the U.S. Department of Veteran Affairs

- VA CAD Standards Analysis
- VA Drawing Deliverable Requirements
- VA BIM Guide 2.2
- VA PG 18-15 A/E Submission Guidelines

Instructional Designer

- BCN4940 – Construction Internship/Senior Project
- BCN4701 - Construction Administration
- BCN4258C - Building Information Modeling
- EME 6415 - Digital Video for Instruction
- EME6414C - Web-Based Instruction
- EME6607 – Implementation of IT Projects
- EME6626 – Emerging & Innovative Technology Systems

BIM Manager (Department of Defense)

- VA Joint Outpatient Clinic (JOPC), Panama City, FL | \$8.9M
- Design/Build VA Medical Center Parking, VA Medical Center, Biloxi, Mississippi | \$12.6M
- AvFID Facilities, Duke Field, Florida | \$31.5M
- ADAL for Special Operations School, Hurlburt Field, FL | \$ 6.4M
- SOF Operations Facility, Hurlburt Field, Florida | \$10.1M
- Design/Build Renovations and Alterations to the Naval Hospital, Naval Station Guantanamo Bay, Cuba | \$19.5M
- Navy Lodge Addition, NCBC, Gulfport, MS | \$ 10.8M
- SOF Rotary Wing Hangar, Ft. Campbell, KY | \$34.5M
- Bachelor Enlisted Quarters and Fitness Facility, NCBC, Gulfport, MS | \$47.1M

- Various other project types: CDC | MOB | Aircraft Support Facilities | Training Facilities

BIM Manager (Private Sector)

- Holiday Inn Resort Hotel Destin West (Enhanced Use Lease), Ft. Walton Beach, FL | \$19M
- Emerald Breeze Resort Hotel (Holiday Inn Resort Hotel, Destin West), Eglin AFB, Enhanced Use Lease, Okaloosa Island, FL | \$14.5M
- St. Paul Catholic Church Design Phase 1, Pensacola, FL | \$6.4M
- NASA Shared Service Center, Stennis Space Center, MS | \$32.1M
- UWF/Maritime Park Orchestra Pavilion, Pensacola, Florida | \$1.8M
- Pensacola State College South Santa Rosa Center | \$8.8M
- Marine Services Guard Quarters, Caracas, Venezuela | \$13M
- Various other project types: Educational | Ecumenical | Parking Structures | Retail

SOFTWARE EXPERTISE

- Adobe: Acrobat | Photoshop | Premiere Pro | InDesign | Illustrator
- Autodesk: Revit | Navisworks | AutoCAD Architecture | 3ds Max | BIM 360 | ACC
- Bentley: Building Designer | Microstation
- Instructional Design: Articulate 360 (StoryLine, Rise, Content, Review) | Canvas LMS
- Microsoft Office365: Word | Excel | PowerPoint | Access | Outlook | OneNote | SharePoint | Publisher | OneDrive for Business | Teams | Project | Visio
- Online Tools: Monday.com | Hubspot | Mural | Miro | Google Suite | Lucidchart | Zoom
- Other: Bluebeam | SketchUp | Camtasia
- Virtual Reality: Oculus Rift | Enscape3D

INFORMATION TECHNOLOGIES ADMINISTRATION

- Subscription/Contract Administrator: Autodesk AEC Collection | Adobe Creative Cloud | Bentley | Microsoft Office 365 | AppRiver | IT Managed Services | BlueBeam | SketchUp | Basecamp HQ | General Licensing Management | Web Conferencing
- Hardware Purchase/Lease Management: Dell Computers | Networked Printers & Plotter | Retail/Wholesale Outlets | General Hardware Management

REFERENCES

John Messner, PhD

- Charles & Elinor Matts Professor of Architectural Engineering
- Penn State University
- (814) 865-4578 | jmessner@engr.psu.edu

Worked with John on the National BIM Program, National BIM Standard, buildingSMART alliance®, and National BIM Guide for Owners since 2014.

Steve Hutsell

- Innovation Director, Engineering Research Development Center (ERDC)
- Seattle District, US Army Corps of Engineers
- (206) 316-3965 | Steve.Hutsell@usace.army.mil

Worked with Steve on the USACE/Industry BIM/CIM Consortia in developing several standards for the USACE since 2014.

Holley Handley, EdD

- Assistant Professor, Interim Dept. Chair, Instructional Design and Technology
- University of West Florida, College of Education and Professional Studies
- (850) 474-3307 | hhandly@uwf.edu

Studied under Dr. Handley during masters and doctorate programs. Committee member for my dissertation in practice.

Derek Mast

- Architect
- Self Employed | Professional Consultant
- (330) 328-6809 | projecterra@gmail.com

Derek was my direct supervisor at Prime AE group.

Byron Havard, PhD

- Professor, Instructional Design and Technology
- University of West Florida, College of Education and Professional Studies
- (850) 474-2952 | bhavard@uwf.edu

Studied under Dr. Havard during master's and doctorate programs. Committee chair and mentor for my dissertation in practice.

ACKNOWLEDGMENTS

Mr. Fortune and I have had the pleasure to work together on the Board of Direction for the buildingSMART alliance (bSa). Mr. Fortune was the Chair of bSa when I joined as Vice Chair, and he has continued to remain a member of the BOD.

I have tremendous respect for Mr. Fortune's technical and leadership abilities. He was an outstanding chair of the bSa BOD for two years and continues to be a strong leader who is guiding our future. He is always very focused on achieving our core vision, and he is capable of clearly communicating the vision to others. Mr. Fortune took the lead to develop our 5-year strategic plan which we continue to leverage in our current activities.

Mr. Fortune is also a technical leader in his field. He is very well respected for his knowledge about information management, along with the clear documentation of the practices and procedures for implementing BIM on capital facility projects.

John Messner, PhD

Penn State University, Charles & Elinor Matts Professor of Architectural Engineering



Johnny Fortune was a pivotal member of the team that was rewriting the Department of Veterans Affairs standards for developing design documentation and deliverables required by VA's private sector architectural/engineering (AE) partners for new construction and renovation work. In particular, he was instrumental in the development of two difficult and complex new standards: 1) the new Program Guide 18-15, and 2) the new VA BIM Standard.

The PG 18-15 defines the AE deliverables throughout the phases of design. Johnny provided the brains, effort, and technical support for the difficult and complicated work effort to convert the original format from MSWord to Excel. The goal of this change was to provide easier access to the requirements for all stakeholders: the AE, the VA reviewers, and our medical staff clients.

The new VA BIM Standard currently is comprised of fourteen new documents. Johnny was essential in supporting, editing, and writing the documentation on subjects that cover BIM modeling, workflow, deliverables, work processes, 2D document preparation, and filing schemas. He also was responsible to assure that the VA BIM Standard suite of documents were aligned with other national standards.

In sum, Johnny's knowledge and support were essential. Without him, VA would still be laboring to complete this work.

Renée Tietjen I AIA RLA LEED-AP

Retired - Senior Architect, VA BIM Program Manager | Construction & Facilities Management
U.S. Department of Veterans Affairs



I've worked with Johnny on multiple projects related to setting industry standards, including the buildingSMART alliance BOD and as a technical advisor to the grassroots organization, Construction Progress Coalition. Johnny combines meaningful technical expertise with a genuine desire to improve the status quo. As a leader he expertly assembles teams with diverse perspectives in order to effectively chip away at solving big problems. With a keen eye on larger objectives, he knows how to navigate near term/long term strategies and align resources effectively. If it weren't for Johnny's strong recruiting skills I would have remained on the sidelines and missed the opportunity to affect change. His uncanny ability to see unique skillsets and align them towards a common goal is a rare find in leadership today. I rank Johnny as a key ally who I am indebted to for many reasons but who I would serve alongside with again for any reason.

Sasha Reed
Director of Industry Advancement, Procore



Johnny has been a colleague of mine for many years now. We have worked together for the National CAD Standard and the National BIM Standard. I have not met very many people as dedicated as he. Once he sets his mind to accomplishing a task, he puts forth all his efforts toward that until it is done. I have found his friendship and guidance very helpful over the years we have known each other and look forward to working with him long into the future.

Ed Lowe
Chair of the United States National CAD Standard Project Committee
CAD Coordinator for Burgess & Niple

PRESENTATIONS & PUBLICATIONS

Presentations:

- Belkofer, A., Berkoe, J., Carney, I., & **Fortune, J. D.** (2023, October 31). *Improving Project Delivery Through Strategic VDC Deployment in Design-Build* [Panel]. DBIA VDC Leadership Exchange, Washington, DC.
- Eagle, A., **Fortune, J. D.**, & Gurney, M. (2023, October 6). *Characteristics of a Successful EdD Student: An Interactive Creative Exchange*. CPED Convening 2023, Pensacola, FL.
- Fortune, J. D.** (2013, November). *Connecting the National CAD and BIM Standards* [Industry Talk]. Autodesk University, Las Vegas, NV.
- Fortune, J. D.** (2014a, January 9). *The United States National CAD Standard® (NCS): Reference Standard*. Building Innovation 2014, Washington, DC.
- Fortune, J. D.** (2014b, November). *NCS goes BIM: Building Information Modeling Implementation for the National CAD Standards* [Industry Talk]. Autodesk University, Las Vegas, NV. <https://www.autodesk.com/autodesk-university/class/NCS-goes-BIM-Building-Information-Modeling-Implementation-National-CAD-Standards-2014>
- Fortune, J. D.** (2015, August 11). *BIM/GIS Integration: A Standards Approach* [Industry Talk]. GeoBuiz Summit, Bethesda, MD.
- Fortune, J. D.** (2016a, January 12). *Executing the Plan*. Building Innovation 2016, Washington, DC.
- Fortune, J. D.** (2016b, November). *New and Improved—How the National CAD Standard Is Adapting to Industry Trends* [Industry Talk]. Autodesk University, Las Vegas, NV.
- Fortune, J. D.** (2017a, January 11). *Building Smarter Together*. Building Innovation 2017, Washington, DC.
- Fortune, J. D.** (2017b, January 12). *Overview of the National BIM Guide for Owners*. Building Innovation 2017, Washington, DC.
- Fortune, J. D.** (2017c, April 5). *Introduction to the National BIM Guide for Owners* [Industry Talk]. BIM Forum, San Diego, CA.
- Fortune, J. D.** (2017d, August 17). *Introduction to the NCS V6: BIM Implementation* [Virtual Presentation]. NCS 6 Webinar Series, Virtual.
- Fortune, J. D.** (2018a, November). *Building Your BIM Standards: Essential Elements for Revit Workflows* [Industry Talk]. Autodesk University, Las Vegas, NV. <https://www.autodesk.com/autodesk-university/article/Building-Your-BIM-Standards-Essential-Elements-Revit-Workflows>
- Fortune, J. D.** (2018b, November). *How to Utilize the Suite of National BIM Standards to Improve Project Delivery* [Industry Talk]. Autodesk University, Las Vegas, NV.

- Fortune, J. D.** (2023a, February 7). *Accelerating Digital Transformation to Address Challenges and Opportunities in the Built Environment* [Industry Talk]. CURT National Conference 2023, San Antonio, TX.
- Fortune, J. D.** (2023b, June 17). *Introduction to the US National BIM Program*. Digital Built Week Americas, Dallas, TX.
- Fortune, J. D.** (2023c, September 6). *Accelerating Digital Transformation with the US National BIM Program*. Building Innovation 2023, Washington, DC.
- Fortune, J. D.** (2023d, September 19). *U.S. National BIM Program & National BIM Standards* [Industry Talk]. Procore Groundbreak, Chicago, IL.
- Fortune, J. D.** (2023e, November 9). *National BIM Standard United States®: An Overview of Version 4* [Industry Talk]. Autodesk University, Las Vegas, NV.
- Fortune, J. D.** (2023f, November 30). *Overview of the U.S. National BIM Program* [Industry Talk]. CMAA 2023, Washington, DC.
- Fortune, J. D.** (2024a, February 2). *NIBS Digital Transformation Initiatives: National BIM Program, Standard, Committees, and Activities* [Industry Talk]. USACE BIM/CAD CoP Meeting, Springfield, VA.
- Fortune, J. D.** (2024b, February 8). *Enhancing the Owner's BIM Journey: Unveiling the New National BIM Standard-United States® Version 4* [Industry Talk]. CURT National Conference 2024, Tuscon, AZ.
- Fortune, J. D.** (2024c, March 3). *NIBS Digital Transformation Initiatives: National BIM Program, Standard, Committees, and Activities* [Industry Talk]. BIM Forum Peru, Virtual.
- Fortune, J. D.** (2024d, April 11). *The U.S. National BIM Standard V4: New and Updated Tools for the Project Team* [Industry Talk]. 2nd Annual BIMSmart Summit, Ft Lauderdale, FL.
- Fortune, J. D.** (2024e, May 29). *A Standardized Approach to Smart Cities*. The Future of Design & Construction, Tempe, AZ.
- Fortune, J. D.** (2024f, June 13). *The Revised US National BIM Standard*. ENR FutureTech, San Diego, CA.
- Fortune, J. D.** (2024g, October 10). *Technology Adoption and Change Management for the Construction Industry*. Penn State University, State College, PA.
- Fortune, J. D.** (2024h, November 13). *Rapid Change Management: Adapting Emerging Technologies to Business Needs*. Trimble Dimensions, Las Vegas, NV.
- Fortune, J. D.** (2024i, November 19). *Overview NIBS - USACE Collaboration* [Industry Talk]. USACE BIM/CAD CoP Meeting, Huntsville, AL.

- Fortune, J. D.** (2025a, February 14). *The U.S. National BIM Standard V4*. CSI Next, Virtual.
- Fortune, J. D.**, Audsley, P., Belkofer, A., & Hutsell, S. (2023, August 24). *The Adventures of Decoupled Data: A Panel Discussion Amongst Diverse Project Stakeholders* [Panel]. AGC ITCN, Chicago, IL.
- Fortune, J. D.**, & Baldwin, C. (2018, November). *The Complete BIM Team: Engaging Late Adopters for Improved AEC Project Delivery* [Roundtable]. Autodesk University, Las Vegas, NV. <https://www.autodesk.com/autodesk-university/class/Complete-BIM-Team-Engaging-Late-Adopters-Improved-AEC-Project-Delivery-2018>
- Fortune, J. D.**, & Eagle, A. (2022, October 28). *Creating an Online Community: Student Led Peer Support Networks*. AECT 2022 International Convention, Las Vegas, NV.
- Fortune, J. D.**, & Grant, R. (2023, October 5). *The U.S. National BIM Program: Advancing the Next Phase of Digital Innovation* [Industry Talk]. IHEEP Conference 2023, Salt Lake City, UT.
- Fortune, J. D.**, & Handley, H. (2023, October 18). *Online Whiteboards: Evidence-based Teaching, Training, and Learning Practices*. AECT 2023 International Convention, Orlando, FL.
- Fortune, J. D.**, Higgins, M., & Milovanoska, K. (n.d.). *Leveraging BIM Uses for Real-World Project Applications to Improve Design Build Collaboration, Communication, and Outcomes*. Design-Build Conference & Expo 2024, Dallas, TX.
- Fortune, J. D.**, & Hutsell, S. (2017, November 7). *Implementing an Effective Model-based Coordination Review Strategy* [Industry Talk]. BIM Forum, Dallas, TX.
- Fortune, J. D.**, & Hutsell, S. (2018a, June 6). *Effective Model-based Coordination Review Strategy* [Industry Talk]. AEC Next, Anaheim, CA.
- Fortune, J. D.**, & Hutsell, S. (2018b, September 25). *USACE Advanced Modeling Requirements: And the Tools to Complete the Job* [Industry Talk]. BIM Forum, Las Vegas, NV.
- Fortune, J. D.**, Lindberg, H., Farquhar, M., Maldovan, K., & Brown, R. L. (2024, December 10). *Digital Technology Implementation: AECO Viewpoints*. Building Innovation: Emerging Technology Series - Digital Twins 2024, National Harbor, MD.
- Fortune, J. D.**, & Messner, J. (2019, September 17). *BIM Standards: Where Are We? Where Are We Going?* [Industry Talk]. BIM Forum, St Louis, MO.
- Fortune, J. D.**, Messner, John, & Dossick, C. (2018, June 6). *National BIM Standards: What's Now? What's Next?* [Industry Talk]. AEC Next, Anaheim, CA.
- Fortune, J. D.**, & Redwood, R. (2024, May 14). *The U.S. National BIM Program: Calling All Industry Leaders*. JETC, Orlando, FL.

- Fortune, J. D.,** & Skripac, B. (2025, April 10). *BIM Standards: A Necessary Foundation or a Barrier to Innovation?* BIM SMART Summit, Hollywood, FL.
<https://buildingsmartusa.com/bim-smart-summit-1>
- Fortune, J. D.,** Skripac, B., Searle, B., & Rausch, C. (2025, April 3). *Harnessing the Power of Industry Research and Collaboration.* The Future of Design and Construction, Austin, TX. <https://www.buildingtransformations.org/events/austin25>
- Fortune, J. D.,** & Wang, G. (2023, May 9). *Leveling Up on Your Digital Journey: Owner Paths to Increasing BIM Adoption* [Industry Talk]. COAA Spring Connect 2023, Charlotte, NC.
- Fortune, J. D.,** McCarty, E., & Miller, C. (2024, September 19). *AECO's Digital Transformation: Observations & Experiences from NIBS and USACE.* IHEEP, Des Moines, IA.
- Jones, S., **Fortune, J. D.,** Gidez, G., Moniza, A., O'Connell, D., & Rutkowski, C. (2023, February 13). *How Ready is the AEC Industry for Digitalization?* [Keynote Panel]. GeoWeek 2023, Denver, CO.
- Karcher, J., **Fortune, J.,** Weston, D., Laird, J., & Upson, T. (2022, August 10). *Understanding the Applications, Technologies, and Requirements.* Advanced Technologies in the Built Environment Workshop, Vicksburg, MS.
- Kim, M., **Fortune, J.,** & Pecore, J. (2022). *Holistic Virtual Simulation Platform for Pre-service Teachers' Questioning and Discussion Skill Development.* 1973–1978.
<https://www.learntechlib.org/primary/p/220979/>

Publications:

- Fortune, J. D.** (2024). *Applying Performance Improvement to Address Low Enrollment in a New Bachelor's Program* [Ed.D., The University of West Florida].
<https://www.proquest.com/docview/3054708422/abstract/74C3CF6DFF38488DPQ/1>
- Kim, M., **Fortune, J.,** & Pecore, J. (2022). *Holistic Virtual Simulation Platform for Pre-service Teachers' Questioning and Discussion Skill Development.* 1973–1978.
<https://www.learntechlib.org/primary/p/220979/>

Ericka Burnett

From: noreply@civicplus.com
Sent: Tuesday, July 22, 2025 12:19 PM
To: Ericka Burnett; Robyn Tice
Subject: [EXTERNAL] Online Form Submittal: Application for Boards, Authorities, and Commissions - City Council Appointment

⚠ THIS EMAIL IS FROM AN EXTERNAL EMAIL ACCOUNT ⚠

Application for Boards, Authorities, and Commissions - City Council Appointment

This application will be utilized in considering you for appointment to a City Council board, authority, or commission. Pursuant to Florida Statutes, Chapter 119, all information provided on or with this form becomes a public record and is subject to disclosure, unless otherwise exempted by law.

Completed applications will be kept on file for a period of one (1) year from the date received in the Office of the City Clerk.

It is necessary to contact a member of Council to obtain a nomination in order to be placed on the ballot for consideration. Please go to cityofpensacola.com/council for Council Member contact information. If you have any questions, contact the City Clerk's Office.

(Section Break)

Personal Information

Name	ROBBY WILLIAMS
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Home Address	1901 E Lee St.
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Business Address	1901 E Lee St.
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To which address do you prefer we send correspondence regarding this application?	Home
---	------

Preferred Contact Phone Number(s)	8505540525
-----------------------------------	------------

Email Address	robby@roadsinc.com
---------------	--

Upload Resume (optional)	<i>Field not completed.</i>
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(Section Break)

Details

Are you a City resident?	Yes
--------------------------	-----

If yes, which district?	6
-------------------------	---

If yes, how long have you been a City resident?	42 years
---	----------

Do you own property within the City limits?	Yes
---	-----

Are you a registered voter in the city?	Yes
---	-----

Board(s) of interest:	ZONING BOARD
-----------------------	--------------

Please list the reasons for your interest in this position:	I have lived in the Pensacola city limits for over 40 years and volunteered on this board for over 10 years. I believe that my common sense thinking has been a valuable asset to the zoning board because it brings practical, grounded decision-making to complex issues. Balancing regulations with everyday logic helps ensure that the boards decision is not only legally sound, but also reasonable and fair for residents and businesses alike.
---	---

Do you currently serve on a board?	Yes
------------------------------------	-----

If yes, which board(s)?	ZONING BOARD
-------------------------	--------------

Do you currently hold a public office?	No
--	----

If so, what office?	<i>Field not completed.</i>
---------------------	-----------------------------

Would you be willing to resign your current office for the appointment you now seek?	N/A
--	-----

(Section Break)

Diversity

In order to encourage diversity in selections of members of government committees, the following information is required by Florida Statute 760.80 for some committees.

Gender	Male
--------	------

Race	Caucasian
------	-----------

Physically Disabled	No
---------------------	----

(Section Break)

Acknowledgement of Terms	I accept these terms.
--------------------------	-----------------------

Email not displaying correctly? [View it in your browser.](#)

Ballot – **Zoning Board of Adjustment**
August 14, 2025
Three-year term expiring July 14, 2028

Member

_____ John Dittmar
_____ Dr. Johnny Fortune
_____ Robby Williams

Vote for Two

Signed: _____
Council Member



City of Pensacola

222 West Main Street
Pensacola, FL 32502

Memorandum

File #: 25-1034

Agenda Conference

8/11/2025

LEGISLATIVE ACTION ITEM

SPONSOR: Jared Moore, Council President

SUBJECT:

APPOINTMENTS - WESTSIDE REDEVELOPMENT BOARD

RECOMMENDATION:

That City Council appoint six (6) individuals to the Westside Community Redevelopment Board that is either a redevelopment area resident, member of an area neighborhood association or owner or operator of a business located in the redevelopment area, to a three (3) year term expiring January 31, 2027.

HEARING REQUIRED: No Hearing Required

SUMMARY:

The Westside Community Redevelopment Board was established pursuant to the requirements of Florida Statute 163.2517(2)(a) and (b) regarding a neighborhood participation process that provides for the ongoing involvement of stakeholder groups in urban infill and redevelopment areas. The Westside Community Redevelopment Board shall have the following authority and duties:

- (a) To prepare and recommend to the City Council five-year implementation plans for the implementation of the Westside Community Redevelopment Action Plan.
- (b) To prepare and recommend to the City Council an annual list of projects for funding from the Westside Community Redevelopment Trust Fund.
- (c) To monitor progress in the implementation of the Westside Community Redevelopment Plan and to make an annual report to the City Council on such progress.

The board shall consist of seven (7) members appointed by the City Council. One member shall be a member of City Council, and six (6) members shall be redevelopment area residents, members of area neighborhood associations or owners or operators of businesses located in the redevelopment area. No member shall be a paid employee of the City.

Members of the board shall serve for terms of three (3) years or thereafter until their successors are appointed.

The following have been nominated or are incumbents that wish to be considered for reappointment:

<u>Nominee:</u>	<u>Nominated by:</u>
Doug Baldwin, Sr.	Incumbent
C. Marcel Davis	Incumbent
Andrea T. Greer	Wiggins
James L. Gulley	Incumbent
Michael Hayes	Wiggins
Leah Langford	Wiggins
Joe W. Lennon	Wiggins
Michelle Press	Incumbent

PRIOR ACTION:

City Council appoints member to this board every three (3) years.

FUNDING:

N/A

FINANCIAL IMPACT:

None.

LEGAL REVIEW ONLY BY CITY ATTORNEY: No**STAFF CONTACT:**

Ericka L. Burnett, City Clerk

ATTACHMENTS:

1. Application of Interest - Douglas Baldwin
2. Application of Interest - C. Marcel Davis
3. Nomination Form - Andrea T Greer
4. Application of Interest - Andrea T Greer
5. Application of Interest - James Gulley
6. Nomination Form - Michael Hayes
7. Application of Interest - Michael Hayes
8. Nomination Form - Leah Langford
9. Application of Interest - Leah Langford
10. Nomination Form - Joe W Lennon
11. Application of Interest - Joe W Lennon
12. Application of Interest - Michelle Press
13. Resume - Michelle Press
14. Ballot

PRESENTATION: No

Ericka Burnett

From: noreply@civicplus.com
Sent: Wednesday, July 30, 2025 3:14 PM
To: Ericka Burnett; Robyn Tice
Subject: [EXTERNAL] Online Form Submittal: Application for Boards, Authorities, and Commissions - City Council Appointment

⚠ THIS EMAIL IS FROM AN EXTERNAL EMAIL ACCOUNT ⚠

Application for Boards, Authorities, and Commissions - City Council Appointment

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(Section Break)

Personal Information

Name	DOUGLAS BALDWIN
------	-----------------

Home Address	1086 Ironforge Road Cantonment Florida 32533
--------------	---

Business Address	375 North Pace Boulevard
------------------	--------------------------

To which address do you prefer we send correspondence regarding this application?	Business
---	----------

Preferred Contact Phone Number(s)	8503417892
-----------------------------------	------------

Email Address	pensacolaimprov@yahoo.com
---------------	--

Upload Resume (optional)	<i>Field not completed.</i>
-----------------------------	-----------------------------

(Section Break)

Details

Are you a City resident?	No
--------------------------	----

If yes, which district?	<i>Field not completed.</i>
-------------------------	-----------------------------

If yes, how long have you been a City resident?	Pensacola
---	-----------

Do you own property within the City limits?	Yes
---	-----

Are you a registered voter in the city?	Yes
---	-----

Board(s) of interest:	Westside Redevelopment Board
-----------------------	------------------------------

Please list the reasons for your interest in this position:	Maintaining current and future positive growth that enhances business and residential growth working together for positive outcomes.
---	--

Do you currently serve on a board?	Yes
------------------------------------	-----

If yes, which board(s)?	Westside Redevelopment Board
-------------------------	------------------------------

Do you currently hold a public office?	No
--	----

If so, what office?	<i>Field not completed.</i>
---------------------	-----------------------------

Would you be willing to resign your current office for the appointment you now seek?	N/A
--	-----

(Section Break)

Diversity

In order to encourage diversity in selections of members of government committees, the following information is required by Florida Statute 760.80 for some committees.

Gender	Male
Race	African-American
Physically Disabled	No
(Section Break)	
Acknowledgement of Terms	I accept these terms.

Email not displaying correctly? [View it in your browser.](#)

Ericka Burnett

From: noreply@civicplus.com
Sent: Wednesday, July 30, 2025 1:32 PM
To: Ericka Burnett; Robyn Tice
Subject: [EXTERNAL] Online Form Submittal: Application for Boards, Authorities, and Commissions - City Council Appointment

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(Section Break)

Personal Information

Name	C. Marcel Davis
------	-----------------

Home Address	4093 Cobia Street Pensacola FL 32507
--------------	---

Business Address	920 west government street Pensacola FL 32502
------------------	--

To which address do you prefer we send correspondence regarding this application?	Home
---	------

Preferred Contact Phone Number(s)	8505542286
-----------------------------------	------------

Email Address	adorationpastor@aol.com
---------------	--

Upload Resume (optional)	<i>Field not completed.</i>
-----------------------------	-----------------------------

(Section Break)

Details

Are you a City resident?	No
--------------------------	----

If yes, which district?	<i>Field not completed.</i>
-------------------------	-----------------------------

If yes, how long have you been a City resident?	<i>Field not completed.</i>
---	-----------------------------

Do you own property within the City limits?	Yes
---	-----

Are you a registered voter in the city?	No
---	----

Board(s) of interest:	Westside CRA
-----------------------	--------------

Please list the reasons for your interest in this position:	To serve the community.
---	-------------------------

Do you currently serve on a board?	Yes
------------------------------------	-----

If yes, which board(s)?	Westside CRA
-------------------------	--------------

Do you currently hold a public office?	No
--	----

If so, what office?	<i>Field not completed.</i>
---------------------	-----------------------------

Would you be willing to resign your current office for the appointment you now seek?	N/A
--	-----

(Section Break)

Diversity

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Gender	Male
Race	African-American
Physically Disabled	No
(Section Break)	
Acknowledgement of Terms	I accept these terms.

Email not displaying correctly? [View it in your browser.](#)

CITY OF PENSACOLA, FLORIDA

NOMINATION FORM

I, Delarian Wiggins, do nominate Andrea T. Greer

(Nominee)

2001 B West Chase Street

970-218-2209

(Home Address)

(Phone)

(Business Address)

(Phone)

andrea.t.greer@gmail.com

(Email Address)

City Resident: ☒ YES ☐ NO

Property Owner within the City: ☒ YES ☐ NO

for appointment by the City Council for the position of:

**REDEVELOPMENT AREA RESIDENT, MEMBER OF AREA NEIGHBORHOOD ASSOCIATION,
OR OWNERS OR OPERATORS OF BUSINESS LOCATED IN THE REDEVELOPMENT AREA
WESTSIDE COMMUNITY REDEVELOPMENT BOARD
(Term expiring 01/31/2027)**

Provide a brief description of nominee's qualifications:

Delarian Wiggins
City Council Member for Mayor

I hereby certify that the above
nomination was submitted to my
office within the time limitations
prescribed by the Rules and
Procedures of Council.

Ericka L. Burnett
Ericka L. Burnett, City Clerk

Ericka Burnett

From: noreply@civicplus.com
Sent: Wednesday, July 2, 2025 1:17 PM
To: Ericka Burnett; Robyn Tice
Subject: [EXTERNAL] Online Form Submittal: Application for Boards, Authorities, and Commissions - City Council Appointment

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(Section Break)

Personal Information

Name	Andrea T Greer
Home Address	2001B West Chase Street
Business Address	Field not completed.
To which address do you prefer we send correspondence regarding this application?	Home
Preferred Contact Phone Number(s)	9702182209
Email Address	andrea.t.greer@gmail.com

Upload Resume (optional)	<i>Field not completed.</i>
-----------------------------	-----------------------------

(Section Break)

Details

Are you a City resident?	Yes
--------------------------	-----

If yes, which district?	<i>Field not completed.</i>
-------------------------	-----------------------------

If yes, how long have you been a City resident?	3 years
---	---------

Do you own property within the City limits?	Yes
---	-----

Are you a registered voter in the city?	Yes
---	-----

Board(s) of interest:	CRA Redevelopment Area Board
-----------------------	------------------------------

Please list the reasons for your interest in this position:	I live in the Westside Garden District and I love my neighborhood. I want to see people stay in their homes, not be forced out. I want to be able to connect with people in the neighborhood, provide resources and build our community.
---	--

Do you currently serve on a board?	No
------------------------------------	----

If yes, which board(s)?	<i>Field not completed.</i>
-------------------------	-----------------------------

Do you currently hold a public office?	No
--	----

If so, what office?	<i>Field not completed.</i>
---------------------	-----------------------------

Would you be willing to resign your current office for the appointment you now seek?	N/A
--	-----

(Section Break)

Diversity

In order to encourage diversity in selections of members of government committees, the following information is required by Florida Statute 760.80 for some committees.

Gender	Female
Race	Caucasian
Physically Disabled	No
(Section Break)	
Acknowledgement of Terms	I accept these terms.

Email not displaying correctly? [View it in your browser.](#)

Ericka Burnett

From: noreply@civicplus.com
Sent: Thursday, July 10, 2025 5:49 PM
To: Ericka Burnett; Robyn Tice
Subject: [EXTERNAL] Online Form Submittal: Application for Boards, Authorities, and Commissions - City Council Appointment

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(Section Break)

Personal Information

Name	James L. Gulley
Home Address	121 North L Street Pensacola, Florida 32502
Business Address	N/A
To which address do you prefer we send correspondence regarding this application?	Home
Preferred Contact Phone Number(s)	(850) 206-7302
Email Address	jgulley4@gmail.com

Upload Resume (optional) *Field not completed.*

(Section Break)

Details

Are you a City resident? Yes

If yes, which district? 7

If yes, how long have you been a City resident? 21 years

Do you own property within the City limits? Yes

Are you a registered voter in the city? Yes

Board(s) of interest: Westside CRA Board

Please list the reasons for your interest in this position: The Westside CRA area is the fastest growing part of the City of Pensacola. There are protections that are needed for displacement and gentrification, design standards, changes to the LDC, and a huge effort to reclaim the Old Baptist Hospital property primarily for housing centered around a school/hub.

Do you currently serve on a board? Yes

If yes, which board(s)? Westside CRA Board

Do you currently hold a public office? No

If so, what office? N/A

Would you be willing to resign your current office for the appointment you now seek? N/A

(Section Break)

Diversity

In order to encourage diversity in selections of members of government

committees, the following information is required by Florida Statute 760.80 for some committees.

Gender	Male
--------	------

Race	Caucasian
------	-----------

Physically Disabled	No
---------------------	----

(Section Break)

Acknowledgement of Terms	I accept these terms.
--------------------------	-----------------------

Email not displaying correctly? [View it in your browser.](#)

CITY OF PENSACOLA, FLORIDA

NOMINATION FORM

I, Delarian Wiggins, do nominate Michael Hayes
(Nominee)
968 W. Chase St. 720-416-4450
(Home Address) (Phone)
(Business Address) (Phone)
hayescaltex@gmail.com City Resident: ☒ YES NO
(Email Address) Property Owner within the City: ☒ YES NO

for appointment by the City Council for the position of:

**REDEVELOPMENT AREA RESIDENT, MEMBER OF AREA NEIGHBORHOOD ASSOCIATION,
OR OWNERS OR OPERATORS OF BUSINESS LOCATED IN THE REDEVELOPMENT AREA
WESTSIDE COMMUNITY REDEVELOPMENT BOARD
(Term expiring 01/31/2027)**

Provide a brief description of nominee's qualifications:

Delarian Wiggins
City Council Member or Mayor

I hereby certify that the above
nomination was submitted to my
office within the time limitations
prescribed by the Rules and
Procedures of Council.

Ericka L. Burnett
Ericka L. Burnett, City Clerk

Ericka Burnett

From: noreply@civicplus.com
Sent: Wednesday, July 2, 2025 3:19 PM
To: Ericka Burnett; Robyn Tice
Subject: [EXTERNAL] Online Form Submittal: Application for Boards, Authorities, and Commissions - City Council Appointment

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(Section Break)

Personal Information

Name	Michael Hayes
Home Address	968 W Chase St
Business Address	Field not completed.
To which address do you prefer we send correspondence regarding this application?	Home
Preferred Contact Phone Number(s)	7204164450
Email Address	hayescaltex@gmail.com

Upload Resume (optional) *Field not completed.*

(Section Break)

Details

Are you a City resident? Yes

If yes, which district? 7

If yes, how long have you been a City resident? Pensacola

Do you own property within the City limits? Yes

Are you a registered voter in the city? No

Board(s) of interest: The Westside Redevelopment Board.

Please list the reasons for your interest in this position: I want to be more involved in the city government and relay that info to my neighborhood association.

Do you currently serve on a board? Yes

If yes, which board(s)? VP of The Westside Garden District Neighborhood Association

Do you currently hold a public office? Yes

If so, what office? VP

Would you be willing to resign your current office for the appointment you now seek? N/A

(Section Break)

Diversity

In order to encourage diversity in selections of members of government committees, the following information is required by Florida Statute 760.80 for some committees.

Gender	Male
Race	Caucasian
Physically Disabled	No
(Section Break)	
Acknowledgement of Terms	I accept these terms.

Email not displaying correctly? [View it in your browser.](#)

CITY OF PENSACOLA, FLORIDA

NOMINATION FORM

I, Delarian Wiggins, do nominate Leah Langford
(Nominee)

1915 W. Gregory St (02) 850-227-8383
(Home Address) (Phone)

(Business Address) (Phone)

leah.miniat@gmail.com City Resident: YES NO
(Email Address) Property Owner within the City: YES NO

for appointment by the City Council for the position of:

**REDEVELOPMENT AREA RESIDENT, MEMBER OF AREA NEIGHBORHOOD ASSOCIATION,
OR OWNERS OR OPERATORS OF BUSINESS LOCATED IN THE REDEVELOPMENT AREA
WESTSIDE COMMUNITY REDEVELOPMENT BOARD
(Term expiring 01/31/2027)**

Provide a brief description of nominee's qualifications:

Delarian Wiggins
City Council Member or Mayor

I hereby certify that the above
nomination was submitted to my
office within the time limitations
prescribed by the Rules and
Procedures of Council.

Ericka L. Burnett
Ericka L. Burnett, City Clerk

Ericka Burnett

From: noreply@civicplus.com
Sent: Wednesday, July 2, 2025 4:33 PM
To: Ericka Burnett; Robyn Tice
Subject: [EXTERNAL] Online Form Submittal: Application for Boards, Authorities, and Commissions - City Council Appointment

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(Section Break)

Personal Information

Name	Leah Langford
------	---------------

Home Address	1915 W Gregory St Pensacola, FL 32502
--------------	---------------------------------------

Business Address	Field not completed.
------------------	----------------------

To which address do you prefer we send correspondence regarding this application?	Home
---	------

Preferred Contact Phone Number(s)	8502278383
-----------------------------------	------------

Email Address	leah.miniat@gmail.com
---------------	--

Upload Resume (optional)	<i>Field not completed.</i>
-----------------------------	-----------------------------

(Section Break)

Details

Are you a City resident?	Yes
--------------------------	-----

If yes, which district?	7
-------------------------	---

If yes, how long have you been a City resident?	6
---	---

Do you own property within the City limits?	Yes
--	-----

Are you a registered voter in the city?	Yes
--	-----

Board(s) of interest:	Westside
-----------------------	----------

Please list the reasons for your interest in this position:	As the current Treasurer of Westside Garden and owner of my property since 2014, keeping the essence of small town in our big city along with community involvement has been and will continue to be an important part of why I call Pensacola home.
---	--

Do you currently serve on a board?	No
---------------------------------------	----

If yes, which board(s)?	<i>Field not completed.</i>
-------------------------	-----------------------------

Do you currently hold a public office?	No
---	----

If so, what office?	<i>Field not completed.</i>
---------------------	-----------------------------

Would you be willing to resign your current office for the appointment you now seek?	N/A
--	-----

(Section Break)

Diversity

In order to encourage diversity in selections of members of government committees, the following information is required by Florida Statute 760.80 for some committees.

Gender	Female
Race	Caucasian
Physically Disabled	No
(Section Break)	
Acknowledgement of Terms	I accept these terms.

Email not displaying correctly? [View it in your browser.](#)

CITY OF PENSACOLA, FLORIDA

NOMINATION FORM

I, Delarian Wiggins, do nominate Joe W. Lennon
(Nominee)
1015 West Gregory Street 850-572-7664
(Home Address) (Phone)
1015 West Gregory Street 850-572-7664
(Business Address) (Phone)
joe.lennon99@gmail.com City Resident: ☒ YES NO
(Email Address) Property Owner within the City: ☒ YES NO

for appointment by the City Council for the position of:

**REDEVELOPMENT AREA RESIDENT, MEMBER OF AREA NEIGHBORHOOD ASSOCIATION,
OR OWNERS OR OPERATORS OF BUSINESS LOCATED IN THE REDEVELOPMENT AREA
WESTSIDE COMMUNITY REDEVELOPMENT BOARD
(Term expiring 01/31/2027)**

Provide a brief description of nominee's qualifications:

Delarian Wiggins
City Council Member or Mayor

I hereby certify that the above
nomination was submitted to my
office within the time limitations
prescribed by the Rules and
Procedures of Council.

Ericka L. Burnett
Ericka L. Burnett, City Clerk

Ericka Burnett

From: noreply@civicplus.com
Sent: Wednesday, July 30, 2025 7:06 PM
To: Ericka Burnett; Robyn Tice
Subject: [EXTERNAL] Online Form Submittal: Application for Boards, Authorities, and Commissions - City Council Appointment

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(Section Break)

Personal Information

Name	Joe W Lennon
------	--------------

Home Address	1015 W Gregory Street
--------------	-----------------------

Business Address	1015 W Gregory street
------------------	-----------------------

To which address do you prefer we send correspondence regarding this application?	Home
---	------

Preferred Contact Phone Number(s)	8505727664
-----------------------------------	------------

Email Address	joe.lennon99@gmail.com
---------------	--

Upload Resume (optional) *Field not completed.*

(Section Break)

Details

Are you a City resident? Yes

If yes, which district? 7

If yes, how long have you been a City resident? 4 years

Do you own property within the City limits? Yes

Are you a registered voter in the city? Yes

Board(s) of interest: Westside CRA

Please list the reasons for your interest in this position: Improvement of the Westside through improved infrastructure, improved housing options, upgrade of public space and encouragement business development.

Do you currently serve on a board? No

If yes, which board(s)? Past CNAPP President

Do you currently hold a public office? No

If so, what office? *Field not completed.*

Would you be willing to resign your current office for the appointment you now seek? N/A

(Section Break)

Diversity

In order to encourage diversity in selections of members of government committees, the following information is required by Florida Statute 760.80 for some committees.

Gender	Male
Race	Caucasian
Physically Disabled	No
(Section Break)	
Acknowledgement of Terms	I accept these terms.

Email not displaying correctly? [View it in your browser.](#)

Ericka Burnett

From: noreply@civicplus.com
Sent: Monday, July 14, 2025 9:34 AM
To: Ericka Burnett; Robyn Tice
Subject: [EXTERNAL] Online Form Submittal: Application for Boards, Authorities, and Commissions - City Council Appointment

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(Section Break)

Personal Information

Name	Michelle Press
------	----------------

Home Address	708 N F Street
--------------	----------------

Business Address	Field not completed.
------------------	----------------------

To which address do you prefer we send correspondence regarding this application?	Home
---	------

Preferred Contact Phone Number(s)	8132987111
-----------------------------------	------------

Email Address	mpress2576@gmail.com
---------------	--

Upload Resume
(optional)

[Press Resume HFH 2025 \(1\).pdf](#)

(Section Break)

Details

Are you a City resident? Yes

If yes, which district? 7

If yes, how long have
you been a City
resident? 5 years

Do you own property
within the City limits? Yes

Are you a registered
voter in the city? Yes

Board(s) of interest: Westside Redevelopment Board

Please list the reasons
for your interest in this
position: I have served on the board for a few years now and I am
getting very involved in city activities/business/events. I want to
be an advocate for those that can't advocate for themselves.

Do you currently serve
on a board? Yes

If yes, which board(s)? Westside Redevelopment Board

Do you currently hold a
public office? No

If so, what office? *Field not completed.*

Would you be willing to
resign your current
office for the
appointment you now
seek? N/A

(Section Break)

Diversity

*In order to encourage diversity in selections of members of government
committees, the following information is required by Florida Statute 760.80 for some
committees.*

Gender	Female
Race	Caucasian
Physically Disabled	No
(Section Break)	
Acknowledgement of Terms	I accept these terms.

Email not displaying correctly? [View it in your browser.](#)

MICHELLE S. PRESS

708 North F Street, Pensacola, FL (813)-298-7111
mpress2576@gmail.com; [linkedin.com/in/michelle-press-a6310829/](https://www.linkedin.com/in/michelle-press-a6310829/)

PROFFESIONAL SUMMARY

Dynamic community engagement leader with a proven track record of forging strong partnerships with local governments, businesses, and residents to drive organizational growth and productivity. Skilled in independently managing multiple priorities and delivering optimal project outcomes through advanced planning, time management, and problem-solving expertise. Exceptional communicator and active listener, adept at navigating challenging situations with tact and professionalism. Passionately committed to safety, lifelong learning, and championing Pensacola's neighborhoods and community culture.

Strengths include Communications; Project Management; Policy & Procedure Enforcement; Regulatory Compliance; Database Management; Staff Training & Development; Computer Skills: MS Office Suite (Excel, Outlook), ArcGIS Suite (ArcView, ArcMap, ArcPro)

EDUCATION

Master's in science, Environmental Resource Management, Charles Darwin University, Darwin, Australia (2005)

Bachelor of Science, Marine Biology, University of West Florida, Pensacola, FL (1999)

- Dean's List

Marine Science Technician "A School", USCG Training Center Yorktown, Yorktown, VA (2011)

- Graduated with Honors

Pensacola State College, Pensacola, FL (2018)

- Business Administration Certificate

MEMBERSHIPS & AFFILIATIONS

Westside Garden District Neighborhood Association

September 2021 to Present

President

- Responsible for organizing, promoting and marketing all neighborhood events including monthly neighborhood cleanups, annual plant swap and rummage sale,
- Responsible for all Facebook activities including monitoring messenger, creating events, marketing and sharing events, posts, City information and more.
- Organize all meetings including sourcing and securing the venue, reaching out to and securing speakers, gathering relevant, thoughtful and purposeful information to share with the neighborhood, organizing snacks and drinks on a budget for meetings, networking with other neighborhood presidents, city officials, and local businesses to promote and grow the association.
- Website Director is responsible for sourcing a web designer pro bono, designing the site, and promoting the site to attract new neighbors to the association and to share news with the community.
- Lead the creation and execution of committees to increase public awareness, supports fundraising goals, and communicate a positive impact in the neighborhood.
- Public speaking including City Council meetings
- Act as a spokesperson for the organization as needed, advancing public understanding in the association's goals and development.

The Council of Neighborhood Presidents of Pensacola (CNAPP)

January 2023 – Present

Board Member (2023)

Vice President (2024)

President (2025)

- Represent 18 neighborhood associations within the city limits,
- Run meetings ensuring collaboration and communication,
- Build and maintain strong relationships other neighborhood presidents, city officials, non-profit organizations and businesses,
- Lead a results-driven team focused on long-term sustainability, growing membership and share news about Pensacola's neighborhoods,

- Promote the improvement of the City's neighborhoods and to provide an active and effective forum for bringing neighborhood issues to public attention through the sharing of information
- Public speaking including City Council meetings
- Act as a spokesperson for the organization as needed, advancing the city's understanding of CNAPP's goals and making sure that all who may be impacted have an opportunity to participate.

Westside Development Board

July 2023 to Present

Board Member

- Responsible for recommending a project list derived from the Westside Redevelopment Plan,
- Active participation in the ratification to the Westside Redevelopment Plan annually and provide input into the projects each quarter.

JOB HISTORY

Universal Engineering Services, Pensacola, FL

August 2024 to Present

Ecological Permit Technician

- Responsible for managing multiple projects, including coordinating with local government agencies, ensuring compliance with zoning and land use regulations, and keeping the projects on track.
- Maintain a thorough understanding of federal, state, and local regulations to ensure compliance with zoning, environmental, and land use standards
- Communicate effectively with clients, government agencies, and junior permitting staff to manage daily permitting tasks and ensure timely permit approvals
- Keep accurate records of all permit applications, approvals, correspondence, and project-related regulatory documents
- Collaborate with construction representatives, engineers, and real estate teams to align permitting efforts with project goals
- Ensure clear, consistent communication with internal teams, clients, and regulatory agencies regarding permit status
- Produce maps, graphics, and technical documentation to support ecological investigations, using GIS and processing GPS data
- Draft narratives, reports, and technical copies for various applications
- Public speaking to realtors and contractors

IMS Consulting & Expert Services, Pensacola, FL.

August 2024 to Present

Revenue Operations CS Specialist

- Provides complex litigation reports and trends to the Sales Leadership team and other key managers within the organization,
- Responsible for entering key data into IMS proprietary database,
- Resolve data integrity and duplication issues as requested by sellers and consultants,
- Monitor new activity through weekly alerts for existing cases from various legal tools and cascades key case calendared dates and progress to sellers and consultants,
- Actively tracks opportunities to identify critical case milestones and cascades updates accordingly in order to aid the selling in additional sales opportunities,
- Supports Director of Revenue Operations on strategic business development initiatives,
- Assists with targeted and adding new targets/accounts into IMS systems,
- Actively participates in special data projects as needed resulting from acquisitions and integrations,

Aylstock, Witkin, Kreis & Overholtz, Pensacola, FL.

March 2019 to January 2023

Virtual Communications Coordinator, Team Trainer, Assistant Referral Coordinator, Legal Assistant

- Project management

- Create and update all procedures and manuals in largest multi-district litigation in U.S. history (3M (include quick reference guides, cheat sheets, and corrections as changes are updated)
- Record and cascade weekly meeting minutes to ensure all team members are informed of any changes in policy, in addition to processing procedures/guidelines, etc.
- Train new employees and assist current staff members with training and/or questions.
- Developed the training program
- Coordinator to with referral law firms
- Assist in the development of the new anti-terrorism litigation along with outreach for that team.

- Communicate with unhappy clients to resolve issues in a timely manner
- Research content to add to company websites and social media
- Reviewing, analyzing, and recommending modifications to the company website
- Analyzing client survey data
- Wrote all website descriptions for class action litigations that the firm was soliciting clients for.

USCG Reserves, Mobile, AL; Portsmouth, VA, St. Petersburg, FL

Jan 2015 to August 2022

Marine Science Technician 2nd Class Petty Officer, E-5

Watch Stander, National Response Center

- Investigate pollution incidents and monitor cleanups.
- Responsible for coordinating with local, state, and federal agencies on behalf of the Captain of the Port.
- Analyze, research and resolve problems and discrepancies related to proper labeling/marketing, segregation, and storage of hazardous materials.
- Participate in ongoing training/professional development programs to increase qualifications.
- Effective relationship building, negotiation and facilitation skills.
- Understand and comply with federal and other regulations relating to hazardous material shipments over water.
- Receive phone notifications of all oil, chemical, radiological, biological and etiological discharges into the environment, and security incidents anywhere in the United States and its territories from the public, industry, and local, state or federal agencies.
- Proficient at extracting relevant and sensitive information from customers that are unfamiliar with the process and may be angry/hostile/stressed.
- Maintain a professional and customer-oriented work environment in the midst of multiple distractions and while multi-tasking;
- Process reports utilizing a specialized in-house database system.
- Ensure proper notification to the appropriate federal, state and local agencies.

Earth Resources Technologies (NOAA contractor), St. Petersburg, FL

Aug 2013 to Aug 2016

Endangered Species Consultation Biologist, Protected Resource Division (PRD)

- Understand and comply with federal and other regulations relating to the Endangered Species Act, Section 10 of the Rivers and Harbors Act, Section 404 of the Clean Water Act, and Section 103 of the Marine Protection.
- Analyze, research, and resolve problems and discrepancies related to applications.
- Determine regulatory jurisdiction and project compliance.
- Collaborate with consulting biologists and species experts.
- Conduct literature reviews.
- Coordinate meetings with Federal agencies.
- Prepare and submit legally defensible reports and agency documents.
- Responsible for establishing and maintaining effective and personal dialog with federal agencies.
- Enlisted with no prior experience and achieved promotion within 4 weeks of hiring.

Ballot – Westside Community Redevelopment Board

August 14, 2025

Three-year term ending January 31, 2027

***Redevelopment area resident, member of area neighborhood association,
or owner or operator of a business located in the redevelopment area***

- _____ Douglas Baldwin, Sr.
- _____ C. Marcel Davis
- _____ Andrea T. Greer
- _____ James L. Gulley
- _____ Michael Hayes
- _____ Leah Langford
- _____ Joe W. Lennon
- _____ Michelle Press

Vote for Six

Signed: _____
Council Member



City of Pensacola

222 West Main Street
Pensacola, FL 32502

Memorandum

File #: 25-858

Agenda Conference

8/11/2025

PUBLIC HEARING

SPONSOR: DC Reeves, Mayor

SUBJECT:

PUBLIC HEARING TO CONSIDER ADOPTION OF RESOLUTION NO. 2025-37 - APPROVING A PLAN OF FINANCE AND ISSUANCE OF BOND NOT TO EXCEED \$100,000,000 IN AGGREGATE PAR AMOUNT OF DEBT IN ONE OR MORE SERIES FOR PURPOSES OF SECTION 147(f) OF THE INTERNAL REVENUE CODE OF 1986 TO FINANCE IMPROVEMENTS AT THE PENSACOLA INTERNATIONAL AIRPORT

RECOMMENDATION:

That City Council hold a public hearing on August 14, 2025 regarding adoption of Resolution No. 2025-37 approving the issuance of Series 2025 Bonds to finance the 2025 Projects, pursuant to the requirements of Section 147(f) of the Internal Revenue Code of 1986 to finance improvements at the Pensacola International Airport.

HEARING REQUIRED: Public Hearing Required

SUMMARY:

This action does not directly advance a goal of the City of Pensacola Strategic Plan but is a necessary function of municipal government.

This Tax Equity and Fiscal Responsibility Act (TEFRA) hearing is a mandatory component of the process for certain tax-exempt bonds, specifically private activity bonds. It ensures that the public has a chance to express their views on the proposed bond issue, including its location, nature, and the projects it will finance. This hearing is to provide the public with an opportunity to comment on the proposed bond issue prior to the issuance of certain private placement debt. This hearing is required by the Treasury Regulations to ensure transparency and public approval of the bonds.

The bonds will be issued in an amount not to exceed \$100,000,000 and will be used to finance improvements at the Pensacola International Airport. These improvements will include but not be limited to a 5-gate expansion of the existing terminal, associated restrooms, pedestrian walkway, passenger boarding bridges, a central utility plant, an expansion to the ticketing area and the baggage handling system.

PRIOR ACTION:

October 10, 2024 - City Council approved Resolution No. 2024-72 approving that the City may use future bond proceeds to reimburse itself for costs of the project that were incurred prior to bond issuance.

April 21, 2025 - City Council approved Resolution No. 2025-21 amending and restating Resolution No. 59-88, the original airport master bond resolution.

FUNDING:**FINANCIAL IMPACT:**

This public hearing is a next step towards the goal of issuing tax-exempt bonds to finance capital improvements at the airport in an amount not to exceed \$100,000,000.

LEGAL REVIEW ONLY BY CITY ATTORNEY: No

STAFF CONTACT:

Tim Kinsella, City Administrator
Amy Lovoy, Finance Director
Matt Coughlin, Airport Director

ATTACHMENTS:

1. Resolution 2025-37

PRESENTATION: No

RESOLUTION NO. 2025-37

A RESOLUTION OF THE CITY OF PENSACOLA, FLORIDA WITH RESPECT TO APPROVING A PLAN OF FINANCE AND ISSUANCE OF NOT TO EXCEED \$100,000,000 IN AGGREGATE PAR AMOUNT OF DEBT IN ONE OR MORE SERIES, FOR PURPOSES OF SECTION 147(f) OF THE INTERNAL REVENUE CODE OF 1986, AS AMENDED; PROVIDING FOR SEVERABILITY; AND PROVIDING AN EFFECTIVE DATE FOR THIS RESOLUTION.

WHEREAS, the City Council of the City of Pensacola, Florida (the "Issuer") desires to issue, and it is in the best interest of the Issuer to provide for a plan for finance of not to exceed \$100,000,000 Airport Revenue Bonds, Series 2025 (AMT) (the "Series 2025 Bonds") for the purpose of financing and refinancing of the expansion of the current facility, as well as renewal of the existing facility, as described on Exhibit "A" hereto (the "2025 Projects").

WHEREAS, notice of a public hearing (the "Notice of Public Hearing") was published in the *Pensacola News Journal*, a newspaper of general circulation in Escambia County, Florida, on June 30, 2025 providing at least 7 days' notice of a public hearing on August 14, 2025 at 5:30 p.m., or as soon thereafter as possible, in the City Council Chambers regarding the issuance by the Issuer of the Series 2025 Bonds; and

WHEREAS, the affidavit of publication, a copy of which is attached hereto as Exhibit "B" and incorporated herein, contains the text of the Notice of Public Hearing which described the 2025 Projects and informed the public of the location, time and nature of the public hearing and stated that members of the public would be given reasonable opportunity to express their views at the public hearing.

BE IT RESOLVED BY THE CITY COUNCIL OF THE CITY OF PENSACOLA, FLORIDA:

SECTION 1. AUTHORITY FOR THE RESOLUTION. This Resolution is adopted pursuant to Chapters 166 and 332, Florida Statutes, and the Charter of the City of Pensacola, Florida (the "Issuer"), and other applicable provisions of law (collectively, the "Act"), and the Master Resolution.

SECTION 2. APPROVAL OF THE SERIES 2025 BONDS. The Issuer hereby approves the issuance of Series 2025 Bonds to finance the 2025 Projects, pursuant to the requirements of Section 147(f) of the Internal Revenue Code of 1986, as amended.

SECTION 3. SEVERABILITY AND INVALID PROVISIONS. If any one or more of the covenants, agreements or provisions herein contained shall be held contrary to any express provision of law or contrary to the policy of express law, though not expressly prohibited, or against public policy, or shall for any reason whatsoever be held invalid, then such covenants, agreements or provisions shall be null and void and shall be deemed separable from the remaining covenants, agreements or provisions and shall in no way affect the validity of any of the other provisions hereof.

SECTION 4. EFFECTIVE DATE. This Resolution shall become effective on the fifth business day after adoption, unless otherwise provided pursuant to Section 4.03(d) of the City Charter of the Issuer.

Adopted: August ____, 2025

[SEAL]

Approved: _____
Council President

ATTEST:

City Clerk

EXHIBIT "A"

DESCRIPTION OF 2025 PROJECT

The 2025 Projects include the expansion of the current facility as well as a renewal of the existing facility, including but not limited to, the below projects:

(A) Expansion

Expanded Security Checkpoint – The existing security checkpoint will be expanded/renovated. The expansion will occur over Airport's bag make-up area to provide two additional security lanes for a total of seven (7). The expanded checkpoint will also include expanded queueing. Construction of the expanded checkpoint will require lowering the roof over the existing bag make-up area ensure that the floor of the expansion is at the same level as the existing facility;

Restrooms – New public restroom facilities for both men and women will be provided within the footprint of the expansion. One new set of restrooms will be provided on the new concourse and an additional two new sets of restrooms will be provided within the footprint of the expanded security checkpoint. One set of the restrooms in the checkpoint area will be for landside access while the other is for airside access;

Pedestrian Walkway – A new elevated pedestrian walkway connecting the existing terminal to the new concourse will be provided. The walkway will be located on the airside along the face of the existing terminal building and will include glass windows so that passengers can view the airfield during their journey from security to their gate;

Concourse – This project generally includes the construction of a 5-gate expansion of the existing terminal building at the airport. The expansion will be located southwest of the existing terminal building in a new concourse. This concourse will be two levels with a passenger boarding level that includes five (5) new gates, associated holdrooms, circulation areas, restrooms, and concessions. The ramp level will include a new bag make-up area and additional unfinished space for future use;

Passenger Boarding Bridges – A new passenger boarding bridge (PBB) will be provided for each of the five (5) gates in the new concourse. Included with the bridges are infrastructure to provide all terminal-based aircraft with air conditioning, heating, and electrical power;

Central Utility Plant – The provision of a Central Utility Plant (CUP) is anticipated to provide electrical, cooling and heating services for the new concourse and expanded security checkpoint. The planned location of the CUP is at the southern end of the new concourse;

Ticketing – Expansion of the ticketing area to allow for more airline ticketing counters. It will include the repurposing of the use of the existing area to create some additional ticket counter space; and

Baggage Handling System (BHS) Controls – As part of the expansion there is a need to recontrol the BHS to add for the new lines of service.

(B) Renewal

Central Utility Plant – The existing HVAC system has exceeded its useful life and needs to be replaced, it will be converted to the CUP system;

Roof Replacement – The existing roof needs replacement;

Bathroom renovations, FF&E, and flooring – In order to create a uniform look between new and old, we will update the existing building to incorporate some of the design elements of the new building;

Passenger Boarding Bridges – The 10 existing PBBs have reached the end of their useful life and will be replaced or refurbished;

Baggage Claim Carousels – Due to the increase in projected traffic, the existing baggage claim carousels will be upgraded to accommodate more bags; and

Vertical Circulation – Due to the increase in project traffic, additional vertical circulation in terminal building will be added.

EXHIBIT "B"

AFFIDAVIT OF PUBLICATION



City of Pensacola

222 West Main Street
Pensacola, FL 32502

Memorandum

File #: 25-681

Agenda Conference

8/11/2025

RESOLUTION

SPONSOR: DC Reeves, Mayor

SUBJECT:

RESOLUTION NO. 2025-37 - ISSUANCE OF BOND NOT TO EXCEED \$100,000,000 IN AGGREGATE PAR AMOUNT OF DEBT IN ONE OR MORE SERIES FOR PURPOSES OF SECTION 147(f) OF THE INTERNAL REVENUE CODE OF 1986 TO FINANCE IMPROVEMENTS AT THE PENSACOLA INTERNATIONAL AIRPORT

RECOMMENDATION:

That the City Council adopt Resolution No. 2025-37

A RESOLUTION OF THE CITY OF PENSACOLA, FLORIDA WITH RESPECT TO APPROVING A PLAN OF FINANCE AND ISSUANCE OF NOT TO EXCEED \$100,000,000 IN AGGREGATE PAR AMOUNT OF DEBT IN ONE OR MORE SERIES, FOR PURPOSES OF SECTION 147(f) OF THE INTERNAL REVENUE CODE OF 1986, AS AMENDED; PROVIDING FOR SEVERABILITY; AND PROVIDING AN EFFECTIVE DATE FOR THIS RESOLUTION.

HEARING REQUIRED: Public Hearing Required

SUMMARY:

This action does not directly advance a goal of the City of Pensacola Strategic Plan but is a necessary function of municipal government.

This Tax Equity and Fiscal Responsibility Act (TEFRA) hearing is a mandatory component of the process for certain tax-exempt bonds, specifically private activity bonds. It ensures that the public has a chance to express their views on the proposed bond issue, including its location, nature, and the projects it will finance. This hearing is to provide the public with an opportunity to comment on the proposed bond issue prior to the issuance of certain private placement debt. This hearing is required by the Treasury Regulations to ensure transparency and public approval of the bonds.

The bonds will be issued in an amount not to exceed \$100,000,000 and will be used to finance improvements at the Pensacola International Airport. The 2025 Projects include the expansion of the current facility as well as a renewal of the existing facility, including but not limited to, the

below projects:

(A) Expansion

- Expanded Security Checkpoint – The existing security checkpoint will be expanded/renovated. The expansion will occur over Airport's bag make-up area to provide two additional security lanes for a total of seven (7). The expanded checkpoint will also include expanded queueing. Construction of the expanded checkpoint will require lowering the roof over the existing bag make-up area ensure that the floor of the expansion is at the same level as the existing facility;
- Restrooms – New public restroom facilities for both men and women will be provided within the footprint of the expansion. One new set of restrooms will be provided on the new concourse and an additional two new sets of restrooms will be provided within the footprint of the expanded security checkpoint. One set of the restrooms in the checkpoint area will be for landside access while the other is for airside access;
- Pedestrian Walkway – A new elevated pedestrian walkway connecting the existing terminal to the new concourse will be provided. The walkway will be located on the airside along the face of the existing terminal building and will include glass windows so that passengers can view the airfield during their journey from security to their gate;
- Concourse – This project generally includes the construction of a 5-gate expansion of the existing terminal building at the airport. The expansion will be located southwest of the existing terminal building in a new concourse. This concourse will be two levels with a passenger boarding level that includes five (5) new gates, associated holdrooms, circulation areas, restrooms, and concessions. The ramp level will include a new bag make-up area and additional unfinished space for future use;
- Passenger Boarding Bridges – A new passenger boarding bridge (PBB) will be provided for each of the five (5) gates in the new concourse. Included with the bridges are infrastructure to provide all terminal-based aircraft with air conditioning, heating, and electrical power;
- Central Utility Plant – The provision of a Central Utility Plant (CUP) is anticipated to provide electrical, cooling and heating services for the new concourse and expanded security checkpoint. The planned location of the CUP is at the southern end of the new concourse;
- Ticketing – Expansion of the ticketing area to allow for more airline ticketing counters. It will include the repurposing of the use of the existing area to create some additional ticket counter space; and
- Baggage Handling System (BHS) Controls – As part of the expansion there is a need to recontrol the BHS to add for the new lines of service.

(B) Renewal

- Central Utility Plant – The existing HVAC system has exceeded its useful life and needs to be replaced, it will be converted to the CUP system;
- Roof Replacement – The existing roof needs replacement;
- Bathroom renovations, FF&E, and flooring – In order to create a uniform look between

new and old, we will update the existing building to incorporate some of the design elements of the new building;

- Passenger Boarding Bridges – The 10 existing PBBs have reached the end of their useful life and will be replaced or refurbished;
- Baggage Claim Carousels – Due to the increase in projected traffic, the existing baggage claim carousels will be upgraded to accommodate more bags; and
- Vertical Circulation – Due to the increase in project traffic, additional vertical circulation in terminal building will be added.

PRIOR ACTION:

October 10, 2024 - City Council approved Resolution No. 2024-72 approving that the City may use future bond proceeds to reimburse itself for costs of the project that were incurred prior to bond issuance.

April 21, 2025 - City Council approved Resolution No. 2025-21 amending and restating Resolution No. 59-88, the original airport master bond resolution.

FUNDING:

N/A

FINANCIAL IMPACT:

Approval of this resolution following a public hearing is the next step towards the goal of issuing tax-exempt bonds to finance capital improvements at the airport in an amount not to exceed \$100,000,000.

LEGAL REVIEW ONLY BY CITY ATTORNEY: No

5/30/2025

STAFF CONTACT:

Tim Kinsella, City Administrator
Amy Lovoy, Finance Director
Matt Coughlin, Airport Director

ATTACHMENTS:

1. Resolution 2025-37

PRESENTATION: No

RESOLUTION NO. 2025-37

A RESOLUTION OF THE CITY OF PENSACOLA, FLORIDA WITH RESPECT TO APPROVING A PLAN OF FINANCE AND ISSUANCE OF NOT TO EXCEED \$100,000,000 IN AGGREGATE PAR AMOUNT OF DEBT IN ONE OR MORE SERIES, FOR PURPOSES OF SECTION 147(f) OF THE INTERNAL REVENUE CODE OF 1986, AS AMENDED; PROVIDING FOR SEVERABILITY; AND PROVIDING AN EFFECTIVE DATE FOR THIS RESOLUTION.

WHEREAS, the City Council of the City of Pensacola, Florida (the "Issuer") desires to issue, and it is in the best interest of the Issuer to provide for a plan for finance of not to exceed \$100,000,000 Airport Revenue Bonds, Series 2025 (AMT) (the "Series 2025 Bonds") for the purpose of financing and refinancing of the expansion of the current facility, as well as renewal of the existing facility, as described on Exhibit "A" hereto (the "2025 Projects").

WHEREAS, notice of a public hearing (the "Notice of Public Hearing") was published in the *Pensacola News Journal*, a newspaper of general circulation in Escambia County, Florida, on June 30, 2025 providing at least 7 days' notice of a public hearing on August 14, 2025 at 5:30 p.m., or as soon thereafter as possible, in the City Council Chambers regarding the issuance by the Issuer of the Series 2025 Bonds; and

WHEREAS, the affidavit of publication, a copy of which is attached hereto as Exhibit "B" and incorporated herein, contains the text of the Notice of Public Hearing which described the 2025 Projects and informed the public of the location, time and nature of the public hearing and stated that members of the public would be given reasonable opportunity to express their views at the public hearing.

BE IT RESOLVED BY THE CITY COUNCIL OF THE CITY OF PENSACOLA, FLORIDA:

SECTION 1. AUTHORITY FOR THE RESOLUTION. This Resolution is adopted pursuant to Chapters 166 and 332, Florida Statutes, and the Charter of the City of Pensacola, Florida (the "Issuer"), and other applicable provisions of law (collectively, the "Act"), and the Master Resolution.

SECTION 2. APPROVAL OF THE SERIES 2025 BONDS. The Issuer hereby approves the issuance of Series 2025 Bonds to finance the 2025 Projects, pursuant to the requirements of Section 147(f) of the Internal Revenue Code of 1986, as amended.

SECTION 3. SEVERABILITY AND INVALID PROVISIONS. If any one or more of the covenants, agreements or provisions herein contained shall be held contrary to any express provision of law or contrary to the policy of express law, though not expressly prohibited, or against public policy, or shall for any reason whatsoever be held invalid, then such covenants, agreements or provisions shall be null and void and shall be deemed separable from the remaining covenants, agreements or provisions and shall in no way affect the validity of any of the other provisions hereof.

SECTION 4. EFFECTIVE DATE. This Resolution shall become effective on the fifth business day after adoption, unless otherwise provided pursuant to Section 4.03(d) of the City Charter of the Issuer.

Adopted: August ____, 2025

[SEAL]

Approved: _____
Council President

ATTEST:

City Clerk

EXHIBIT "A"

DESCRIPTION OF 2025 PROJECT

The 2025 Projects include the expansion of the current facility as well as a renewal of the existing facility, including but not limited to, the below projects:

(A) Expansion

Expanded Security Checkpoint – The existing security checkpoint will be expanded/renovated. The expansion will occur over Airport's bag make-up area to provide two additional security lanes for a total of seven (7). The expanded checkpoint will also include expanded queueing. Construction of the expanded checkpoint will require lowering the roof over the existing bag make-up area ensure that the floor of the expansion is at the same level as the existing facility;

Restrooms – New public restroom facilities for both men and women will be provided within the footprint of the expansion. One new set of restrooms will be provided on the new concourse and an additional two new sets of restrooms will be provided within the footprint of the expanded security checkpoint. One set of the restrooms in the checkpoint area will be for landside access while the other is for airside access;

Pedestrian Walkway – A new elevated pedestrian walkway connecting the existing terminal to the new concourse will be provided. The walkway will be located on the airside along the face of the existing terminal building and will include glass windows so that passengers can view the airfield during their journey from security to their gate;

Concourse – This project generally includes the construction of a 5-gate expansion of the existing terminal building at the airport. The expansion will be located southwest of the existing terminal building in a new concourse. This concourse will be two levels with a passenger boarding level that includes five (5) new gates, associated holdrooms, circulation areas, restrooms, and concessions. The ramp level will include a new bag make-up area and additional unfinished space for future use;

Passenger Boarding Bridges – A new passenger boarding bridge (PBB) will be provided for each of the five (5) gates in the new concourse. Included with the bridges are infrastructure to provide all terminal-based aircraft with air conditioning, heating, and electrical power;

Central Utility Plant – The provision of a Central Utility Plant (CUP) is anticipated to provide electrical, cooling and heating services for the new concourse and expanded security checkpoint. The planned location of the CUP is at the southern end of the new concourse;

Ticketing – Expansion of the ticketing area to allow for more airline ticketing counters. It will include the repurposing of the use of the existing area to create some additional ticket counter space; and

Baggage Handling System (BHS) Controls – As part of the expansion there is a need to recontrol the BHS to add for the new lines of service.

(B) Renewal

Central Utility Plant – The existing HVAC system has exceeded its useful life and needs to be replaced, it will be converted to the CUP system;

Roof Replacement – The existing roof needs replacement;

Bathroom renovations, FF&E, and flooring – In order to create a uniform look between new and old, we will update the existing building to incorporate some of the design elements of the new building;

Passenger Boarding Bridges – The 10 existing PBBs have reached the end of their useful life and will be replaced or refurbished;

Baggage Claim Carousels – Due to the increase in projected traffic, the existing baggage claim carousels will be upgraded to accommodate more bags; and

Vertical Circulation – Due to the increase in project traffic, additional vertical circulation in terminal building will be added.

EXHIBIT "B"

AFFIDAVIT OF PUBLICATION



City of Pensacola

222 West Main Street
Pensacola, FL 32502

Memorandum

File #: 25-966

Agenda Conference

8/11/2025

LEGISLATIVE ACTION ITEM

SPONSOR: DC Reeves, Mayor

SUBJECT:

PUBLIC HEARING FOR THE ANNUAL ASSESSMENT RESOLUTION IMPOSING
STORMWATER SERVICE ASSESSMENTS AND APPROVAL OF THE 2025 STORMWATER
ASSESSMENT ROLL

RECOMMENDATION:

That City Council conduct a public hearing on August 14, 2025 to adopt the Annual Assessment Resolution imposing stormwater service assessments and approving the 2025 Stormwater Assessment Roll.

HEARING REQUIRED: Public Hearing Required

SUMMARY:

This action does not directly advance a goal of the City of Pensacola Strategic Plan but is a necessary function of government.

The City of Pensacola established a stormwater assessment fee in 2001 to provide a dedicated funding source for stormwater management costs. Since its inception, the fee has generated over \$54 million in revenue. To continue to receive stormwater assessment venue, it is necessary that City Council conduct a public hearing on August 14, 2025 to adopt the annual assessment resolution imposing stormwater service assessments and to approve the 2025 Stormwater Service Assessment Roll.

For the City of Pensacola, an Equivalent Stormwater Unit of ESU represents 2,998 square feet of impervious surface. In 2024, Council approved a rate increase of \$40.49 per ESU to raise the City's ESU assessment rate to \$120.49. This year staff is recommending no increase.

A summary of the current residential and commercial charges is provided below:

Current Rate Structure:

Residential:

Tier	Square Footage	Assigned ESUs	Current Rate	Proposed Rate	Maximum Rate
Small	100 -1100 sq ft	0.44	\$53.02	\$53.02	\$59.84
Small-Medium	1101 - 1600 sq ft	0.68	\$81.93	\$81.93	\$92.49
Medium	1601 - 2500 sq ft	1	\$120.49	\$120.49	\$136.01
Large	2501 - 5600 sq ft	1.53	\$184.35	\$184.35	\$208.10
Very Large	> 5600 sq ft	Measured			
Commercial		Measured			
Commercial:					

A rate of \$120.49 per 2,998 square feet of impervious area (including building footprint, paved parking area, etc.) minus appropriate mitigation credit, typically 32% provided for on-site stormwater retention. Maximum rate in future years would be \$136.01 per ESU.

PRIOR ACTION:

None

FUNDING:

Budget: \$5,180,136

Actual: \$5,180,136

FINANCIAL IMPACT:

The FY 2025 Stormwater Assessment Program will generate an estimated \$5,180,136.

LEGAL REVIEW ONLY BY CITY ATTORNEY: No

STAFF CONTACT:

D.C. Reeves, Mayor
Tim Kinsella, City Administrator
Amy Lovoy, Finance Director
Amy Tootle, Public Works Director

ATTACHMENTS:

1. Resolution No. 2025-48

PRESENTATION: No

RESOLUTION NO. 2025-48

A RESOLUTION OF THE CITY OF PENSACOLA, FLORIDA, RELATING TO THE PROVISION OF STORMWATER MANAGEMENT SERVICES; REIMPOSING STORMWATER SERVICE ASSESSMENTS AGAINST DEVELOPED PROPERTY LOCATED WITHIN THE STORMWATER SERVICE AREA FOR THE FISCAL YEAR BEGINNING OCTOBER 1, 2025; APPROVING THE RATE OF ASSESSMENT; APPROVING THE ASSESSMENT ROLL; PROVIDING FOR COLLECTION; PROVIDING FOR EFFECT; PROVIDING FOR APPLICATION OF ASSESSMENT PROCEEDS; PROVIDING FOR CONFLICT, SEVERABILITY AND AN EFFECTIVE DATE.

WHEREAS, the City Council of Pensacola, Florida, has enacted Ordinance No. 52-00 (the "Ordinance"), which authorizes the imposition of Stormwater Service Assessments against real property specially benefited by the City's Stormwater Management Services;

WHEREAS, the reimposition of a Stormwater Service Assessment is an equitable and efficient method of allocating and apportioning the cost of the City's Stormwater Management Service among parcels of property that are specially benefited thereby;

WHEREAS, the City Council desires to reimpose a stormwater service assessment program using the tax bill collection method for the Fiscal Year beginning on October 1, 2025;

WHEREAS, in order to reimpose Stormwater Service Assessments for the Fiscal Year beginning October 1, 2025, the Ordinance requires the City Council to adopt an Annual Stormwater Service Assessment Resolution during its budget adoption process for each Fiscal Year, which establishes the rate of assessment and approves the updated Stormwater Assessment Roll for the upcoming Fiscal Year, with such amendments as the City Council deems appropriate, after hearing comments and objections of all interested parties;

WHEREAS, the updated Stormwater Assessment Roll has heretofore been made available for inspection by the public, as required by the Ordinance;

WHEREAS, notice of a public hearing has been published and mailed as required by the terms of the Ordinance, which provides notice to all interested persons of an opportunity to be heard; an affidavit regarding the form of notice mailed being attached hereto as Appendix B and the proof of publication being attached hereto as Appendix A; and

WHEREAS, a public hearing has been duly held on August 14, 2025, and comments and objections of all interested persons have been heard and considered as required by the terms of the Ordinance.

BE IT RESOLVED BY THE CITY COUNCIL OF THE CITY OF PENSACOLA, FLORIDA, AS FOLLOWS:

SECTION 1. RECITALS. The above recitals are true and correct and are incorporated herein by reference.

SECTION 2. AUTHORITY. This resolution is adopted pursuant to the provisions of the Ordinance, Resolution No. 18-10 (the "Amended and Restated Initial Assessment Resolution"), Resolution No. 36-10 (the "Amended and Restated Final Assessment Resolution"), Article VIII, Section 2(b) of the Florida Constitution, sections 166.021 and 166.041, Florida Statutes, the City Charter of the City of Pensacola, and other applicable provisions of law.

SECTION 3. PURPOSE AND DEFINITIONS.

(A) This resolution is the Annual Stormwater Assessment Resolution for the imposition of Stormwater Service Assessments.

(B) All capitalized terms in this resolution shall have the meanings defined in the Ordinance, the Amended and Restated Initial Stormwater Service Assessment Resolution, and the Amended and Restated Final Stormwater Service Assessment Resolution.

(C) Unless the context indicates otherwise, words imparting the singular number, include the plural number, and vice versa; and the term "hereafter" means after, and the term "heretofore" means before, the effective date of this resolution. Words of any gender include the correlative words of the other genders, unless the sense indicates otherwise.

SECTION 4. APPROVAL OF STORMWATER ASSESSMENT ROLL.

(A) The updated Stormwater Assessment Roll, which is currently on file in the office of the City Clerk and incorporated herein by reference, is hereby approved.

(B) Additionally, the approved Stormwater Assessment Roll includes all parcels of Assessed Property with exempt "home addresses" pursuant to Section 119.071(4), Florida Statutes.

SECTION 5. REIMPOSITION OF STORMWATER SERVICE ASSESSMENTS.

(A) It is hereby ascertained, determined, and declared that each parcel of Assessed Property within the Stormwater Service Area will be specially benefited by the City's Stormwater Management Services in an amount not less than the Stormwater Service Assessment for such Tax Parcel, computed in the manner set forth in the Amended and Restated Initial Assessment Resolution and set forth in the updated Stormwater Assessment Roll.

(B) Adoption of this Annual Stormwater Service Assessment Resolution constitutes a legislative determination that all parcels assessed derive a special benefit in a manner consistent with the legislative declarations, determinations and findings as set forth in the Ordinance, the Amended and Restated Initial Assessment Resolution and the Amended and Restated Final Assessment Resolution from the Stormwater Management Services to be provided and a legislative determination that the Stormwater Service Assessments are fairly and reasonably apportioned among

the properties that receive the special benefit as set forth in the Amended and Restated Initial Assessment Resolution.

(C) The method for computing and apportioning the Stormwater Service Assessments described in the Amended and Restated Initial Assessment Resolution is hereby approved.

(D) In accordance with section 163.3162(3), Florida Statutes, the City is prohibited from charging a Stormwater Service Assessment on certain agricultural property, if such farm operation has a National Pollution Discharge Elimination System Permit, an environmental resource permit, a works-of-the-district permit, or if it has implemented best management practices adopted as rules by the Florida Department of Environmental Protection, the Department of Agricultural and Consumer Services, or an appropriate water management district. Accordingly, any Owner of such agricultural property demonstrating that they meet the outlined requirements shall be exempted from the Stormwater Service Assessment.

(E) For the Fiscal Year beginning October 1, 2025, the estimated Stormwater Service Cost of \$5,180,136.00 shall be allocated among all parcels of Assessed Property, based upon each parcel's assignment of Net ESUs. An annual rate of assessment equal to \$120.49 per Net ESU is hereby imposed for each Tax Parcel of Developed Property. Stormwater Service Assessments for Stormwater Management Services in the amounts set forth in the updated Stormwater Assessment Roll, as herein approved, are hereby levied and imposed on all Tax Parcels of Assessed Property included in the Stormwater Assessment Roll for the Fiscal Year beginning October 1, 2025.

(F) For future fiscal years, the maximum rate of assessment that can be imposed without additional notice to the Owners of Tax Parcels of Developed Property is hereby established as \$136.01 per Net ESU.

(G) The Stormwater Service Assessments shall constitute a lien upon the Tax Parcels so assessed equal in rank and dignity with the liens of all state, county, district or municipal taxes and non-ad valorem assessments. Except as otherwise provided by law, such lien shall be superior in dignity to all other liens, titles and claims, until paid. The lien for the Stormwater Service Assessments shall be deemed perfected upon adoption by the City Council of this Annual Rate Resolution and shall attach to the property included on the Stormwater Assessment Roll as of the prior January 1, the lien date for ad valorem taxes.

(H) As authorized in the Ordinance, interim Stormwater Service Assessments are also levied and imposed against all property for which a Certificate of Occupancy is issued after adoption of this Annual Stormwater Service Assessment Resolution based upon the rates of assessment approved herein.

SECTION 6. COLLECTION OF STORMWATER SERVICE ASSESSMENTS.

(A) The Stormwater Service Assessments shall be collected from all Assessed Property, except Government Property, pursuant to the Uniform Assessment Collection Act. The Stormwater Utility Director is hereby authorized and directed to certify and deliver or cause the certification and delivery of the Stormwater Service Assessment Roll to the Tax Collector by September 15, in the manner prescribed by section 197.3632, Florida Statutes. The Assessment Roll, as delivered to the Tax Collector, shall be accompanied by a Certificate to Non-Ad Valorem Assessment Roll in substantially the form attached hereto as Appendix C.

(B) The Stormwater Service Assessments shall be collected from all Government Property in accordance with Section 4.04 of the Ordinance. The Council hereby directs the Stormwater Utility Director to mail said bills no later than November 1, 2025.

SECTION 7. EFFECT OF ADOPTION OF RESOLUTION. The adoption of this Annual Stormwater Assessment Resolution shall be the final adjudication of the issues presented herein (including, but not limited to, the apportionment methodology, the rate of assessment, the adoption of the Stormwater Assessment Roll and the levy and lien of the Stormwater Service Assessments), unless proper steps shall be initiated in a court of competent jurisdiction to secure relief within 20 days from the date of this Annual Stormwater Assessment Resolution.

SECTION 8. APPLICATION OF ASSESSMENT PROCEEDS. The revenue derived from the Stormwater Service Assessments will be utilized for the provision of Stormwater Management Services within the Stormwater Service Area, as reflected by the Stormwater Service Cost. In the event there is any fund balance remaining at the end of the Fiscal Year, such balance shall be carried forward and used only to fund Stormwater Management Services within the Stormwater Service Area.

SECTION 9. CONFLICT. All resolutions or parts of resolutions in conflict herewith be and the same are hereby repealed.

SECTION 10. SEVERABILITY. If any phrase, clause, sentence, paragraph, or section of this Resolution shall be declared unconstitutional or unenforceable by a court of competent jurisdiction, such unconstitutionality shall not affect any of the remaining phrases, clauses, sentences, paragraphs and sections of this Resolution.

SECTION 11. EFFECTIVE DATE. This resolution shall become effective on the fifth business day after adoption, unless otherwise provided pursuant to Section 4.03(d) of the City Charter of the City of Pensacola.

DULY ADOPTED this 14th day of August, 2025.

CITY OF PENSACOLA, FLORIDA

Jared Moore
President of the City Council

ATTEST:

Ericka L. Burnett
City Clerk

APPENDIX A

PROOF OF PUBLICATION

AFFIDAVIT OF PUBLICATION

Rebecca Donahue
Rebecca Donahue Purchasing Office
City Purchasing/Legal Ads
222 W Main ST # 6
Pensacola FL 32502-5743

STATE OF WISCONSIN, COUNTY OF BROWN

Before the undersigned authority personally appeared, who on oath says that he or she is the Legal Advertising Representative of the Pensacola News Journal, a newspaper published in Escambia County, Florida; with circulation in Escambia and Santa Rosa Counties; that the attached copy of advertisement, being a Legal Ad in the matter of Public Notices, was published on the publicly accessible website of Escambia County, Florida, or in a newspaper by print in the issues of, on:

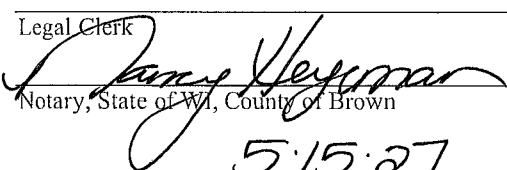
07/20/2025

Affiant further says that the website or newspaper complies with all legal requirements for publication in chapter 50, Florida Statutes.

Subscribed and sworn to before me, by the legal clerk, who is personally known to me, on 07/20/2025



Legal Clerk



Notary, State of WI, County of Brown

5.15.27

My commission expires

Publication Cost:	\$609.20	
Tax Amount:	\$0.00	
Payment Cost:	\$609.20	
Order No:	11500678	# of Copies:
Customer No:	1124785	1
PO #:		

THIS IS NOT AN INVOICE!

Please do not use this form for payment remittance.

NANCY HEYRMAN
Notary Public
State of Wisconsin



The Stormwater Service Assessments have been imposed to fund the City's cost to provide Stormwater Management Service in the area shown above. The Stormwater Service Assessments are based upon the estimated amount of stormwater runoff generated by impervious surface on the property. Impervious surfaces include the roof top, patios, driveways, parking lots and similar areas. The City has determined that the median single-family residence in the Stormwater Service Area includes 2,998 square feet of impervious surface, which is defined as the "equivalent stormwater unit value" or "ESU Value." The annual Stormwater Service Assessment rate for the upcoming Fiscal Year will be \$120.49 for each Net ESU. The maximum Stormwater Service Assessment rate that can be imposed in future fiscal years is \$136.01 per net ESU.

The Stormwater Service Assessment, except for those imposed on government property, will be collected on the annual property ad valorem tax bill that is mailed in November by the Escambia County Tax Collector. Failure to pay the Stormwater Service Assessment will cause a tax certificate to be issued against the assessed property which may result in a loss of title.

THE CITY OF PENSACOLA, FLORIDA

APPENDIX B

AFFIDAVIT OF MAILING

AFFIDAVIT OF MAILING

BEFORE ME, the undersigned authority, personally appeared D. C. Reeves and Sandi Neubarth, who, after being duly sworn, depose and say:

1. D. C. Reeves, as Mayor of the City of Pensacola, Florida ("City"), pursuant to the authority and direction received from the City Council, timely directed the preparation of the Assessment Roll and the preparation, mailing, and publication of notices in accordance with the Stormwater Utility Ordinance adopted by the City Council on November 16, 2000 (the "Ordinance").

2. Sandi Neubarth, Director for Accenture Infrastructure & Capital Projects, LLC ("Accenture"). Accenture has caused the notices required by the Ordinance to be prepared in conformance with the Amended and Restated Initial Assessment Resolution. An exemplary form of such notice is attached hereto. Accenture has caused such individual notices for each affected property owner to be prepared and each notice included the following information: the purpose of the assessment; the total amount proposed to be levied against each parcel; the unit of measurement to be applied against each parcel to determine the assessment; the number of such units contained within each parcel; the total revenue the City expects to collect by the assessment; a statement that failure to pay the assessment will cause a tax certificate to be issued against the property which may result in a loss of title; a statement that all affected property owners have a right to appear at the hearing and to file written objections with the local governing board within 20 days of the notice; and the date, time, and place of the hearing.

3. On or before July 24, 2025, Accenture caused the mailing of the above-referenced notices in accordance with the Ordinance and the Amended and Restated Initial Assessment

Resolution by First Class Mail to each affected owner, at the addresses then shown on the real property assessment tax roll database maintained by the Escambia County Property Appraiser for the purpose of the levy and collection of ad valorem taxes.

FURTHER AFFIANTS SAYETH NOT.

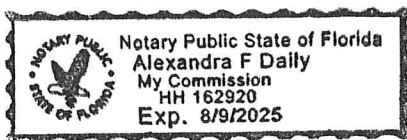

D. C. Reeves, affiant

Sandi Neubarth, affiant

STATE OF FLORIDA
COUNTY OF ESCAMBIA

The foregoing Affidavit of Mailing was sworn to and subscribed before me, by means of ☒ physical presence or ☐ online notarization, this 16th day of July, 2025 by D. C. Reeves, Mayor, City of Pensacola, Florida. He is personally known to me or has produced _____ as identification and did take an oath.


Printed Name: Alexandra F Daily
Notary Public, State of Florida
At Large
My Commission Expires: 8/9/2025
Commission No.: HH 162920



STATE OF FLORIDA
COUNTY OF LEON

The foregoing Affidavit of Mailing was sworn to and subscribed before me, by means of
☐ physical presence or ☐ online notarization, this _____ day of _____, 2025 by Sandi Neubarth,
Director, Accenture Infrastructure & Capital Projects, LLC, a Delaware limited liability company.
She is personally known to me or has produced _____ as identification and did take an oath.

Printed Name: _____
Notary Public, State of Florida
At Large
My Commission Expires: _____
Commission No. _____

City of Pensacola
P.O. Box 12910
Pensacola, FL 32521-0001

CITY OF PENSACOLA, FLORIDA

NOTICE OF PUBLIC HEARING FOR ADOPTION
OF STORMWATER SERVICE ASSESSMENT

NOTICE DATE: JULY 24, 2025

«OwnerName1» «OwnerName2»
«OwnerName3»
«OwnerAddress1»
«OwnerAddress2»
«OwnerCity», «OwnerState» «OwnerZIP»

Parcel ID#: «PID»
Legal Description: «LegalDesc»

*******NOTICE TO PROPERTY OWNER*******

Dear City of Pensacola Property Owner:

The past decades have brought increased awareness of the detrimental environmental impacts associated with stormwater runoff from developed property including degradation of surface waters, land erosion, flooding and collection of standing water on streets and property. In 2001, in response to public demand and increased federal regulations, the City initiated efforts to improve stormwater management services and provide a dedicated funding source for these services by creating a stormwater assessment program to generate revenues. The original stormwater assessments were imposed and collected on the November 2001 tax bill and subsequent years. The City updated the stormwater assessment program in 2010.

Stormwater service assessments are based upon the estimated amount of stormwater runoff generated by impervious surface on your property. Impervious surfaces include the rooftop, patios, driveways, parking lots and similar areas. The City has determined that the median single-family residence in the Stormwater Service Area includes 2,998 square feet of impervious surface, which is the value of one "equivalent stormwater unit" or "ESU Value." Single-family residential properties are categorized into one of five ESU tiers based on the estimated amount of impervious area associated with each parcel (computed by using the building footprint of the residence). Condominium and townhouse residential units are charged generally by calculating the total number of ESUs applicable to the condominium or townhouse complex as a whole, then dividing that total number of ESUs by the total number of condominium residential units on the property. For general parcels, such as commercial parcels, the number of ESUs has been calculated individually for each parcel of property by dividing the impervious surface area by 2,998 square feet. Credit for privately maintained stormwater management facilities and other factors affecting the quantity or quality of stormwater runoff has also been calculated, if applicable, resulting in the assignment of Net ESUs.

You are receiving this letter because you own property in the stormwater management services area. The annual Stormwater Service Assessment rate for Fiscal Year 2025-26 will be \$120.49 per each Net ESU. The maximum Stormwater Service Assessment rate that can be imposed without further mailed notice for future fiscal years is \$136.01 for each Net ESU. It is estimated that the City will collect \$5,180,136 from the Stormwater Service Assessments for Fiscal Year 2025-26.

The above referenced parcel has been assigned the following Net ESUs and assessment amounts:

Number of Net Equivalent Stormwater Units (ESUs): «Units»

The FY 2025-26 annual stormwater assessment for the above parcel is: «TotalAsmtAmt»

The maximum annual stormwater assessment that can be imposed without further notice for future fiscal years is \$«TotalAsmtAmtMax».

The City Council will hold a public hearing at 5:30 p.m. on August 14, 2025, in the City Council Chambers located at City Hall, 222 West Main Street, Pensacola, Florida. Comments will be received on the proposed Stormwater Service Assessments, including their collection on the ad valorem tax bill. You are invited to attend and participate in the hearing. You may also file written objections with the City Council within twenty (20) days of the date of this notice. Please include your name, parcel number, and the reason you object to the assessment on all written objections. Objections should be forwarded as follows: City of Pensacola Finance Department; Objections to Non-ad Valorem Assessments; P.O. Box 12910, Pensacola, Florida 32521. If you decide to appeal any decision made by the City Council with respect to any matter considered at the hearing, you will need a record of the proceedings and may need to ensure that a verbatim record is made, including the testimony and evidence upon which the appeal is to be made. In accordance with the Americans with Disabilities Act, if you need a special accommodation or an interpreter to participate in this proceeding, please contact the City Clerk at (850) 435-1606 at least 48 hours prior to the date of the hearing.

Because the Stormwater Service Assessment will be collected by the Tax Collector of Escambia County, pursuant to Chapter 197, Florida Statutes, failure to pay the Stormwater Service Assessment will cause a tax certificate to be issued against the assessed property, which may result in a loss of title to your property.

If you have any questions regarding the number of Net ESUs assigned to your property or the amount of the Stormwater Service Assessment, please contact Customer Service by telephone at (850) 435-1800.

*******THIS IS NOT A BILL*******

City of Pensacola
P.O. Box 12910
Pensacola, FL 32521-0001

CITY OF PENSACOLA, FLORIDA

NOTICE OF PUBLIC HEARING FOR
ADOPTION OF STORMWATER SERVICE
ASSESSMENT

NOTICE DATE: JULY 24, 2025

«OwnerName1» «OwnerName2»
«OwnerName3»
«OwnerAddress1»
«OwnerAddress2»
«OwnerCity», «OwnerState» «OwnerZIP»

Parcel ID#: «PID»
Legal Description: «LegalDesc»

*******NOTICE TO GOVERNMENT PROPERTY OWNER*******

Dear City of Pensacola Government Property Owner:

The past decades have brought increased awareness of the detrimental environmental impacts associated with stormwater runoff from developed property including degradation of surface waters, land erosion, flooding and collection of standing water on streets and property. In 2001, in response to public demand and increased federal regulations, the City initiated efforts to improve stormwater management services and provide a dedicated funding source for these services by creating a stormwater assessment program to generate revenues. The original stormwater assessments were imposed and collected on the November 2001 tax bill and subsequent years. The City updated the stormwater assessment program in 2010.

Stormwater assessments are based upon the estimated amount of stormwater runoff generated by impervious surface on your property. Impervious surfaces include the rooftop, patios, driveways, parking lots and similar areas. The City has determined that the median single-family residence in the Stormwater Service Area includes 2,998 square feet of impervious surface, which is the value of one "equivalent stormwater unit" or "ESU Value." Single-family residential properties are categorized into one of five ESU tiers based on the estimated amount of impervious area associated with each parcel (computed by using the building footprint of the residence). Condominium and townhouse residential units are charged generally by calculating the total number of ESUs applicable to the condominium or townhouse complex as a whole, then dividing that total number of ESUs by the total number of condominium residential units on the property. For general parcels, such as commercial parcels, the number of ESUs has been calculated individually for each parcel of property by dividing the impervious surface area by 2,998 square feet. Credit for privately maintained stormwater management facilities and other factors affecting the quantity or quality of stormwater runoff has also been calculated, if applicable, resulting in the assignment of Net ESUs.

You are receiving this letter because you own property in the stormwater management services area. The annual Stormwater Service Assessment rate for Fiscal Year 2025-26 will be \$120.49 per each Net ESU. The maximum Stormwater Service Assessment rate that can be imposed without further mailed notice for future fiscal years is \$136.01 for each Net ESU. It is estimated that the City will collect \$5,180,136 from the Stormwater Service Assessments for Fiscal Year 2025-26.

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The FY 2025-26 annual stormwater assessment for the above parcel is: «TotalAsmtAmt»

The maximum annual stormwater assessment that can be imposed without further notice for future fiscal years is \$«TotalAsmtAmtMax».

The City Council will hold a public hearing at 5:30 p.m. on August 14, 2025, in the City Council Chambers located at City Hall, 222 West Main Street, Pensacola, Florida. Comments will be received on the proposed Stormwater Service Assessments, including their collection on the ad valorem tax bill. You are invited to attend and participate in the hearing. You may also file written objections with the City Council within twenty (20) days of the date of this notice. Please include your name, parcel number, and the reason you object to the assessment on all written objections. Objections should be forwarded as follows: City of Pensacola Finance Department; Objections to Non-ad Valorem Assessments; P.O. Box 12910, Pensacola, Florida 32521. If you decide to appeal any decision made by the City Council with respect to any matter considered at the hearing, you will need a record of the proceedings and may need to ensure that a verbatim record is made, including the testimony and evidence upon which the appeal is to be made. In accordance with the Americans with Disabilities Act, if you need a special accommodation or an interpreter to participate in this proceeding, please contact the City Clerk at (850) 435-1606 at least 48 hours prior to the date of the hearing.

The Stormwater Service Assessment will be collected by a separate bill to be mailed by the City. Failure to pay the Stormwater Service Assessment may force the City to take alternative action to collect the stormwater service assessment.

If you have any questions regarding the number of Net ESUs assigned to your property or the amount of the Stormwater Service Assessment, please contact Customer Service by telephone at (850) 435-1800.

*******THIS IS NOT A BILL*******

APPENDIX C

**FORM OF CERTIFICATE TO
NON-AD VALOREM ASSESSMENT ROLL**

**CERTIFICATE
TO
NON-AD VALOREM ASSESSMENT ROLL**

I HEREBY CERTIFY that, I am the Mayor of the City of Pensacola, Florida (the "City"); as such I have satisfied myself that all property included or includable on the non-ad valorem assessment roll for stormwater management services (the "Non-Ad Valorem Assessment Roll") for the City is properly assessed so far as I have been able to ascertain; and that all required extensions on the above described roll to show the non-ad valorem assessments attributable to the property listed therein have been made pursuant to law.

I FURTHER CERTIFY that, in accordance with the Uniform Assessment Collection Act, this certificate and the herein described Non-Ad Valorem Assessment Roll will be delivered to the Escambia County Tax Collector by September 15, 2025.

IN WITNESS WHEREOF, I have subscribed this certificate and directed the same to be delivered to the Escambia County Tax Collector and made part of the above-described Non-Ad Valorem Assessment Roll this _____ day of _____, 2025.

CITY OF PENSACOLA, FLORIDA

By: _____
D. C. Reeves, Mayor

[to be delivered to Tax Collector prior to September 15]



City of Pensacola

222 West Main Street
Pensacola, FL 32502

Memorandum

File #: 25-952

Agenda Conference

8/11/2025

LEGISLATIVE ACTION ITEM

SPONSOR: DC Reeves, Mayor

SUBJECT:

RESOLUTION NO. 2025-48 - IMPOSING STORMWATER SERVICE ASSESSMENTS AND APPROVAL OF 2025 STORMWATER ASSESSMENT ROLL

RECOMMENDATION:

That City Council adopt Resolution No. 2025-48.

A RESOLUTION OF THE CITY OF PENSACOLA, FLORIDA, RELATING TO THE PROVISION OF STORMWATER MANAGEMENT SERVICES; REIMPOSING STORMWATER SERVICE ASSESSMENTS AGAINST DEVELOPED PROPERTY LOCATED WITHIN THE STORMWATER SERVICE AREA FOR THE FISCAL YEAR BEGINNING OCTOBER 1, 2025; APPROVING THE RATE OF ASSESSMENT; APPROVING THE ASSESSMENT ROLL; PROVIDING FOR COLLECTION; PROVIDING FOR EFFECT; PROVIDING FOR APPLICATION OF ASSESSMENT PROCEEDS; PROVIDING FOR CONFLICT, SEVERABILITY AND AN EFFECTIVE DATE.

HEARING REQUIRED: Public Hearing Required

SUMMARY:

This action does not directly advance a goal of the City of Pensacola Strategic Plan but is a necessary function of government.

The City of Pensacola established a stormwater assessment fee in 2001 to provide a dedicated funding source for stormwater management costs. Since its inception, the fee has generated over \$54 million in revenue. To continue to receive stormwater assessment revenue, it is necessary that City Council conduct a public hearing on August 14, 2025 to adopt the annual assessment resolution imposing stormwater service assessments and to approve the 2025 Stormwater Service Assessment Roll.

For the City of Pensacola, an Equivalent Stormwater Unit of ESU represents 2,998 square feet of impervious surface. In 2024, Council approved a rate increase of \$40.49 per ESU to raise the City's ESU assessment rate to \$120.49. This year staff is recommending no increase.

A summary of the current residential and commercial charges is provided below:

Current Rate Structure:

Residential:

Tier	Square Footage	Assigned ESUs	Current Rate	Proposed Rate	Maximum Rate
Small	100 - 1100 sq ft	0.44	\$53.02	\$53.02	\$59.84
Small-Medium	1101 - 1600 sq ft	0.68	\$81.93	\$81.93	\$92.49
Medium	1601 - 2500 sq ft	1	\$120.49	\$120.49	\$136.01
Large	2501 - 5600 sq ft	1.53	\$184.35	\$184.35	\$208.10
Very Large	> 5600 sq ft	Measured			
Commercial		Measured			

Commercial:

A rate of \$120.49 per 2,998 square feet of impervious area (including building footprint, paved parking area, etc.) minus appropriate mitigation credit, typically 32% provided for on-site stormwater retention. Maximum rate in future years would be \$136.01 per ESU.

PRIOR ACTION:

May 27, 2021 - City Council passed Resolution No. 2021-31 indicating the Council's intent to increase the City's stormwater assessment rate for FY 2021-22 to \$76.12 per Equivalent Stormwater Unit (ESU).

August 12, 2021 - City Council Resolution 2021-55 increasing the base ESU rate to \$76.12.

August 18, 2022 - City Council Resolution 2022-70 increasing the base ESU rate to \$80.00.

June 13, 2024 - City Council Resolution 2024-45 increasing the maximum base ESU rate to \$120.49 with maximum increase of \$136.01 in future years.

FUNDING:

Budget: \$5,180,136

Actual: \$5,180,136

FINANCIAL IMPACT:

The FY 2025 Stormwater Assessment Program will generate an estimated \$5,180,136.

LEGAL REVIEW ONLY BY CITY ATTORNEY: Yes

7/14/2025

STAFF CONTACT:

D.C. Reeves, Mayor
Tim Kinsella, City Administrator
Amy Lovoy, Finance Director
Amy Tootle, Public Works Director

ATTACHMENTS:

1. Resolution No. 2025-48

PRESENTATION: No

RESOLUTION NO. 2025-48

A RESOLUTION OF THE CITY OF PENSACOLA, FLORIDA, RELATING TO THE PROVISION OF STORMWATER MANAGEMENT SERVICES; REIMPOSING STORMWATER SERVICE ASSESSMENTS AGAINST DEVELOPED PROPERTY LOCATED WITHIN THE STORMWATER SERVICE AREA FOR THE FISCAL YEAR BEGINNING OCTOBER 1, 2025; APPROVING THE RATE OF ASSESSMENT; APPROVING THE ASSESSMENT ROLL; PROVIDING FOR COLLECTION; PROVIDING FOR EFFECT; PROVIDING FOR APPLICATION OF ASSESSMENT PROCEEDS; PROVIDING FOR CONFLICT, SEVERABILITY AND AN EFFECTIVE DATE.

WHEREAS, the City Council of Pensacola, Florida, has enacted Ordinance No. 52-00 (the "Ordinance"), which authorizes the imposition of Stormwater Service Assessments against real property specially benefited by the City's Stormwater Management Services;

WHEREAS, the reimposition of a Stormwater Service Assessment is an equitable and efficient method of allocating and apportioning the cost of the City's Stormwater Management Service among parcels of property that are specially benefited thereby;

WHEREAS, the City Council desires to reimpose a stormwater service assessment program using the tax bill collection method for the Fiscal Year beginning on October 1, 2025;

WHEREAS, in order to reimpose Stormwater Service Assessments for the Fiscal Year beginning October 1, 2025, the Ordinance requires the City Council to adopt an Annual Stormwater Service Assessment Resolution during its budget adoption process for each Fiscal Year, which establishes the rate of assessment and approves the updated Stormwater Assessment Roll for the upcoming Fiscal Year, with such amendments as the City Council deems appropriate, after hearing comments and objections of all interested parties;

WHEREAS, the updated Stormwater Assessment Roll has heretofore been made available for inspection by the public, as required by the Ordinance;

WHEREAS, notice of a public hearing has been published and mailed as required by the terms of the Ordinance, which provides notice to all interested persons of an opportunity to be heard; an affidavit regarding the form of notice mailed being attached hereto as Appendix B and the proof of publication being attached hereto as Appendix A; and

WHEREAS, a public hearing has been duly held on August 14, 2025, and comments and objections of all interested persons have been heard and considered as required by the terms of the Ordinance.

BE IT RESOLVED BY THE CITY COUNCIL OF THE CITY OF PENSACOLA, FLORIDA, AS FOLLOWS:

SECTION 1. RECITALS. The above recitals are true and correct and are incorporated herein by reference.

SECTION 2. AUTHORITY. This resolution is adopted pursuant to the provisions of the Ordinance, Resolution No. 18-10 (the "Amended and Restated Initial Assessment Resolution"), Resolution No. 36-10 (the "Amended and Restated Final Assessment Resolution"), Article VIII, Section 2(b) of the Florida Constitution, sections 166.021 and 166.041, Florida Statutes, the City Charter of the City of Pensacola, and other applicable provisions of law.

SECTION 3. PURPOSE AND DEFINITIONS.

(A) This resolution is the Annual Stormwater Assessment Resolution for the imposition of Stormwater Service Assessments.

(B) All capitalized terms in this resolution shall have the meanings defined in the Ordinance, the Amended and Restated Initial Stormwater Service Assessment Resolution, and the Amended and Restated Final Stormwater Service Assessment Resolution.

(C) Unless the context indicates otherwise, words imparting the singular number, include the plural number, and vice versa; and the term "hereafter" means after, and the term "heretofore" means before, the effective date of this resolution. Words of any gender include the correlative words of the other genders, unless the sense indicates otherwise.

SECTION 4. APPROVAL OF STORMWATER ASSESSMENT ROLL.

(A) The updated Stormwater Assessment Roll, which is currently on file in the office of the City Clerk and incorporated herein by reference, is hereby approved.

(B) Additionally, the approved Stormwater Assessment Roll includes all parcels of Assessed Property with exempt "home addresses" pursuant to Section 119.071(4), Florida Statutes.

SECTION 5. REIMPOSITION OF STORMWATER SERVICE ASSESSMENTS.

(A) It is hereby ascertained, determined, and declared that each parcel of Assessed Property within the Stormwater Service Area will be specially benefited by the City's Stormwater Management Services in an amount not less than the Stormwater Service Assessment for such Tax Parcel, computed in the manner set forth in the Amended and Restated Initial Assessment Resolution and set forth in the updated Stormwater Assessment Roll.

(B) Adoption of this Annual Stormwater Service Assessment Resolution constitutes a legislative determination that all parcels assessed derive a special benefit in a manner consistent with the legislative declarations, determinations and findings as set forth in the Ordinance, the Amended and Restated Initial Assessment Resolution and the Amended and Restated Final Assessment Resolution from the Stormwater Management Services to be provided and a legislative determination that the Stormwater Service Assessments are fairly and reasonably apportioned among

the properties that receive the special benefit as set forth in the Amended and Restated Initial Assessment Resolution.

(C) The method for computing and apportioning the Stormwater Service Assessments described in the Amended and Restated Initial Assessment Resolution is hereby approved.

(D) In accordance with section 163.3162(3), Florida Statutes, the City is prohibited from charging a Stormwater Service Assessment on certain agricultural property, if such farm operation has a National Pollution Discharge Elimination System Permit, an environmental resource permit, a works-of-the-district permit, or if it has implemented best management practices adopted as rules by the Florida Department of Environmental Protection, the Department of Agricultural and Consumer Services, or an appropriate water management district. Accordingly, any Owner of such agricultural property demonstrating that they meet the outlined requirements shall be exempted from the Stormwater Service Assessment.

(E) For the Fiscal Year beginning October 1, 2025, the estimated Stormwater Service Cost of \$5,180,136.00 shall be allocated among all parcels of Assessed Property, based upon each parcel's assignment of Net ESUs. An annual rate of assessment equal to \$120.49 per Net ESU is hereby imposed for each Tax Parcel of Developed Property. Stormwater Service Assessments for Stormwater Management Services in the amounts set forth in the updated Stormwater Assessment Roll, as herein approved, are hereby levied and imposed on all Tax Parcels of Assessed Property included in the Stormwater Assessment Roll for the Fiscal Year beginning October 1, 2025.

(F) For future fiscal years, the maximum rate of assessment that can be imposed without additional notice to the Owners of Tax Parcels of Developed Property is hereby established as \$136.01 per Net ESU.

(G) The Stormwater Service Assessments shall constitute a lien upon the Tax Parcels so assessed equal in rank and dignity with the liens of all state, county, district or municipal taxes and non-ad valorem assessments. Except as otherwise provided by law, such lien shall be superior in dignity to all other liens, titles and claims, until paid. The lien for the Stormwater Service Assessments shall be deemed perfected upon adoption by the City Council of this Annual Rate Resolution and shall attach to the property included on the Stormwater Assessment Roll as of the prior January 1, the lien date for ad valorem taxes.

(H) As authorized in the Ordinance, interim Stormwater Service Assessments are also levied and imposed against all property for which a Certificate of Occupancy is issued after adoption of this Annual Stormwater Service Assessment Resolution based upon the rates of assessment approved herein.

SECTION 6. COLLECTION OF STORMWATER SERVICE ASSESSMENTS.

(A) The Stormwater Service Assessments shall be collected from all Assessed Property, except Government Property, pursuant to the Uniform Assessment Collection Act. The Stormwater Utility Director is hereby authorized and directed to certify and deliver or cause the certification and delivery of the Stormwater Service Assessment Roll to the Tax Collector by September 15, in the manner prescribed by section 197.3632, Florida Statutes. The Assessment Roll, as delivered to the Tax Collector, shall be accompanied by a Certificate to Non-Ad Valorem Assessment Roll in substantially the form attached hereto as Appendix C.

(B) The Stormwater Service Assessments shall be collected from all Government Property in accordance with Section 4.04 of the Ordinance. The Council hereby directs the Stormwater Utility Director to mail said bills no later than November 1, 2025.

SECTION 7. EFFECT OF ADOPTION OF RESOLUTION. The adoption of this Annual Stormwater Assessment Resolution shall be the final adjudication of the issues presented herein (including, but not limited to, the apportionment methodology, the rate of assessment, the adoption of the Stormwater Assessment Roll and the levy and lien of the Stormwater Service Assessments), unless proper steps shall be initiated in a court of competent jurisdiction to secure relief within 20 days from the date of this Annual Stormwater Assessment Resolution.

SECTION 8. APPLICATION OF ASSESSMENT PROCEEDS. The revenue derived from the Stormwater Service Assessments will be utilized for the provision of Stormwater Management Services within the Stormwater Service Area, as reflected by the Stormwater Service Cost. In the event there is any fund balance remaining at the end of the Fiscal Year, such balance shall be carried forward and used only to fund Stormwater Management Services within the Stormwater Service Area.

SECTION 9. CONFLICT. All resolutions or parts of resolutions in conflict herewith be and the same are hereby repealed.

SECTION 10. SEVERABILITY. If any phrase, clause, sentence, paragraph, or section of this Resolution shall be declared unconstitutional or unenforceable by a court of competent jurisdiction, such unconstitutionality shall not affect any of the remaining phrases, clauses, sentences, paragraphs and sections of this Resolution.

SECTION 11. EFFECTIVE DATE. This resolution shall become effective on the fifth business day after adoption, unless otherwise provided pursuant to Section 4.03(d) of the City Charter of the City of Pensacola.

DULY ADOPTED this 14th day of August, 2025.

CITY OF PENSACOLA, FLORIDA

Jared Moore
President of the City Council

ATTEST:

Ericka L. Burnett
City Clerk

APPENDIX A

PROOF OF PUBLICATION

AFFIDAVIT OF PUBLICATION

Rebecca Donahue
Rebecca Donahue Purchasing Office
City Purchasing/Legal Ads
222 W Main ST # 6
Pensacola FL 32502-5743

STATE OF WISCONSIN, COUNTY OF BROWN

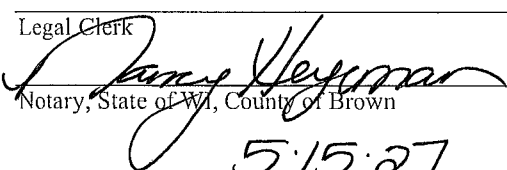
Before the undersigned authority personally appeared, who on oath says that he or she is the Legal Advertising Representative of the Pensacola News Journal, a newspaper published in Escambia County, Florida; with circulation in Escambia and Santa Rosa Counties; that the attached copy of advertisement, being a Legal Ad in the matter of Public Notices, was published on the publicly accessible website of Escambia County, Florida, or in a newspaper by print in the issues of, on:

07/20/2025

Affiant further says that the website or newspaper complies with all legal requirements for publication in chapter 50, Florida Statutes.

Subscribed and sworn to before me, by the legal clerk, who is personally known to me, on 07/20/2025



Legal Clerk


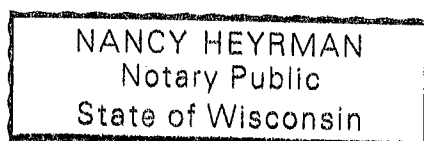
Notary, State of WI, County of Brown
5.15.27

My commission expires

Publication Cost:	\$609.20	
Tax Amount:	\$0.00	
Payment Cost:	\$609.20	
Order No:	11500678	# of Copies:
Customer No:	1124785	1
PO #:		

THIS IS NOT AN INVOICE!

Please do not use this form for payment remittance.





NOTICE OF HEARING TO IMPOSE AND PROVIDE FOR COLLECTION OF NON-AD VALOREM ASSESSMENTS

Notice is hereby given that the City Council of the City of Pensacola, Florida, will conduct a public hearing to consider reimposing Stormwater Service Assessments in the area receiving Stormwater Management Service from the City, as shown above, for the fiscal year beginning October 1, 2025 and future fiscal years. The hearing will be held at 5:30 p.m. on Thursday, August 14, 2025 in the City Council Chambers in City Hall, 222 West Main Street, Pensacola, Florida. 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) 435-1606 (or TDD 435-1666) for further information. The request must be made at least 48 hours in advance of the event in order to allow the City time to provide requested services. All affected property owners have a right to appear at the hearing and to file written objections with the City Council. All written objections to the non-ad valorem assessments must be filed with the City Council of Pensacola within twenty (20) days of this notice. Please include your name, parcel number, and the reason you object to the assessment on all written objections. Address all written objections as follows: The Purchasing Office; Objections to Non-ad Valorem Assessment; Post Office Box 12910, Pensacola, Florida 32521. Any person wishing to appeal any decision of the City Council with respect to any matter considered will need a record of the proceedings and may wish to ensure that a verbatim record of the proceedings is made.

The Stormwater Service Assessments have been imposed to fund the City's cost to provide Stormwater Management Service in the area shown above. The Stormwater Service Assessments are based upon the estimated amount of stormwater runoff generated by impervious surface on the property. Impervious surfaces include the roof top, patios, driveways, parking lots and similar areas. The City has determined that the median single-family residence in the Stormwater Service Area includes 2,998 square feet of impervious surface, which is defined as the "equivalent stormwater unit value" or "ESU Value." The annual Stormwater Service Assessment rate for the upcoming Fiscal Year will be \$120.49 for each Net ESU. The maximum Stormwater Service Assessment rate that can be imposed in future fiscal years is \$136.01 per net ESU.

Generally, the number of ESUs were calculated individually for each parcel of property by dividing the impervious surface area by 2,998 square feet. Credit for privately maintained Stormwater management facilities and other factors affecting the quantity or quality of Stormwater runoff has also been applied, resulting in an assignment of Net ESUs. A more specific description is set forth in the Amended and Restated Initial Stormwater Assessment Resolution adopted by the City Council on July 22, 2010. Copies of the Stormwater Services Assessment Ordinance (Ordinance No. 52-00), Amended and Restated Initial Assessment Resolution (Resolution No. 18-10), Amended and Restated Final Assessment Resolution (Resolution No. 36-10), and the updated assessment roll are available for inspection at the Office of the City Clerk, 222 West Main Street, 3rd Floor, Pensacola, Florida.

The Stormwater Service Assessment, except for those imposed on government property, will be collected on the annual property ad valorem tax bill that is mailed in November by the Escambia County Tax Collector. Failure to pay the Stormwater Service Assessment will cause a tax certificate to be issued against the assessed property which may result in a loss of title.

If you have any questions, please contact the Finance Department at (850) 435-1830.

APPENDIX B

AFFIDAVIT OF MAILING

AFFIDAVIT OF MAILING

BEFORE ME, the undersigned authority, personally appeared D. C. Reeves and Sandi Neubarth, who, after being duly sworn, depose and say:

1. D. C. Reeves, as Mayor of the City of Pensacola, Florida ("City"), pursuant to the authority and direction received from the City Council, timely directed the preparation of the Assessment Roll and the preparation, mailing, and publication of notices in accordance with the Stormwater Utility Ordinance adopted by the City Council on November 16, 2000 (the "Ordinance").

2. Sandi Neubarth, Director for Accenture Infrastructure & Capital Projects, LLC ("Accenture"). Accenture has caused the notices required by the Ordinance to be prepared in conformance with the Amended and Restated Initial Assessment Resolution. An exemplary form of such notice is attached hereto. Accenture has caused such individual notices for each affected property owner to be prepared and each notice included the following information: the purpose of the assessment; the total amount proposed to be levied against each parcel; the unit of measurement to be applied against each parcel to determine the assessment; the number of such units contained within each parcel; the total revenue the City expects to collect by the assessment; a statement that failure to pay the assessment will cause a tax certificate to be issued against the property which may result in a loss of title; a statement that all affected property owners have a right to appear at the hearing and to file written objections with the local governing board within 20 days of the notice; and the date, time, and place of the hearing.

3. On or before July 24, 2025, Accenture caused the mailing of the above-referenced notices in accordance with the Ordinance and the Amended and Restated Initial Assessment

Resolution by First Class Mail to each affected owner, at the addresses then shown on the real property assessment tax roll database maintained by the Escambia County Property Appraiser for the purpose of the levy and collection of ad valorem taxes.

FURTHER AFFIANTS SAYETH NOT.

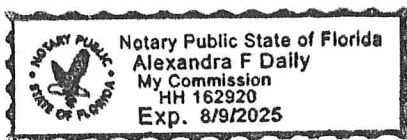

D. C. Reeves, affiant

Sandi Neubarth, affiant

STATE OF FLORIDA
COUNTY OF ESCAMBIA

The foregoing Affidavit of Mailing was sworn to and subscribed before me, by means of ☒ physical presence or ☐ online notarization, this 16th day of July, 2025 by D. C. Reeves, Mayor, City of Pensacola, Florida. He is personally known to me or has produced _____ as identification and did take an oath.


Printed Name: Alexandra F Daily
Notary Public, State of Florida
At Large
My Commission Expires: 8/9/2025
Commission No.: HH 162920



STATE OF FLORIDA
COUNTY OF LEON

The foregoing Affidavit of Mailing was sworn to and subscribed before me, by means of
☐ physical presence or ☐ online notarization, this _____ day of _____, 2025 by Sandi Neubarth,
Director, Accenture Infrastructure & Capital Projects, LLC, a Delaware limited liability company.
She is personally known to me or has produced _____ as identification and did take an oath.

Printed Name: _____
Notary Public, State of Florida
At Large
My Commission Expires: _____
Commission No. _____

City of Pensacola
P.O. Box 12910
Pensacola, FL 32521-0001

CITY OF PENSACOLA, FLORIDA

NOTICE OF PUBLIC HEARING FOR ADOPTION
OF STORMWATER SERVICE ASSESSMENT

NOTICE DATE: JULY 24, 2025

«OwnerName1» «OwnerName2»
«OwnerName3»
«OwnerAddress1»
«OwnerAddress2»
«OwnerCity», «OwnerState» «OwnerZIP»

Parcel ID#: «PID»
Legal Description: «LegalDesc»

*******NOTICE TO PROPERTY OWNER*******

Dear City of Pensacola Property Owner:

The past decades have brought increased awareness of the detrimental environmental impacts associated with stormwater runoff from developed property including degradation of surface waters, land erosion, flooding and collection of standing water on streets and property. In 2001, in response to public demand and increased federal regulations, the City initiated efforts to improve stormwater management services and provide a dedicated funding source for these services by creating a stormwater assessment program to generate revenues. The original stormwater assessments were imposed and collected on the November 2001 tax bill and subsequent years. The City updated the stormwater assessment program in 2010.

Stormwater service assessments are based upon the estimated amount of stormwater runoff generated by impervious surface on your property. Impervious surfaces include the rooftop, patios, driveways, parking lots and similar areas. The City has determined that the median single-family residence in the Stormwater Service Area includes 2,998 square feet of impervious surface, which is the value of one "equivalent stormwater unit" or "ESU Value." Single-family residential properties are categorized into one of five ESU tiers based on the estimated amount of impervious area associated with each parcel (computed by using the building footprint of the residence). Condominium and townhouse residential units are charged generally by calculating the total number of ESUs applicable to the condominium or townhouse complex as a whole, then dividing that total number of ESUs by the total number of condominium residential units on the property. For general parcels, such as commercial parcels, the number of ESUs has been calculated individually for each parcel of property by dividing the impervious surface area by 2,998 square feet. Credit for privately maintained stormwater management facilities and other factors affecting the quantity or quality of stormwater runoff has also been calculated, if applicable, resulting in the assignment of Net ESUs.

You are receiving this letter because you own property in the stormwater management services area. The annual Stormwater Service Assessment rate for Fiscal Year 2025-26 will be \$120.49 per each Net ESU. The maximum Stormwater Service Assessment rate that can be imposed without further mailed notice for future fiscal years is \$136.01 for each Net ESU. It is estimated that the City will collect \$5,180,136 from the Stormwater Service Assessments for Fiscal Year 2025-26.

The above referenced parcel has been assigned the following Net ESUs and assessment amounts:

Number of Net Equivalent Stormwater Units (ESUs): «Units»

The FY 2025-26 annual stormwater assessment for the above parcel is: «TotalAsmtAmt»

The maximum annual stormwater assessment that can be imposed without further notice for future fiscal years is \$«TotalAsmtAmtMax».

The City Council will hold a public hearing at 5:30 p.m. on August 14, 2025, in the City Council Chambers located at City Hall, 222 West Main Street, Pensacola, Florida. Comments will be received on the proposed Stormwater Service Assessments, including their collection on the ad valorem tax bill. You are invited to attend and participate in the hearing. You may also file written objections with the City Council within twenty (20) days of the date of this notice. Please include your name, parcel number, and the reason you object to the assessment on all written objections. Objections should be forwarded as follows: City of Pensacola Finance Department; Objections to Non-ad Valorem Assessments; P.O. Box 12910, Pensacola, Florida 32521. If you decide to appeal any decision made by the City Council with respect to any matter considered at the hearing, you will need a record of the proceedings and may need to ensure that a verbatim record is made, including the testimony and evidence upon which the appeal is to be made. In accordance with the Americans with Disabilities Act, if you need a special accommodation or an interpreter to participate in this proceeding, please contact the City Clerk at (850) 435-1606 at least 48 hours prior to the date of the hearing.

Because the Stormwater Service Assessment will be collected by the Tax Collector of Escambia County, pursuant to Chapter 197, Florida Statutes, failure to pay the Stormwater Service Assessment will cause a tax certificate to be issued against the assessed property, which may result in a loss of title to your property.

If you have any questions regarding the number of Net ESUs assigned to your property or the amount of the Stormwater Service Assessment, please contact Customer Service by telephone at (850) 435-1800.

*******THIS IS NOT A BILL*******

City of Pensacola
P.O. Box 12910
Pensacola, FL 32521-0001

CITY OF PENSACOLA, FLORIDA

NOTICE OF PUBLIC HEARING FOR
ADOPTION OF STORMWATER SERVICE
ASSESSMENT

NOTICE DATE: JULY 24, 2025

«OwnerName1» «OwnerName2»
«OwnerName3»
«OwnerAddress1»
«OwnerAddress2»
«OwnerCity», «OwnerState» «OwnerZIP»

Parcel ID#: «PID»
Legal Description: «LegalDesc»

*******NOTICE TO GOVERNMENT PROPERTY OWNER*******

Dear City of Pensacola Government Property Owner:

The past decades have brought increased awareness of the detrimental environmental impacts associated with stormwater runoff from developed property including degradation of surface waters, land erosion, flooding and collection of standing water on streets and property. In 2001, in response to public demand and increased federal regulations, the City initiated efforts to improve stormwater management services and provide a dedicated funding source for these services by creating a stormwater assessment program to generate revenues. The original stormwater assessments were imposed and collected on the November 2001 tax bill and subsequent years. The City updated the stormwater assessment program in 2010.

Stormwater assessments are based upon the estimated amount of stormwater runoff generated by impervious surface on your property. Impervious surfaces include the rooftop, patios, driveways, parking lots and similar areas. The City has determined that the median single-family residence in the Stormwater Service Area includes 2,998 square feet of impervious surface, which is the value of one "equivalent stormwater unit" or "ESU Value." Single-family residential properties are categorized into one of five ESU tiers based on the estimated amount of impervious area associated with each parcel (computed by using the building footprint of the residence). Condominium and townhouse residential units are charged generally by calculating the total number of ESUs applicable to the condominium or townhouse complex as a whole, then dividing that total number of ESUs by the total number of condominium residential units on the property. For general parcels, such as commercial parcels, the number of ESUs has been calculated individually for each parcel of property by dividing the impervious surface area by 2,998 square feet. Credit for privately maintained stormwater management facilities and other factors affecting the quantity or quality of stormwater runoff has also been calculated, if applicable, resulting in the assignment of Net ESUs.

You are receiving this letter because you own property in the stormwater management services area. The annual Stormwater Service Assessment rate for Fiscal Year 2025-26 will be \$120.49 per each Net ESU. The maximum Stormwater Service Assessment rate that can be imposed without further mailed notice for future fiscal years is \$136.01 for each Net ESU. It is estimated that the City will collect \$5,180,136 from the Stormwater Service Assessments for Fiscal Year 2025-26.

The above referenced parcel has been assigned the following Net ESUs and assessment amounts:

Number of Net Equivalent Stormwater Units (ESUs): «Units»

The FY 2025-26 annual stormwater assessment for the above parcel is: «TotalAsmtAmt»

The maximum annual stormwater assessment that can be imposed without further notice for future fiscal years is \$«TotalAsmtAmtMax».

The City Council will hold a public hearing at 5:30 p.m. on August 14, 2025, in the City Council Chambers located at City Hall, 222 West Main Street, Pensacola, Florida. Comments will be received on the proposed Stormwater Service Assessments, including their collection on the ad valorem tax bill. You are invited to attend and participate in the hearing. You may also file written objections with the City Council within twenty (20) days of the date of this notice. Please include your name, parcel number, and the reason you object to the assessment on all written objections. Objections should be forwarded as follows: City of Pensacola Finance Department; Objections to Non-ad Valorem Assessments; P.O. Box 12910, Pensacola, Florida 32521. If you decide to appeal any decision made by the City Council with respect to any matter considered at the hearing, you will need a record of the proceedings and may need to ensure that a verbatim record is made, including the testimony and evidence upon which the appeal is to be made. In accordance with the Americans with Disabilities Act, if you need a special accommodation or an interpreter to participate in this proceeding, please contact the City Clerk at (850) 435-1606 at least 48 hours prior to the date of the hearing.

The Stormwater Service Assessment will be collected by a separate bill to be mailed by the City. Failure to pay the Stormwater Service Assessment may force the City to take alternative action to collect the stormwater service assessment.

If you have any questions regarding the number of Net ESUs assigned to your property or the amount of the Stormwater Service Assessment, please contact Customer Service by telephone at (850) 435-1800.

*******THIS IS NOT A BILL*******

APPENDIX C

**FORM OF CERTIFICATE TO
NON-AD VALOREM ASSESSMENT ROLL**

**CERTIFICATE
TO
NON-AD VALOREM ASSESSMENT ROLL**

I HEREBY CERTIFY that, I am the Mayor of the City of Pensacola, Florida (the "City"); as such I have satisfied myself that all property included or includable on the non-ad valorem assessment roll for stormwater management services (the "Non-Ad Valorem Assessment Roll") for the City is properly assessed so far as I have been able to ascertain; and that all required extensions on the above described roll to show the non-ad valorem assessments attributable to the property listed therein have been made pursuant to law.

I FURTHER CERTIFY that, in accordance with the Uniform Assessment Collection Act, this certificate and the herein described Non-Ad Valorem Assessment Roll will be delivered to the Escambia County Tax Collector by September 15, 2025.

IN WITNESS WHEREOF, I have subscribed this certificate and directed the same to be delivered to the Escambia County Tax Collector and made part of the above-described Non-Ad Valorem Assessment Roll this _____ day of _____, 2025.

CITY OF PENSACOLA, FLORIDA

By: _____
D. C. Reeves, Mayor

[to be delivered to Tax Collector prior to September 15]



City of Pensacola

222 West Main Street
Pensacola, FL 32502

Memorandum

File #: 25-1023

Agenda Conference

8/11/2025

LEGISLATIVE ACTION ITEM

SPONSOR: Jennifer Brahier, Council Member

SUBJECT:

TREE PLANTING TRUST FUND GRANT REQUEST -- CANOPY RESTORATION, INC.

RECOMMENDATION:

That City Council approve a grant request to Canopy Restoration, Inc. in an amount up to \$5,500, as recommended by the Environmental Advisory Board (EAB), in accordance with City Code Sec. 12-6-10(c)(2).

HEARING REQUIRED: No Hearing Required

SUMMARY:

City Code Section 12-6-10(c)(2) - Tree and Landscape Regulations; Enforcement ; Grant Program states:

- 2) A grant program is hereby established for community organizations such as neighborhood associations, civic organizations, and garden clubs, according to the following criteria:
- a. Each grant is limited to 50 percent of the cost of the proposed project up to \$5,500.00;
 - b. The tree planting trust fund must have sufficient funds for the project requested;
 - c. Grant requests must be submitted to the environmental advisory board for review prior to consideration by the city's designated arborist and city council;
 - d. The city council must approve each grant request; and
 - e. The funds must be utilized for providing trees or other appropriate vegetation along with associated irrigation that will help restore the tree canopy as deemed appropriate by proper planting location requirements and may enhance the natural beauty of the community, serve to deter graffiti or the defacement of public or private property, and may create sound buffers where desirable.

In accordance with this section, Canopy Restoration, Inc. has submitted a grant request for the purpose of assisting the city in tree canopy restoration within neighborhoods and parks, through a city-funded, citizen-driven tree planting project that focuses on rebuilding the city's canopy by planting trees within the right-of-way or within 20 feet of the ROW or within City parks. The total grant request proposed for the project is up to \$5,000. This item was reviewed by the City Arborist and found to be in compliance.

PRIOR ACTION:

July 10, 2025 -- The ARB reviewed this request and made a recommendation for approval to the City Council.

FUNDING:

Budget:	\$190,796	Tree Planting Trust Fund
Actual:	<u>\$ 5,000</u>	

FINANCIAL IMPACT:

Currently, within the Tree Planting Replacement Trust Fund, there is a balance of \$190,796 appropriated within the Agricultural Supplies line item that has not been appropriated for a specific purpose. Upon City Council approval, \$5,500 can be transferred from this account to provide funding for the grant leaving a remaining balance of \$185,296.

LEGAL REVIEW ONLY BY CITY ATTORNEY: No

STAFF CONTACT:

Don Kraher, Council Executive
Katherine Alexander, Environmental Coordinator
Chase Crawford, City Arborist

ATTACHMENTS:

1. Canopy Restoration Grant Application 2025 (1)

PRESENTATION: No

Tree Trust Fund Grant Program Application

Instructions to Applicants:

Each application must include one original with support materials clearly labeled. See the checklist of items to be included. Applications may be emailed to CCrawford@cityofpensacola.com

Applications may also be mailed to:

Chase Crawford
2757 N Palafox Street
Pensacola FL, 32501

Or hand-delivered to:

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

SECTION I - GENERAL INFORMATION

Neighborhood Organization Name: Canopy Restoration Inc

Project Title: December 2025 Tree Planting

Mailing Address: 313 E Intendencia St

Phone: (850) 217-8787 (Day) ☒ (Evening) ☒ (Other) ☐

Incorporated: ☒ Yes ☐ No

If yes, enclose a copy of the State of Florida Incorporation Certificate.

Board Member Position	Name	Address
Co Leader	Kelly Hagan	705 S I St
Co Leader	Chelsea Mahan	1691 Foulis Dr
Co Leader	Joey Miller	1629 E Gonzalez St
Co Leader	Tom Patton	313 E Intendencia St

Project Manager Name and Contact Information:

Name: Chelsea Mahan

Phone: (336) 480-5742 Email: canopyresorationpensacola@gmail.com

Authorized Applicant Representative:

I hereby certify that the information contained in this application is correct and represents the consensus of the referenced neighborhood.

Chelsea Mahan

Print Name

Signature

Board Member

Title

5/27/2025

Date

SECTION II - PROJECT DESCRIPTION

1. PROPOSED PROJECT

(A) Describe your project.

The Tree Canopy Restoration Project of Pensacola seeks to plant 15-gallon native trees in or within 20 feet of right-of-ways in the City of Pensacola each year, led by volunteers. With the partnership of local gardening clubs, neighborhood associations and individuals, we recruit "tree recipients" who sign a Commitment to Care contract agreeing to adopt and water a tree or trees for the first year using our evidence-based watering guide. By relying on volunteer labor and watering, we save the City thousands of dollars in planting costs and upkeep while ensuring that each tree has a committed steward that will be responsible for its life. Average lifespans of urban trees is notably low, and our project aims to have a lasting impact by capitalizing on the labor and care of individual citizens in Pensacola to plant and care for long-lived trees that will positively impact our ecological environment for generations to come.

(B) What is the specific location of your project? Also, please provide a written description and attach a map.

In an effort to expand the scope of our project, we plan on prioritizing outreach to the Brownsville neighborhood. This corresponds with a simultaneous partnership in the works between Canopy Restoration Inc and the County in which we're working to get trees to CRA designated areas, Brownsville in particular for this project. Escambia County has a similar fund to the City of Pensacola Tree Trust Fund and they want us to use the same model we've used with the City funds in the County. Our hope is that outreach from the County benefits our City project as well.

You can see from the attached map, these areas have been underrepresented in our last projects. The rest of the neighborhoods in the City will be invited to submit applications for a tree after two weeks of targeted outreach to Brownsville.

(C) Complete the project timeline. Describe the major activities/tasks that make up the project and estimated completion date. Be specific.

Task	Estimated Completion Date
<i>Ex: Purchase plants</i>	<i>October 30, 2024</i>
Grant Application	May 2025
EAB Presentation	June 2025
City Council Approval	July 2025
Recruitment of Participants - Brownsville (City)	August 2025
Recruitment of Participants - All City	September/October 2025
Site Checks	November 2025
Tree Order	November 30, 2025
Delivery/Prep Day/Planting Day	Early December 2025

(D) Maintenance of the project once it has been completed is important. It is not the intent of this program to increase maintenance activities for City staff. As such, the applicant is required to provide any additional maintenance that may be necessary. Describe how the project will be maintained.

Each tree recipient will sign a Commitment to Care (see attached example) before trees are planted. This commits the participant to watering their tree in accordance with our watering guide (see attached) for one year, thus saving the City the need to hire watering crews and trucks. Our volunteers with the Tree Canopy Restoration Project continue to monitor drought conditions through the years and send out reminders to participants when extra care is needed during times of drought. We also keep thorough records and a map of each of our trees so that we can do periodic inventories which can readily be shared with City staff. Beth Bolles, our Escambia County Extension Office volunteer, and Erin Hurd, our certified arborist volunteer and mulch donor, have volunteered to help with pruning when it becomes necessary.

2. NEIGHBORHOOD IMPACT

What is the intended public benefit of the project? Why is it of importance to the neighborhood? (Use additional pages if necessary.)

As a coastal city, Pensacola has a special need for adequate stormwater mitigation. The loss of canopy through the last few strong storms has damaged our natural "green infrastructure," as trees provide a huge ecological service regarding stormwater runoff. We prioritize canopy trees in our project, and thirty-seven of our eighty-eight trees in our 2023 project were live oaks, which live hundreds of years and are considered a super-tree for landscape stabilization and runoff mitigation. Additionally, strategically-planted canopy trees can lower energy bills for residents through passive cooling and can mitigate urban heat island effect. Research also shows that trees raise property values by providing beautification and creating more walkable neighborhoods. As temperatures continue to rise and the needs of our City increase, we hope that our project can build upon the efforts of the City to create a more resilient Pensacola.

3. CAPACITY

Describe the capacity of the organization to complete this project. List previous projects completed, or events held within the neighborhood.

Our group's methods were founded on the model used during the 2022 East Pensacola Heights Canopy Restoration Project. During the development of that project, volunteers connected with the City of Orlando about their adopt-a-tree program for advice on best practices and formation of a Commitment to Care and Watering Guide. The 2023 project expanded both reach and scope, as CNAPP (The Council of Neighborhood Association Presidents of Pensacola) integrally connected the project to all of the neighborhoods in the City. We've formed partnerships with City officials, neighborhood associations and community leaders, garden clubs and service organizations. Two of our Board members are officers in their current neighborhood associations, and one is an officer in CNAPP. We've cultivated a working partnership with Panhandle Growers, who supplied our trees in 2023 and again in 2025, sent out their founders to demonstrate for Planting Day, and has agreed to participate in this project again. Local Arborist Erin Hurd donates our mulch every year and has volunteered to support future pruning efforts, and another local arborist, Matt Yost, volunteered and advised in our last project. Nearly 50 volunteers planted 88 trees on Planting Day 2023, and another 79 in February of 2025. We maintain a mailing list with volunteer and participant contacts. With our local connections and successful model we feel confident we can repeat this process in December of 2025.

4. PARTICIPATION/COLLABORATION

(A) Neighborhood resident support and participation is critical to the award of a grant. Grant applications that demonstrate strong support will be given more consideration than those that do not. Describe how neighborhood support has been and will be obtained and who will participate. Include any collaboration with outside groups or use of other community resources. Provide letters from supporters and/or signatures with phone numbers.

We maintain an email and text communication list of our 52 households who participated in our last project, and of our nearly 50 volunteers as well. One East Hill Board member and tree recipient has ended up as a vital part of our current board. Each project grows our community of like-minded and motivated volunteers. Many of our volunteers were from the Master Gardeners group, among them Beth Bolles, who helped lead the tree planting demos in 2022 and 2023. The Environmental Advisory Board has voted unanimously for our project twice, and City Council voted 6 to 1 in favor of our 2023 project, and unanimously in 2024. CNAPP and various neighborhoods partnered with us on our last project as well, and Kelly Hagen, our current VP, maintains many contacts through her 2 year tenure as CNAPP President. This year we're excited to partner with Escambia County's Arborist Jimmie Jarrett and Sustainability Coordinator Ryan Kirby to reach CRA designated areas, and as mentioned above, we hope that these simultaneous efforts will support each other.

SECTION IV - PROJECT BUDGET

The project budget is the most important part of the application. It details the project expenses and matching funds. Please complete the budget worksheet. This is a separate Excel file that can be found on the program's webpage.

Note: There is a second sheet within the file that is used to calculate volunteer time contributions. Please complete that sheet if using volunteer time as part of your match.

1. MATCHING FUNDS

Please list the sources of matching funds that the neighborhood plans to contribute to support the project, such as in-kind labor, materials, or cash. Requested funds must be matched 50%. These will be further outlined in the budget.

We plan on having mulch donated from local arborist Erin Hurd again for this project. All of our labor will be led by volunteers so we will be using this in the match.

Vibrant Neighborhoods Grant Program

Attachment 1- Application Checklist

Each application package should include:

- ☐ One original signed application with support materials clearly labeled
- ☐ One completed Budget Form (both tabs if using volunteer time)
- ☐ If incorporated, a copy of the State of Florida Incorporation Certificate
- ☐ One design plan, if applicable
- ☐ Attachment 2: Detailed planting plan (for landscape projects)
- ☐ Signature of applicant's representative
- ☐ Map of project site (if applicable)
- ☐ Three cost quotes for each vendor service or purchase over \$3,000
(REQUIRED)
- ☐ Any additional letters of support you would like to include
- ☐ Documentation of Matching Funds:
 - Volunteer Sign-in sheet(s)- for pre-application time (Attachment 5)
 - Volunteer Pledge sheet(s)- for future volunteer time (Attachment 6)
 - Contribution Template(s)- for cash and in-kind donations (Attachment 3)
 - Documentation of the association's most current bank account balance if matching funds are to be drawn from that account.

Tree Trust Fund Grant Program

Attachment 2- Landscaping Materials and Plans

Planting Summary: List each species of plant to be included in your proposed project. Use either the common or Latin name. Provide the number of the species to be included. Provide the size of each plant at the time of planting (e.g. 3 gallon, 2" pot, 6' height, etc.) Plants must be perennials and no exotic or invasive species are allowed. Note: VNG funds can only be used to purchase perennial plants. The purchase of annual plants is not allowed. However, annual plants purchased with neighborhoods funds can count toward the matching funds contribution. If annuals are to be purchased with neighborhood funds as part of the project, they should be listed below.

[illegible]

A sketch of the planting plan must be included. Include spacing of plant material, locations of signs, above ground wires, pavement, driveways or other obstructions and existing plant material.

A sketch is required in the Commitment to Care document with applications. These can be provided for each site before final inspections. We complete an 811 Call Before You Dig request for every location, marking any utility wires before final inspections of tree locations.

Attachment 3

Matching Funds Contribution Template/Sample Letter

*Recommended template for documenting cash and in-kind contributions.

Date

Name(s) of donor

Address

City, State Zip

Phone number

Dear Grant Review Team members,

It is my/our understanding that _____ is applying for the City of Pensacola's Vibrant Neighborhoods Matching Grant program. _____ is pleased to support this organization in their endeavor and (Your name or company/agency name) would like to make the following contribution(s):

☐ In-Kind Contribution:

Valued at: \$ _____

☐ Cash contribution \$ _____

Combined contribution total \$ _____

Sincerely,

Signature(s)

Attachment 5

Vibrant Neighborhoods Grant Program Volunteer Sign-In Sheet

(Actual volunteer hours completed - for pre-application documentation and post-award reporting)

[illegible]

Attachment 6
Tree Trust Fund Grant Program
Volunteer Pledge Sheet

Volunteer Activity: _____

Approximate Date: _____

Name	Phone #	Email	# of hours pledged	Signature

Attachment 7 Tree Trust Fund Grant Program Reimbursement Form

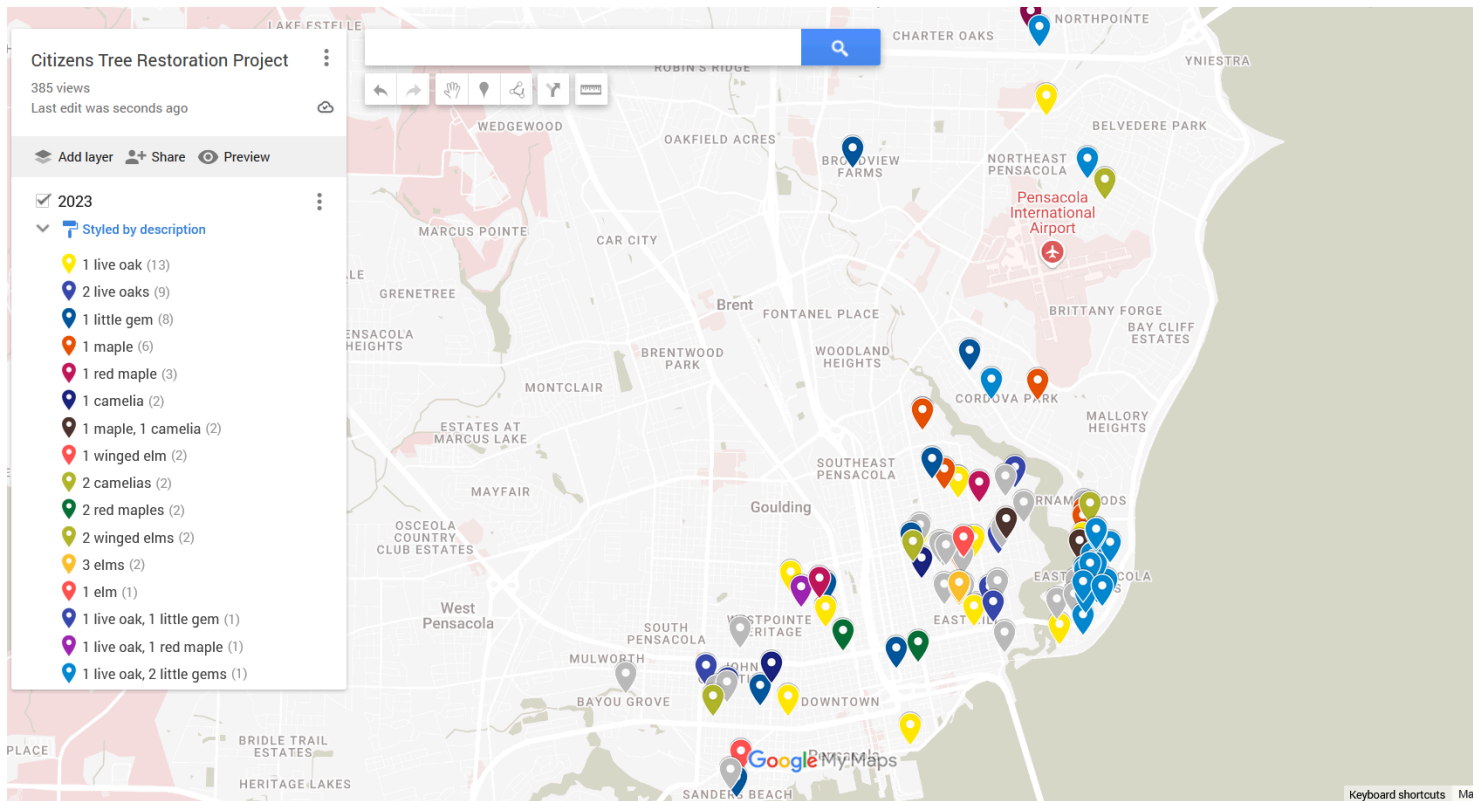
Neighborhood Organization: Canopy Restoration Inc.

Name of Project: December 2025 Tree Planting

Vendor/Business	Date	Item	Cost
<i>Ex: Home Depot</i>	<i>12.15.2020</i>	<i>20 bags mulch</i>	<i>\$81.55</i>
Amazon	11.1.2025	80 plastic tree protectors	\$214
Lowes	11.1.2025	40 watering buckets	\$200
gotprint.com	11.1.2025	10 yard signs for outreach	\$200

TOTAL: \$614

Please attach all receipts.



Canopy Restoration Project of Pensacola: Care Contract

Commitment to Care Term is One Year

Congratulations!

You are now part of a growing number of neighbors helping to create a greener, cleaner, more naturally beautiful and resilient future for the city of Pensacola. The first year of care is the most critical. This document details best practices to follow the first year to ensure planting success and allow your new young tree to establish itself in its new location. These two most important best practices are:

Number 1: Sufficient watering for the size of the tree

Number 2: Maintaining a mulch ring around the tree base/protection from mowers

Watering

Water your tree regularly and deeply for the first year as it gets established. Water according to this schedule depending on the size of your tree—you will receive a copy after planting. **Watering your tree is the most important success factor in the care of your tree.** Using a sprinkler will not be sufficient. Each tree must be watered at the base of the tree using a hose or the bucket provided, slowly to make sure the water soaks into the root ball and doesn't just run off.

Canopy Restoration Tree Watering Guide			
Congratulations! You are now part of a growing number of citizens helping to create a cooler and greener future for Pensacola. By following these instructions, you will be able to give your tree a long, healthy life!			
Schedule	Size of Tree	Amount of Water	Frequency of Watering
1	Less than 2 inch diameter	4 gallons	Water daily: 2 weeks Water every other day: 2 months Water weekly: until established
2	2-4 inch diameter	5 gallons	Water daily: 1 month Water every other day: 3 months Water weekly: until established
3	Greater than 4 inch diameter	6-10 gallons	Water daily: 6 weeks Water every other day: 5 months Water weekly: until established
Important: Sprinkler irrigation is insufficient! Direct watering using a hose or bucket is required.		Is your tree showing signs of distress? Call our City Arborist Kris Sturtz at 850-490-4033 Have questions about the schedule or project? Email us at canopyrestorationpensacola@gmail.com	

Mulching

Mulching around a tree makes lawns more attractive, controls weeds, and helps maintain soil moisture. Mulch will be provided upon planting but you are encouraged to continue to maintain the mulch ring around your tree the first two years. Mulch wide, and mulch more than just the root ball, ideally three to four feet out from the trunk. Keep all mulch away from the tree's trunk, allowing the root flare to show just above ground level. Creating a tree- to four-foot mulched ring around a tree creates a physical cue for landscapers to avoid mowing or weed whacking close to the trunk. Nicks and cuts on the trunk can kill trees. Tree protectors that can grow with the tree will be provided to protect the sensitive trunk area as the tree grows but it is still important to inform yard workers not to cut your tree's trunk.

I HAVE READ THE ABOVE COMMITMENT TO CARE AND UNDERSTAND THE RESPONSIBILITIES I ASSUME IN HAVING A TREE PLANTED ON MY PROPERTY AS PART OF THE CITIZENS TREE CANOPY RESTORATION PROJECT..

- I AGREE TO WATER ACCORDING TO THE SCHEDULE (_____) AND MAINTAIN MULCH AROUND EVERY TREE PLANTED ON MY PROPERTY AS SUGGESTED BY THIS DOCUMENT FOR AT LEAST THE FIRST YEAR AFTER PLANTING.
- I AGREE TO PERIODIC TREE INSPECTIONS TO BE PERFORMED BY A MEMBER OF THIS PROJECT TO BE AGREED UPON BY TREE RECIPIENT AND NEIGHBORHOOD ASSOCIATION.

Property Owner Name Property Owner Signature Date

Address

Phone

Email

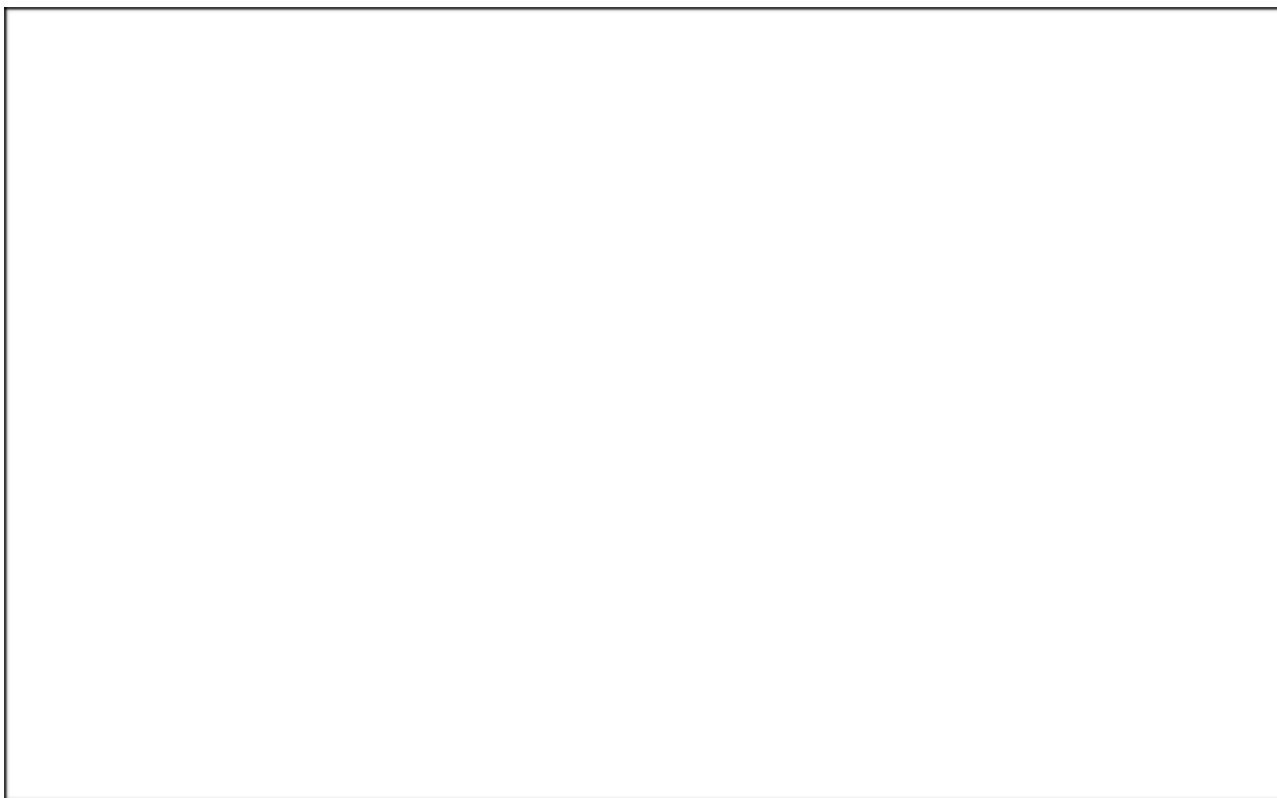
Citizens' Canopy Restoration Project Care Contract

Tree Number, Species and Location

Tree Number, Species and Location

Tree Number, Species and Location

Create a diagram for tree placement on property.





Canopy Restoration Project Tree Watering Guide



Congratulations! You are now part of a growing number of citizens helping to create a cooler and greener future for Pensacola. By following these instructions, you will be able to give your tree a long, healthy life!

Timeframe	Dates	Amount	Frequency
2 Weeks	Until 12/16/2023	4 gallons	Every Day
2 Months	Until 2/16/2024	5 gallons	Every Other Day
1 Year	Until 12/31/2024	5 gallons	Weekly
2 Years	Until 12/31/2025	10 gallons	Weekly May-June & Oct-Nov



*Is your tree showing signs of distress?
Call our City Arborist Kris Stultz at 850-490-4033*

*Have questions about this guide or project?
Email us at canopyrestorationpensacola@gmail.com*

Important Tips

Sprinkler irrigation is insufficient!
Direct watering with hose or bucket is required.

Don't let the soil around your tree dry out.

Maintain ring of soil/mulch around your tree for 6 months to create barrier for weeds/grass/mowers.

Keep soil/mulch away from trunk of your tree to ensure water reaches roots.



Canopy Restoration Project Tree Watering Guide



Congratulations! You are now part of a growing number of citizens helping to create a cooler and greener future for Pensacola. By following these instructions, you will be able to give your tree a long, healthy life!

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2 Years	Until 12/31/2025	10 gallons	Weekly May-June & Oct-Nov



*Is your tree showing signs of distress?
Call our City Arborist Kris Stultz at 850-490-4033*

*Have questions about this guide or project?
Email us at canopyrestorationpensacola@gmail.com*

Important Tips

Sprinkler irrigation is insufficient!
Direct watering with hose or bucket is required.

Don't let the soil around your tree dry out.

Maintain ring of soil/mulch around your tree for 6 months to create barrier for weeds/grass/mowers.

Keep soil/mulch away from trunk of your tree to ensure water reaches roots.



*Creating Fun,
Memorable
Experiences.*

113 Bay Bridge Drive
Gulf Breeze, FL 32561

innisfreehotels.com
P: 850.934.3409



The Hive Foundation
INNISFREE HOTELS

September 5, 2024

Dear Grant Review Team members,

I am writing on behalf of Innisfree Hotels in support of the Tree Canopy Restoration Project of Pensacola (Canopy Project) and their application for the Tree Trust Fund Grant program.

As a supporting member of the Canopy Project's volunteer committee for the 2023 planting project, I have experienced the unwavering commitment and dedication these community members have in their pursuit of a more resilient Pensacola. Each member is truly passionate about improving not only our neighborhoods but also the lives of our neighbors through tree planting projects.

The project leaders have the established community connections needed to sustain this type of grassroots effort in Pensacola. They also have access to and support of local tree experts, ensuring that the tree planting will be executed correctly. Their efforts have now resulted in two successful tree planting projects and demonstrated efficient and responsible management of City funds.

The Canopy Project has proven that their model works, and this model provides the City with a unique opportunity to save on tree planting costs, to expand tree planting onto private property, and to support the creation of stronger neighborhoods and communities. At Innisfree, we believe canopy restoration is not only important for neighborhoods and residents but that it is tied to the overall need to combat the effects of rising temperatures. These efforts will be crucial to ensure we can continue to host millions of visitors in our area every year.

Thank you for considering my support of the Canopy Project's application for Tree Planting 2025.

Sincerely,

Bethanne Edwards

Director of Sustainability

Innisfree Hotels

bedwards@innisfreehotels.com

Volunteer Time Worksheet

List volunteer events - One (1) event per row	Approximate date	Total # of volunteers	Total # of hours
Application preparation	5/20/25-5/28/25	1	4.00
Canopy Council Meetings	5/20/25-12/1/25	4	30.00
Plating Prep Day	12/1/2025	20	60.00
Planting Day	12/2/2025	50	150.00
Total Volunteer Hours			244.00
Volunteer Hour \$ Value			6832.00

*Summarize total volunteer events above using information from your Volunteer Pledge Sheets (future volunteering) and Sign-in sheets (pre-application volunteering).
 *Pledge Sheets and Sign in Sheets must be turned in with grant application.

Vibrant Neighborhoods Matching Grant Program Budget Template

Neighborhood Name:	Canopy Restoration Inc
Project Name:	Tree Canopy Restoration Project December 2025

TOTAL PROJECT COST (grant funds requested + applicant paid costs, if any)

1. List ALL items/services required for project completion. If a vendor is to be paid list the vendor's name. If items are to be purchased, indicate where the items will be purchased. Indicate whether grant funds or matching funds will be used to purchase the item/service.

Vendors/suppliers to be paid:	Items/services to be funded:	Amount:	Quotes Provided	Grant funds	Matching funds
Panhandle Growers	80 trees, varying species	\$ 4,800.00	☐	☐	☐
gotprint.com	10 yard signs for outreach	\$ 200.00	☐	☐	☐
amazon	80 plastic tree protectors	\$ 214.00	☐	☐	☐
lowes	40 watering buckets	\$ 200.00	☐	☐	☐
			☐	☐	☐
			☐	☐	☐
			☐	☐	☐
			☐	☐	☐
			☐	☐	☐
			☐	☐	☐
Total Project Cost		\$ 5,414.00			

CASH MATCH CONTRIBUTIONS (if applicable)

2. List any cash that will be contributed toward the project by your organization or others.

Orgs/Entities contributing cash:	Items/services to be paid (if specified):	Amount:	Documentation Provided
			☐
			☐
			☐
			☐
			☐
			☐
Total Cash Match		\$ -	

IN-KIND MATCH CONTRIBUTIONS (if applicable)

Org/Entities donating supplies or services:	Items/services to be donated:	Value:	Documentation Provided
			☐
			☐
			☐
			☐
			☐
			☐
Total In-Kind Match		\$ -	

VOLUNTEER TIME CONTRIBUTIONS (if applicable) Complete the Volunteer Time Worksheet on Tab 2. Values will

Volunteer Time Match	\$ 6,832.00
----------------------	-------------

Total Grant Request	\$5,414.00
Minimum Match Required	
Total Match Provided	

FROM THE DESK OF



EAST HILL
Neighborhood Association

August 2, 2024

Dear city of Pensacola and Tree Canopy Council,

We are writing to express our support for the grant proposal by the Tree Canopy Council for continued efforts to put more trees into the ground. The proposal aligns well with our Mission of nurturing connections for a fun and vibrant East Hill/Pensacola where everyone belongs, particularly in enhancing our community spaces and promoting environmental sustainability.

The project's focus on planting more trees to support air quality, water retention efforts, beautification, reduction of surface level heat and much more fully aligns with that of the community. We believe that this grant will play a crucial role in achieving these outcomes and furthering our shared vision for a better, greener city to further create a charming more accessible destination where everyone is engaged, safe, and happy.

Thank you for considering this important initiative. We are excited about the positive impact it will bring and support the grant application.

Sincerely,

Board of Directors

East Hill Neighborhood Association

East Hill Neighborhood Association

PO Box 6164, Pensacola, FL 32503
850.529.0699 | info@myeasthill.org
www.myeasthill.org



Date: 29 August 2024

TO: Canopy Council, c/o Chelsea Mahan
313 East Intendencia Street
Pensacola, FL 32502

Chelsea: Please allow this letter to serve as our support of, and our commitment to, the Canopy Committee. Your efforts to restore the tree canopy of Pensacola is a great community endeavor that is appreciated by the Seville Square Historic District Neighborhood Association and its membership.

A handwritten signature in blue ink, appearing to read "RSH", followed by a horizontal line and a vertical stroke at the end.

R. Scott Holland, Board Member (SSHDNA)
(850) 393-2168
www.sevillesquare.org

Attachment 6
Tree Trust Fund Grant Program
Volunteer Pledge Sheet

Page _____ of _____

Volunteer Activity: Planting Trees

Approximate Date: December 2024 - January 2025

Name	Phone #	Email	# of hours pledged	Signature
Kelly Hagen	(850) 217-8787	Kellyohagen@gmail.com	10	Kelly Hagen
Chelsea Mahan	336 480-5742	chelseamahan@gmail.com	10	Chelsea Mahan
Jimmie Jarrett	850 918-3871	jjarrett@myescambia.com	4	Jimmie Jarrett
Ryan Kirby	950 501-3297	rk Kirby@myescambia.com	10	Ryan Kirby
Madison O'Toole	(850) 449-9739	mgotoole@myescambia.com	10	Madison O'Toole
Beth Gaillet	(850) 471-6325	bmgaillot@myescambia.com	4	Beth Gaillet
Maria Rosasco	(850) 516-2247	miaRosasco@gmail.com	10	Maria Rosasco
Anthony Franklin	(850) 420-4817	AJF8615@gmail.com	6	Anthony Franklin
Dixie Wilkinson	850 572 9547	709 S "I" St	10	Dixie Wilkinson
Mike Wilkinson	850 572.2173	" " " "	4	Mike Wilkinson
Rob McDavid	850-554-3989	1216 Bayou Blvd	4	Rob McDavid
Adam Capton	919-619-7926	1691 Fulk Dr.	10	Adam Capton

Attachment 6 Tree Trust Fund Grant Program Volunteer Pledge Sheet

Page ____ of ____

Volunteer Activity: Planting Trees

Approximate Date: Dec 2024 / Jan 2025

Name	Phone #	Email	# of hours pledged	Signature
Katie Dineen	(850) 376-8800	katieamedineen@gmail.com	10	Katie Dineen
Kimberly Sims	950 380 1774	KCSIMS88@gmail.com	10	Kimberly Sims
Elizabeth Eubank	561 332 465	harcuca@yahoo.com	5	Elizabeth Eubank
Rob Eubank	561 385 9184	rob.eubank@gmail.com	5	Rob Eubank



City of Pensacola

222 West Main Street
Pensacola, FL 32502

Memorandum

File #: 25-985

Agenda Conference

8/11/2025

LEGISLATIVE ACTION ITEM

SPONSOR: DC Reeves, Mayor

SUBJECT:

ACCEPTANCE OF GRANT AMENDMENT - SANDERS BEACH KAYAK FISHING TRAIL
ACCESS UPGRADES

RECOMMENDATION:

That City Council approve the acceptance of the Florida Fish and Wildlife Conservation Commission (FWC) Grant Agreement 21130, Amendment A3 for the Sanders Beach Kayak Fishing Trail Access Upgrades Project in the amount of \$197,665, supplementing the original grant agreement amount of \$1,291,210, for a total project value of \$1,488,875. Further, that City Council authorize the Mayor to take the actions necessary to execute and administer this grant, consistent with the terms of the grant and the Mayor's Executive Powers as granted in the City Charter. Finally, that City Council adopt a supplemental budget resolution appropriating the grant funds.

HEARING REQUIRED: No Hearing Required

SUMMARY:

This action will advance City of Pensacola Strategic Plan Goals #4: Resilient Waterfronts & Neighborhoods and #6: Public Spaces that Connect Communities.

The City of Pensacola will use these supplemental grant funds in tandem with grant funding from the original 2022 FWC award to enhance/increase public access to Pensacola waterways for kayak fishing and paddling by establishing a designated kayak fishing and paddling trail at Sanders Beach. Pensacola offers tourism amenities that market its natural resources to outdoor recreation enthusiasts as a nature-based tourism destination, resulting in economic stimulus and increased public awareness of natural Pensacola, thereby helping to compensate for interim losses to recreational use by the Deepwater Horizon oil spill.

PRIOR ACTION:

January 20, 2022 - City Council approved the Florida Fish and Wildlife Conservation Commission (FWC) Grant in the amount of \$143,000 for planning engineering/design and permitting for the Baars Park and Sanders Beach Kayak Fishing Trail Access Upgrades.

September 14, 2023 - City Council approved Amendment No. 1 to the FWC Grant providing additional funds in the amount of \$1,291,210 for construction services for the Sanders Beach Kayak Fishing Trail Access Upgrades.

FUNDING:

Budget:	\$1,291,210.00	FWC Grant Amount - Previously accepted Grant
	<u>197,665.00</u>	Pending Acceptance of FWC Grant Amendment on today's agenda
	<u>\$1,488,875.00</u>	TOTAL
Actual:	\$ 973,695.05	Base Bid Plus Bid Alternate
	146,054.25	15% Contingency
	130,949.50	Encumbered Engineering Design by Bowman Consulting Group, LTD.
	58,421.73	Engineering allocation
	<u>7,789.56</u>	Geotechnical/Miscellaneous Testing
	<u>\$1,316,910.09</u>	TOTAL NEEDED TO AWARD BID

FINANCIAL IMPACT:

Grant funding will be appropriated through an accompanying supplemental budget resolution. There is no match requirement for this grant.

Funds will be provided through the Florida Fish and Wildlife Conservation Commission on a reimbursable basis upon task completion outlined in Attachment 3 of the grant agreement.

LEGAL REVIEW ONLY BY CITY ATTORNEY: Yes**STAFF CONTACT:**

Tim Kinsella, City Administrator
Amy Miller, Deputy City Administrator
Amy Lovoy, Finance Director
Kerry Shanaghan, Interim Parks & Recreation Director
Tonya Byrd, Parks & Recreation Assistant Director
Daniel Moak, Engineering Design Manager
Joel Hollon, Grants Division Manager

ATTACHMENTS:

1. Sanders Beach Kayak Launch NRDA FWC Additional Funding 21130-A3

PRESENTATION: No

AMENDMENT

STATE OF FLORIDA

FLORIDA FISH AND WILDLIFE CONSERVATION COMMISSION

FWC Agreement No. #21130, Amendment #A3

This Amendment to Agreement No. #21130, referred to as the Amended Agreement, is entered into by and between the Florida Fish and Wildlife Conservation Commission, whose address is 620 South Meridian Street, Tallahassee, Florida 32399-1600, hereafter "Commission" or "FWC," and the City of Pensacola, 59-6000406, whose address is 222 West Main Street, Pensacola, Florida 32502, hereinafter "Recipient," collectively, "Parties".

CHANGES TO THE CONTRACT

In consideration of the mutual benefits set forth herein and, in the Amended Agreement, the parties agree to amend the Amended Agreement as follows, which amendments shall govern to the exclusion of any provision of the Amended Agreement to the contrary:

Section 3, Agreement Period of the Amended Agreement is hereby amended to read as follows:

- A. Agreement Period and Commission's Limited Obligation to Pay.** This Agreement is made pursuant to a grant award and shall be effective upon execution by the last Party to sign and shall remain in effect through December 31, 2026. However, as authorized by Rule 68-1.003, F.A.C., referenced grant programs may execute Agreements with a retroactive start date of no more than sixty (60) days, provided that approval is granted from the Executive Director or his/her designee and that it is in the best interest of the Commission and State to do so. For this agreement, the retroactive start date was not approved. The Commission's Grant Manager shall confirm the specific start date of the Agreement by written notice to the Grantee. The Grantee shall not be eligible for reimbursement or compensation for grant activities performed prior to the start date of this Agreement nor after the end date of the Agreement. For this agreement, pre-award costs are not eligible for reimbursement. If necessary, by mutual agreement as evidenced in writing and lawfully executed by the Parties, an Amendment to this Agreement may be executed to lengthen the Agreement period.

Section 4, Compensation and Payments, Subsection A, Compensation of the Amended Agreement is hereby amended to read as follows:

Compensation. As consideration for the services rendered by the Grantee under the terms of this Agreement, the Commission shall pay the Grantee on a cost reimbursement basis in an amount not to exceed \$1,488,875.

Section 10, Notices and Correspondence, Grant Manager for the Commission and for the Grantee of the Amended Agreement is hereby amended to read as follows:

FOR THE COMMISSION:

Grant Manager
Nickie Stricker
Boating Access Coordinator
Florida Fish & Wildlife Conservation Commission

620 S Meridian Street
Tallahassee, FL 32399-1600
Telephone: (850) 617-9459
Nickie.Stricker@MyFWC.com

For the Grantee:
Grant Manager
Phillip Bolin
Grants and Special Projects Coordinator
City of Pensacola
222 West Main Street
Pensacola, FL 32502
PBolin@CityofPensacola.com
(850) 435-1822

Attachment A1, Revised Scope of Work to the Amended Agreement is hereby replaced in its entirety with Attachment A3, Revised Scope of Work.

Attachment B1, Revised Requirements of the Federal and Florida Single Audit Act to the Amended Agreement is hereby replaced in its entirety with Attachment B3, Revised Requirements of the Federal and Florida Single Audit Act.

All provisions of the Amended Agreement not specifically amended herein shall remain in full force and effect.

IN WITNESS WHEREOF, the Parties hereto have caused this Amendment to Agreement No. #21130 to be executed through their duly authorized signatories on the day and year last written below.

RECIPIENT EXECUTION SIGNATURE	COMMISSION EXECUTION SIGNATURE
City of Pensacola	Florida Fish and Wildlife Conservation Commission
Recipient Signature	Executive Director (or Designee) Signature
Print Name	Print Name
Title	Title
Date	Date

ATTACHMENTS

Attachments in this Agreement include the following:

- Attachment A3, Revised Scope of Work
- Attachment B3, Revised Requirements of the Federal and Florida Single Audit Act

Attachment A3 – REVISED SCOPE OF WORK

Project Name:	City of Pensacola – Sanders Beach Kayak Fishing Trail Access Upgrades	FWC Contract No.	21130-A3
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1. PROJECT DESCRIPTION

- A. Purpose and Background:** The City of Pensacola (Grantee) will use grant funds to enhance/increase public access to Pensacola waterways for kayak fishing and paddling, by establishing a designated kayak fishing and paddling trail at Sanders Beach. Kayak fishing is the fastest growing segment of the U.S. sportfishing market due to increasing fuel costs, expense compared to other watercraft, minimal environmental impacts, and growing appreciation for an active outdoor lifestyle.
- B. Project Benefits:** Pensacola offers tourism amenities that market its natural resources to outdoor recreation enthusiasts as a nature-based tourism destination, resulting in economic stimulus and increased public awareness of natural Pensacola, thereby helping to compensate for interim losses to recreational use by the *Deepwater Horizon* oil spill.
- C. Type of Agreement:** This is a cost reimbursement agreement in accordance with Cost Reimbursement Contract Payment Requirements attached hereto and made a part hereof as Attachment D. Requirements are outlined the Department of Financial Services, Bureau of Accounting and Auditing, *Reference Guide for State Expenditures*.
- D. Term of Agreement:** The term of the Agreement shall begin upon execution by the last Party to sign and shall remain in effect through December 31, 2026. Grantee shall complete the tasks and provide the deliverables described in this Scope of Work by December 31, 2026.

2. PROJECT DELIVERABLES

- A. Deliverable 1:** Planning, Engineering and Design Services, and Permitting for Sanders Beach Kayak Fishing Trail Access Upgrades.

Deliverable 1 Tasks:

- Grantee will prepare draft construction plans and specifications;
- Submit to FWC’s grant manager for review and approval; and
- Upon approval by FWC’s grant manager, prepare final plans.
- Grantee will prepare and submit applications to the Florida Department of Environmental Protection (FDEP), U.S. Army Corps of Engineers (ACOE), and any other agencies that require permitting be applied for; and
- Provide copies of permits or other final action by permitting agencies to the FWC grant manager.

Compensation: Total payment for this deliverable will not exceed \$143,000.

Minimum Performance: Minimum performance will be the completion of all Tasks listed above and the completion of all requirements in Section 4 - Performance. The Grantee shall provide all labor, equipment, and materials to complete the planning, engineering, and design services, and permitting for finalizing design and construction plans as specified herein. These final plans will be submitted to the Commission for review and approval prior to initiation of any work.

Documentation: Documentation includes an attestation of activities or services rendered. The Grantee shall provide copies of bid documentation, surveys, draft plans, proof of services rendered,

Attachment A3 – REVISED SCOPE OF WORK

Project Name:	City of Pensacola – Sanders Beach Kayak Fishing Trail Access Upgrades	FWC Contract No.	21130-A3
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final plans, and permits. See FWC Cost Reimbursement Contract Payment Requirements Attachment D for additional details on supporting documentation.

B. Deliverable 2: Construction of improvements.

Deliverable 2 Tasks:

The Grantee will make renovations to improve the infrastructure at the Sanders Beach project location, as described in the Florida Trustee Implementation Group’s Final Restoration Plan 2 and Environmental Assessment: Habitat Projects on Federally Managed Lands; Sea Turtles; Marine Mammals; Birds; and Provide and Enhance Recreational Opportunities, as revised in both Resolution #FL-2023-005 Effective May 18, 2023 and Resolution #FL-2025-002 Effective January 17, 2025.

- Enhance existing infrastructure at Sanders Beach:
 - Install floating accessible kayak launch to the existing dock.
 - Reconfigure and expand the existing parking lot to include a concrete ramp that will allow handicap access from the parking lot to the east sidewalk and existing pier.
 - Install monofilament recycling bins (see <https://mrrp.myfwc.com/> for further guidance).
 - Install informational (e.g., navigational) and educational kiosks.
 - Add picnic tables under the existing pavilion shelter.
 - Remove the four individual existing picnic table pavilions and replace them with four individual solar-lighted picnic table pavilions (in accordance with applicable sea turtle lighting best practices).
 - Enhance lighting at the park through installation of new poles and lights in accordance with applicable sea turtle lighting best practices.
 - Remove the existing restrooms and install a prefabricated restroom in the same location.
 - Install benches and trash cans.

Compensation: Total payment for this deliverable will not exceed \$1,345,875.

Minimum Performance: Minimum performance will be the completion of all Tasks listed above and the completion of all requirements in Section 4 – Performance.

Documentation: Documentation includes an attestation of activities or services rendered and proof of payment. See FWC Cost Reimbursement Contract Payment Requirements, Attachment D, for additional details on supporting documentation.

3. FINANCIAL CONSEQUENCES

- A. Pursuant to 215.971(1)(c), Florida Statutes, the Commission will withhold payment of Program funds for failure to complete the Project as described herein within the timeframe allowed, or for failure to correct any Project deficiencies, as noted in the final Project inspection. Only those tasks completed, or items purchased and received in accordance with the scope of work and within the agreement period of performance will be eligible for reimbursement. Failure of the Grantee to perform the tasks and provide the deliverable shall be considered non-compliant with terms and payment will not be processed.
- B. In addition to nonpayment for tasks which are not satisfactorily or timely completed, or for failure to correct any project deficiencies, as noted in the final project inspection, the Commission will

Attachment A3 – REVISED SCOPE OF WORK

impose a financial consequence of twenty-five percent (25%) of the total contract amount for failure to complete any tasks satisfactorily or timely, or for failure to correct any project deficiencies, as noted in the final project inspection. The final project inspection will be done by a Commission employee verifying that the project was completed according to the project scope of work.

- C. Failure of Grantee to have all receipts and evidence of project performance reflecting costs were incurred within the period of performance may jeopardize payment of funds to the Grantee per the Agreement.
- D. Following the end of the term of this Agreement, the Grantee shall repay any Program funds received for the Project for failure to maintain the Project site(s) according to the terms and conditions herein for a period of twenty (20) years. This section shall survive any Agreement termination.

4. PERFORMANCE

- A. **Permit Requirements:** The Grantee agrees to adhere to all federal, state, county and city permit requirements of the Project.
- B. **Procurement:** The Grantee shall procure goods and services through a competitive solicitation process in accordance with Chapter 287, Florida Statutes. The Grantee shall forward one copy of any solicitation to the Commission's Grant Manager for review prior to soliciting for quotations or commencing any work. The Grantee shall forward one copy of the bid tabulation, or similar list of responses to the solicitation, along with the award recommendation to the Commission's Grant Manager, to retain in their own records.
- C. **Engineering:** If applicable, all engineering must be completed by a professional engineer or architect registered in the State of Florida. All work must meet or exceed minimum design standards and guidelines established by all applicable local, state and federal laws. The Grantee agrees to adhere to all federal, state, county and city requirements of the Project and all requirements of the 2010 Standards issued pursuant to the Americans with Disabilities Act, 1003 – Recreational Boating Facilities. Standard 235.3 for Accessible Design requires that where boarding piers are provided at boat launch ramps, no fewer than one must be accessible. When compliance with ADA wheelchair accessibility requirements is in question with regard to reimbursable costs under this Agreement, the Commission may engage a third-party engineer at its own expense to review the design and report to the Commission concerning compliance. The Commission's determination based on this review will be final. Any lighting associated with this project will be implemented in accordance with applicable sea turtle lighting best practices (refer to <https://myfwc.com/wildlifehabitats/wildlife/sea-turtle/lighting/>).
- D. **Construction:** If applicable, the Contractor shall be certified by the Division of Construction Industry Licensing Board of the Florida Department of Business and Professional Regulation for the duration of this contract and shall provide evidence of such certification upon request.

All in-water work must adhere to the guidelines and conditions within the NMFS's Sea Turtle and Smalltooth Sawfish Construction Conditions (2006), NMFS's Measures for Reducing Entrapment Risk to Protected Species (2012), NMFS's Vessel Strike Avoidance Measures and Reporting for Mariners (2008), and USFWS Standard Manatee Conditions for In-water Work (2011). These measures will minimize the potential for adverse effects to the West Indian Manatee, Gulf sturgeon, and sea turtles.

Attachment A3 – REVISED SCOPE OF WORK

Best Management Practices for erosion control are to be implemented at all times during upland construction to prevent siltation and turbid discharges into surface waters. Methods could include, but not limited to, staked hay bales, staked filter cloth, sodding, seeding, and mulching; staged construction; and installation of turbidity screens around the immediate project site(s).

- E. Commencement of Work:** The Grantee shall commence work on the Project within ninety (90) days of execution of the Agreement. Failure by the Grantee to begin work shall constitute a breach of the Agreement and may result in termination of the Agreement by the Commission.
- F. Performance Criteria:** The Grantee shall complete the Project as described in this Scope of Work. Failure to complete the project in a satisfactory manner could result in financial consequences as specified herein.
- G. Certificate of Completion:** Within thirty (30) calendar days following completion of all Project deliverables, the Grantee shall sign and submit to the Commission's Grant Manager, a Certification of Completion Statement, attached hereto and made a part hereof as Attachment E, Form 5 which certifies the Project was completed in accordance with the provisions herein. Final photographs shall be submitted with the Certification of Completion Statement, Attachment E, Form 5.
- H. Project Close-out Report:** In addition to the Certificate of Completion, and before/after photos from fixed points for comparison, within thirty (30) calendar days the Grantee shall submit the Project Close-Out Report Form, attached hereto and made a part hereof as Attachment E, Form 6. If any costs were determined by FWC to be ineligible after reimbursement, a refund check is also due within thirty (30) calendar days, mailed to: Grants & Revenue Section, FWC, 620 S. Meridian Street, Tallahassee, Florida 32399 and a photocopy of the check must accompany the Close-Out Report, Form 6.
- I. Site Dedication:** For construction grants, but not for grants which involve only design, engineering, permitting, or for grants for the installation of waterway markers or other projects on sovereign submerged lands, the Grantee agrees to dedicate the project site(s) as a kayak fishing and paddling trail for the use and benefit of the public as a condition of receiving funds under this Agreement. The Notice of Grant Agreement Form (Site Dedication) is attached hereto and made a part hereof as Attachment F. If required, the Grantee shall execute and record this document in the official records of the County where the Project is located. As proof of the site dedication, a copy of the recorded document shall be submitted to the Commission in addition to the Certificate of Completion, Attachment E, Form 5.

Final reimbursement or 25% of the award, whichever is greater, shall be withheld until receipt of Site Dedication AND Certificate of Completion. Following this initial site dedication, the project site(s) shall remain a public kayak fishing and paddling trail for a period not less than twenty (20) years following the date the Site Dedication was recorded. Land under control other than by ownership by the Grantee (i.e., lease, management agreement, cooperative agreement, inter-local agreement or other similar instrument) shall be managed by the Grantee as a kayak fishing and paddling trail for the entirety of this site dedication period surviving the Agreement termination. Grantee agrees to secure all authorizations necessary for continuing use and management of the property for the duration of this site dedication period. Title to all improvements shall be retained by the Grantee upon final payment by the Commission.

Attachment A3 – REVISED SCOPE OF WORK

The Grantee shall repay all funds received for the Project under this Agreement for failure to maintain the Project site(s) as a kayak fishing and paddling trail according to the terms and conditions herein for the duration of the site dedication period. Should the Grantee convert all or any part of the Project to other than Commission approved uses prior to the end of this site dedication period, or should the Grantee lose authorization to use and manage the property on which the Project is completed before the end of the site dedication period, the Grantee shall replace the area, facilities, resource, or site at its own expense with a project acceptable to the Commission of comparable scope and quality. In the event the Project is converted to use for other purposes, or the Grantee loses authorization to use and manage the property on which the Project is completed within the site dedication period and Grantee has not replaced the Project with a like project acceptable to the Commission, the Grantee agrees to return to the Commission all funds tendered under this Agreement for the original Project.

Site dedication, the site dedication period, and all terms of this section survive any Agreement termination. If mutually agreed upon by both parties in writing the site dedication may be rescinded. The Commission shall waive the site dedication requirement if no program funds were dispersed.

- J. Acknowledgement:** Upon completion of the Project, and prior to the final reimbursement of funds, the Grantee, at its expense, shall purchase, erect, and maintain a permanent sign at each of the Project sites, not less than three (3) feet by four (4) feet in size, displaying the text “**Funding for this project provided by the Florida Trustee Implementation Group as part of the Deepwater Horizon Oil Spill Natural Resource Damage Assessment process**”, and including the logos of the six Florida TIG NRDA trustees. The Grantee shall provide a draft copy of the acknowledgement sign for review and approval by the Commission prior to production. Such acknowledgement shall be maintained for the duration of the site dedication period described in Section I, Site Dedication, above in Section 4, Performance. Should the sign or acknowledgement be damaged, removed or destroyed, the Grantee shall, at its expense, replace it within ninety (90) days. Should the Grantee fail to maintain such acknowledgement other than the ninety (90) day replacement term, the Grantee agrees to return to the Commission all funds tendered under this Agreement for the original Project. Any other form of acknowledgement must be approved in writing by the Commission’s Grant Manager.
- K. Educational Signs:** The Grantee shall purchase, erect, and maintain an educational sign at each of the project sites to remind visitors of the potential presence of marine mammals and measures to protect these species while boating and fishing. Specifications regarding educational signage may be found on the Commission’s Website at <https://myfwc.com/wildlifehabitats/wildlife/manatee/education-for-marinas/>.

In addition, the Grantee shall reproduce and post at the Sanders Beach project site the following NOAA outreach signs: ‘Dolphin Friendly Fishing Tips’ sign, and ‘Don’t Feed Wild Dolphin’ sign. Furthermore, at the Sanders Beach site the Grantee shall reproduce and post the following NOAA outreach signs: ‘Report a Sturgeon’ sign, and ‘Do Not Catch or Harass Sea Turtles’ sign. The NOAA signs can be found at <https://www.fisheries.noaa.gov/southeast/consultations/protected-species-educational-signs>.

The Grantee shall also develop, erect, and maintain informational (e.g., navigational) and educational kiosks as described in the Florida Trustee Implementation Group Final Restoration Plan 2.

Attachment A3 – REVISED SCOPE OF WORK

Project Name:	City of Pensacola – Sanders Beach Kayak Fishing Trail Access Upgrades	FWC Contract No.	21130-A3
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The Grantee shall adhere to any additional signage requirements as specified in any federal, state, county, or city permits.

The Grantee shall provide draft copies of all educational signs/information for review and approval by the Commission prior to production.

5. BUDGET

- A. Project Budget:** For satisfactory completion of the tasks and deliverables described in this Scope of Work, by the Grantee under the terms of this Agreement, the Commission shall pay the Grantee on a cost reimbursement basis in an amount not to exceed \$1,488,875. All amounts noted in the budget are estimates based on preliminary quotes or prior project activities from the application amount. Deviations from this budget that exceed ten percent (10%) of the total amount in any budget category/deliverable must be approved by the Commission's Grant Manager in writing prior to the deviation. The Grantee shall be reimbursed only for budgeted eligible expenses incurred during the Agreement Period that are directly related to the Project.

Deliverable Number	Cost Item	Grant Funding Not To Exceed
1	Planning and Design	\$143,000
2	Construction	\$1,345,875
	Total	\$1,488,875

- B. Cost Share:** There are no cost share requirements for the Grantee under the terms of this Agreement.
- C. Pre-Award Costs:** No pre-award costs are authorized under the terms of this Agreement.

6. COMPENSATION AND PAYMENT

- A. Fee Schedule:** This section is not applicable.
- B. Travel Expenses:** No travel expenses are authorized under the terms of this Agreement.
- C. Cost Reimbursement:** This is a cost reimbursement agreement. The total approved estimated project cost for the Project is \$1,488,875. The Commission agrees to reimburse the Grantee for an amount not to exceed \$1,488,875 or 100% of the total cost for the Project, whichever is less for satisfactory completion by the Grantee of the Project. The Grantee shall be responsible for any additional costs that exceed the total approved estimated project cost for the Project.
- D. Invoice Schedule and Payment:** Invoices may be submitted upon the completion of at least one deliverable listed in the scope of work. The Commission shall have up to thirty (30) days to inspect and approve the Project's deliverables once reported complete by the Grantee. If there are deficiencies noted in the Project inspection, these shall be corrected by the Grantee prior to payment by the Commission. The Commission shall restrict any or all payment of funds pending correction of such deficiencies.

Within thirty (30) days of completion of all Project deliverables, the Grantee shall report the Project complete by submitting all required documentation for reimbursement and Close-out. **Final**

Attachment A3 – REVISED SCOPE OF WORK

payment shall be contingent upon the Commission's Grant Manager receiving and accepting the:

- **Final Request for Reimbursement (Attachment E, Form 2) and supporting documentation,**
- **Certification of Completion Form (Attachment E, Form 5) with required photos,**
- **Close-Out Report (Attachment E, Form 6),**
- **FWC final inspection of the Project, and**
- **Recorded Notice of Grant Agreement (Attachment F) reflecting site dedication, if required, as described herein.**

Final reimbursement or 25% of award, whichever is greater, shall be withheld until receipt and acceptance of all required documents.

- E. Forms and Documentation:** After receiving acceptance of deliverable completion from the Commission's Grant Manager, the Grantee may submit a Reimbursement Request, Attachment E, Form 2.

Grantees shall submit a Detail of Claims, Attachment E, Form 3 for each deliverable requested for reimbursement. Reimbursement forms and supporting documentation must clearly identify the dates of services, a description of the specific Agreement deliverable(s) provided during the reporting period, an itemized list of expenditures, budget category of each expenditure, the payment amount requested as match or grant reimbursement, the Commission's Agreement Number and the Grantee's Federal Employer Identification (FEID) Number.

The Grantee must submit and maintain original supporting documentation for all funds expended and received under this Agreement in sufficient detail for proper pre- and post-audit and to verify work performed was in accordance with the deliverable(s) and not eligible for payment under any other state or federal funding source. Supporting documentation includes, but is not limited to, quotes, procurement documents, purchase orders, original receipts, invoices, cancelled checks or EFT records, bank statements or copies of general ledgers. See FWC Cost Reimbursement Contract Payment Requirements for additional details on supporting documentation which is attached hereto and made a part hereof as Attachment D.

The Commission's Grant Manager shall have up to ten (10) days to review and approve the invoice for payment. Any errors or insufficient supporting documentation included with the invoice will delay payment and the thirty (30) days to review by the Commission may begin again.

7. MONITORING SCHEDULE

- A. Compliance Monitoring and Corrective Actions:** The Commission will monitor the Grantee's service delivery to determine if the Grantee has achieved the required level of performance. If the Commission at its sole discretion determines that the Grantee failed to meet any of the Terms and Conditions of this Agreement, the Grantee will be sent a formal written notice within thirty (30) days. The Grantee shall correct all identified deficiencies within forty-five (45) days of notice or submit a Corrective Action Plan if additional time is required. Failure to meet 100% compliance with all of the Terms and Conditions of this Agreement or failure to correct the deficiencies identified in the notice within the time frame specified may result in delays in payment or termination of this Agreement in accordance with the Termination section.

Attachment A3 – REVISED SCOPE OF WORK

- B. Site Inspections:** The Commission may inspect the Project site(s) prior to and, if applicable, during the construction of the Project. The Grantee shall notify the Commission's Grant Manager when the Project has reached substantial completion so that inspection may occur in a timeframe allowing for the timely submission and processing of the final invoice. The Commission's Grant Manager, or designee, shall inspect the work accomplished on the Project and, if deemed complete and in compliance with the terms of the Agreement, approve the request for reimbursement.

The Grantee shall allow unencumbered access to the Project site(s) to the Commission, its employees or agent for the duration of the Agreement and for the duration of the site dedication period described in Section I, Site Dedication, above in Section 4, Performance for the purpose of site visit or inspection to verify the facility is being maintained, in operation and is open and available to the public. As part of the inspection, the Commission may request maintenance and use information from the Grantee to validate the condition of the facility. This section shall survive any Agreement termination.

- C. Project Maintenance:** The Grantee shall provide and be responsible for any and all costs associated with the ordinary and routine operations and maintenance of the project site(s), including any and all personnel, equipment or service and supplies costs beyond the costs approved for reimbursement in this Agreement for the duration of the site dedication period described in Section I, Site Dedication, above in Section 4, Performance. This section shall survive any Agreement termination.

- D. Monthly Project Updates:** Starting the first month after the date the Agreement is executed, the Grantee shall submit to the Commission monthly project updates, on or before the last business day of each month. These updates shall only include activities associated with the project funding, and may be submitted to the Commission by email. The monthly updates will contain the following information for each project site(s):

Current month:

- Activities that were completed;
- Activities that are ongoing;
- Activities that were started.

Upcoming Month:

- Activities that will be completed;
- Activities that will be ongoing;
- Activities that will start.

- E. Quarterly Project Progress Reports:** Starting the first quarter after the date the Agreement is executed, the Grantee shall submit to the Commission, on a quarterly basis, Quarterly Reports outlining the progress of the Project (financial and programmatic), identifying any problems that may have arisen, and actions taken to correct such problems. Such reports shall be submitted on the Quarterly Report Forms attached hereto and made a part hereof as Attachment E, Form 1A & 1B. Progress reports are required until the Certification of Completion is submitted, even if work is complete. Reports are due to the Commission's Grant Manager according to the following schedule:

Attachment A3 – REVISED SCOPE OF WORK

Project Name:	City of Pensacola – Sanders Beach Kayak Fishing Trail Access Upgrades	FWC Contract No.	21130-A3
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Reporting Period

January through March
April through June
July through September
October through December

Report due by:

April 15th
July 15th
October 15th
January 15th

8. INTELLECTUAL PROPERTY RIGHTS

No additional requirements. Refer to Section 12 of the Agreement.

9. SUBCONTRACTS

Subcontractors shall be reported to the Commission's Grant Manager on the Subcontractor List, Attachment E, Form 8 prior to commencing work. Grantees shall additionally submit a No Conflict of Interest statement for each subcontractor to the Commission's Grant Manager. Refer to Section 14 of the Agreement.

10. INSURANCE

No additional requirements. Refer to Section 16 of the Agreement.

11. SECURITY AND CONFIDENTIALITY

No additional requirements. Refer to Section 20 of the Agreement.

12. RECORD KEEPING REQUIREMENTS

Records shall be maintained for ten (10) years following the completion of a construction Project, or five (5) years following the completion of a non-construction Project. Completion of the Project has occurred when all reporting requirements are satisfied, and final payment has been received by the Grantee, as documented by the date of the Closeout Letter issued by the FWC Grant Manager. Refer to Section 21 of the Agreement.

13. NON-EXPENDABLE PROPERTY

The Grantee is not authorized to use funds provided herein for the purchase of any non-expendable equipment or personal property valued at \$1,000 or more for performance under this Agreement.

14. PURCHASE OR IMPROVEMENT OF REAL PROPERTY

Refer to Section I, Site Dedication, above in Section 4, Performance.

15. SPECIAL PROVISIONS FOR CONSTRUCTION CONTRACTS

- A. Fees:** The Commission reserves the right to review and approve any and all fees proposed for grant project sites, funded in whole or in part by this Program, for the term of the Agreement as well as the term of the site dedication period in Section I, Site Dedication, above in Section 4, Performance to ensure that fees are comparable and reasonable, and that funds collected are not reallocated or

Attachment A3 – REVISED SCOPE OF WORK

diverted to any non-boating access related purpose. This section survives any Agreement termination.

- B. Drug-Free Workplace Requirement for Construction Contractors:** Pursuant to Section 440.102(15), F.S., any construction contractor regulated under Parts I and II of Chapter 489, F.S., who contracts to perform construction work under a state contract shall implement a drug-free workplace.
- C. Contractor Eligibility:** All contractors shall be certified by the Division of Construction Industry Licensing Board of the Florida Department of Business and Professional Regulation for the duration of this Agreement and shall provide evidence of such certification to the Commission upon request.

(Remainder of page left blank intentionally.)

REVISED AUDIT REQUIREMENTS

The administration of resources awarded by the Florida Fish and Wildlife Conservation Commission (Commission) to the Subrecipient may be subject to audits and/or monitoring by the Commission as described in Part II of this attachment regarding State funded activities. If this Agreement includes a Federal award, then Subrecipient will also be subject to the Federal provisions cited in Part I. If this Agreement includes both State and Federal funds, then all provisions apply.

MONITORING

In addition to reviews of audits conducted in accordance with Sections 200.500-200.521, Uniform Guidance: Cost Principles, Audit, and Administrative Requirements for Federal Awards (2 CFR 200), as revised, hereinafter “OMB Uniform Guidance” and Section 215.97, F.S., as revised (see “AUDITS” below), the Commission may conduct or arrange for monitoring of activities of the Contractor. Such monitoring procedures may include, but not be limited to, on-site visits by the Commission staff or contracted consultants, limited scope audits as defined by Section 200.331, OMB Uniform Guidance and/or other procedures. By entering into this Agreement, the Subrecipient agrees to comply and cooperate with any monitoring procedures/processes deemed appropriate by the Commission. The Subrecipient further agrees to comply and cooperate with any inspections, reviews, investigations, or audits deemed necessary by the Florida Department of Financial Services or the Florida Auditor General.

AUDITS

PART I: FEDERALLY FUNDED. If this Agreement includes a Federal award, then the following provisions apply:

- A. This part is applicable if the Subrecipient is a State or local government or a non-profit organization as defined in Sections 200.90, 200.64, or 200.70, respectively, OMB Uniform Guidance.
- B. In the event that the Subrecipient expends **\$500,000.00 (\$750,000.00** for fiscal years beginning on or after December 26, 2014) or more in Federal awards in its fiscal year, the Subrecipient must have a single or program-specific audit conducted in accordance with the provisions of the Federal Single Audit Act of 1996 and Sections 200.500-200.521, OMB Uniform Guidance. EXHIBIT 1 to this Attachment indicates Federal resources awarded through the Commission by this Agreement. In determining the Federal awards expended in its fiscal year, the Subrecipient shall consider all sources of Federal awards, including Federal resources received from the Commission. The determination of amounts of Federal awards expended should be in accordance with the guidelines established by Sections 200.500-200.521, OMB Uniform Guidance. An audit of the Subrecipient conducted by the Auditor General in the OMB Uniform Guidance, will meet the requirements of this part.
- C. In connection with the audit requirements addressed in Part I, paragraph A. herein, the Subrecipient shall fulfill the requirements relative to auditee responsibilities as provided in Section 200.508, OMB Uniform Guidance. This includes, but is not limited to, preparation of financial statements, a schedule of expenditure of Federal awards, a summary schedule of prior audit findings, and a corrective action plan.
- D. If the Subrecipient expends less than **\$500,000.00 (\$750,000.00** for fiscal years beginning on or after December 26, 2014) in Federal awards in its fiscal year, an audit conducted in accordance with the provisions of Sections 200.500-200.521, OMB Uniform Guidance, is not required. In the event that the Subrecipient expends less than **\$500,000.00 (\$750,000.00** for fiscal years beginning on or after December 26, 2014) in Federal awards in its fiscal year and elects to have an audit conducted in

accordance with the provisions of Sections 200.500-200.521, OMB Uniform Guidance, the cost of the audit must be paid from non-Federal resources (i.e., the cost of such an audit must be paid from Subrecipient resources obtained from other than Federal entities).

- E. Such audits shall cover the entire Subrecipient's organization for the organization's fiscal year. Compliance findings related to agreements with the Commission shall be based on the agreement requirements, including any rules, regulations, or statutes referenced in the Agreement. The financial statements shall disclose whether or not the matching requirement was met for each applicable agreement. All questioned costs and liabilities due to the Commission shall be fully disclosed in the audit report with reference to the Commission agreement involved. Additionally, the results from the Commission's annual financial monitoring reports must be included in the audit procedures and the Sections 200.500-200.521, OMB Uniform Guidance audit reports.
- F. If not otherwise disclosed as required by Section 200.510, OMB Uniform Guidance, the schedule of expenditures of Federal awards shall identify expenditures by contract number for each agreement with the Commission in effect during the audit period.
- G. If the Subrecipient expends less than **\$500,000.00** in Federal awards in its fiscal year, an audit conducted in accordance with the provisions of Sections 200.500-200.521, OMB Uniform Guidance, is not required. In the event that the Subrecipient expends less than **\$500,000.00** in Federal awards in its fiscal year and elects to have an audit conducted in accordance with the provisions of Sections 200.500-200.521, OMB Uniform Guidance, the cost of the audit must be paid from non-Federal resources (*i.e.*, the cost of such an audit must be paid from the Subrecipient's resources obtained from other-than Federal entities).

PART II: STATE FUNDED. If this Agreement includes State funding, then the following provisions apply:

This part is applicable if the Subrecipient is a non-state entity as defined by Section 215.97, F.S., (the Florida Single Audit Act).

- A. In the event that the Subrecipient expends a total amount of state financial assistance equal to or in excess of **\$750,000.00** (**\$500,000.00** in fiscal years prior to July 1, 2016) in any fiscal year of such Subrecipient, the Subrecipient must have a State single or project-specific audit for such fiscal year in accordance with Section 215.97, F.S.; applicable rules of the Executive Office of the Governor and the Department of Financial Services; and Chapters 10.550 (local governmental entities) or 10.650 (nonprofit and for-profit organizations), Rules of the Auditor General. EXHIBIT 1 to this Attachment indicates state financial assistance awarded through the Commission by this Agreement. In determining the state financial assistance expended in its fiscal year, the Subrecipient shall consider all sources of state financial assistance, including state financial assistance received from the Commission, other state agencies, and other non-state entities. State financial assistance does not include Federal direct or pass-through awards and resources received by a non-state entity for Federal program matching requirements.
- B. In connection with the audit requirements addressed in Part II, paragraph A herein, the Subrecipient shall ensure that the audit complies with the requirements of Section 215.97(7), F.S. This includes submission of a financial reporting package as defined by Section 215.97(2)(d), F.S., and Chapters 10.550 (local governmental entities) or 10.650 (nonprofit and for-profit organizations), Rules of the Auditor General.

- C. If the Subrecipient expends less than **\$750,000.00 (\$500,000.00** in fiscal years prior to July 1, 2016) in state financial assistance in its fiscal year, an audit conducted in accordance with the provisions of section 215.97, F.S., is not required. In the event that the Subrecipient expends less than **\$750,000.00 (\$500,000.00** in fiscal years prior to July 1, 2016) in state financial assistance in its fiscal year and elects to have an audit conducted in accordance with the provisions of section 215.97, F.S., the cost of the audit must be paid from the non-state entity's resources (*i.e.*, the cost of such an audit must be paid from the Subrecipient's resources obtained from other-than State entities).
- D. Additional information regarding the Florida Single Audit Act can be found at:
<https://apps.fldfs.com/fsaa/>.
- E. Subrecipient shall provide a copy of any audit conducted pursuant to the above requirements directly to the following address:

**Office of Inspector General
Florida Fish and Wildlife Conservation Commission
Bryant Building
620 S. Meridian St.
Tallahassee, FL 32399-1600**

PART III: REPORT SUBMISSION

- A. Copies of reporting packages, to include any management letter issued by the auditor, for audits conducted in accordance with Sections 200.500-200.521, OMB Uniform Guidance, and required by Part I of this Attachment shall be submitted by or on behalf of the Subrecipient directly to each of the following at the address indicated:
1. The Commission at the following address:

**Office of Inspector General
Florida Fish and Wildlife Conservation Commission
Bryant Building
620 S. Meridian St.
Tallahassee, FL 32399-1600**
 2. The Federal Audit Clearinghouse designated in Section 200.512, OMB Uniform Guidance (the reporting package required by Section 200.512, OMB Uniform Guidance, should be submitted to the Federal Audit Clearinghouse):

**Federal Audit Clearinghouse
Bureau of the Census
1201 East 10th Street
Jeffersonville, IN 47132**
 3. Other Federal agencies and pass-through entities in accordance with Section 200.512, OMB Uniform Guidance.
- B. Copies of audit reports for audits conducted in accordance with Sections 200.500-200.521, OMB Uniform Guidance, and required by Part I of this Attachment (in correspondence accompanying the audit report, indicate the date that the Subrecipient received the audit report); copies of the reporting

package described in Section 200.512, OMB Uniform Guidance, and any management letters issued by the auditor; copies of reports required by Part II of this Attachment must be sent to the Commission at the addresses listed in paragraph C. below.

- C. Copies of financial reporting packages required by Part II of this Attachment, including any management letters issued by the auditor, shall be submitted by or on behalf of the Subrecipient directly to each of the following:

1. The Commission at the following address:

**Office of Inspector General
Florida Fish and Wildlife Conservation Commission
Bryant Building
620 S. Meridian St.
Tallahassee, FL 32399-1600**

- 2) The Auditor General's Office at the following address:

**Auditor General's Office
G74 Claude Pepper Building
111 West Madison Street
Tallahassee, FL 32399-1450**

- D. Any reports, management letter, or other information required to be submitted to the Commission pursuant to this Agreement shall be submitted timely in accordance with OMB Sections 200.500-200.521, OMB Uniform Guidance, Florida Statutes, and Chapters 10.550 (local governmental entities) or 10.650 (nonprofit and for-profit organizations), Rules of the Auditor General, as applicable.

Subrecipients and sub-Subrecipients, when submitting financial reporting packages to the Commission for audits done in accordance with Sections 200.500-200.521, OMB Uniform Guidance, or Chapters 10.550 (local governmental entities) or 10.650 (non-profit and for-profit organizations), Rules of the Auditor General, should indicate the date that the reporting package was delivered to the Subrecipient/sub-Subrecipient in correspondence accompanying the reporting package.

- End of Attachment -

Exhibit 1
REVISED FEDERAL AND STATE FUNDING DETAIL

FEDERAL RESOURCES AWARDED TO THE SUBRECIPIENT PURSUANT TO THIS AGREEMENT CONSIST OF THE FOLLOWING:

Federal Program(s) Funds		
CFDA #	CFDA Title	Amount
	Total Federal Awards	

COMPLIANCE REQUIREMENTS APPLICABLE TO THE FEDERAL RESOURCES AWARDED PURSUANT TO THIS AGREEMENT ARE AS FOLLOWS:

Federal Program(s) Compliance Requirements	
CFDA #	Compliance Requirements

STATE RESOURCES AWARDED TO THE SUBRECIPIENT PURSUANT TO THIS AGREEMENT CONSIST OF THE FOLLOWING:

MATCHING RESOURCES FOR FEDERAL PROGRAMS:

Matching Funds Provided by CFDA		
CFDA #	CFDA Title	Amount of Matching Funds
	Total Matching Funds Associated with Federal Programs	

SUBJECT TO SECTION 215.97, FLORIDA STATUTES:

State Project(s)		
CSFA #	CSFA Title	Amount
77.048	Deepwater Horizon Oil Spill / Florida Trustee Implementation Group's Final Restoration Plan 2 and Environmental Assessment: Habitat Projects on Federally Managed Lands; Sea Turtles; Marine Mammals; Birds; and Provide and Enhance Recreational Opportunities	\$1,488,875

State Project(s)		
	Total State Awards	\$1,488,875

COMPLIANCE REQUIREMENTS APPLICABLE TO STATE RESOURCES AWARDED PURSUANT TO THIS AGREEMENT ARE AS FOLLOWS:

State Project(s) Compliance Requirements	
CSFA #	Compliance Requirements
77.048	Project must comply with the Deepwater Horizon Oil Spill / Florida Trustee Implementation Group's Final Restoration Plan 2 and Environmental Assessment: Habitat Projects on Federally Managed Lands; Sea Turtles; Marine Mammals; Birds; and Provide and Enhance Recreational Opportunities

NOTE: Section 200.513, OMB Uniform Guidance (2 CFR 200), as revised, and Section 215.97(5), Florida Statutes, require that the information about Federal Programs and State Projects included in Exhibit 1 be provided to the Subrecipient.

- End of EXHIBIT 1 -



City of Pensacola

222 West Main Street
Pensacola, FL 32502

Memorandum

File #: 25-988

Agenda Conference

8/11/2025

RESOLUTION

SPONSOR: DC Reeves, Mayor

SUBJECT:

SUPPLEMENTAL BUDGET RESOLUTION NO. 2025-51 - ACCEPTANCE OF GRANT AMENDMENT - SANDERS BEACH KAYAK FISHING TRAIL ACCESS UPGRADES

RECOMMENDATION:

That City Council adopt Supplemental Budget Resolution No. 2025-51:

A RESOLUTION AUTHORIZING AND MAKING REVISIONS AND APPROPRIATIONS FOR THE FISCAL YEAR ENDING SEPTEMBER 30, 2025, PROVIDING FOR AN EFFECTIVE DATE.

HEARING REQUIRED: No Hearing Required

SUMMARY:

This action will advance City of Pensacola Strategic Plan Goals #4: Resilient Waterfronts & Neighborhoods and #6: Public Spaces that Connect Communities.

The City of Pensacola will use these supplemental grant funds in tandem with grant funding from the original 2022 FWC award to enhance/increase public access to Pensacola waterways for kayak fishing and paddling by establishing a designated kayak fishing and paddling trail at Sanders Beach. Pensacola offers tourism amenities that market its natural resources to outdoor recreation enthusiasts as a nature-based tourism destination, resulting in economic stimulus and increased public awareness of natural Pensacola, thereby helping to compensate for interim losses to recreational use by the Deepwater Horizon oil spill.

PRIOR ACTION:

January 20, 2022 - City Council approved the Florida Fish and Wildlife Conservation Commission (FWC) Grant in the amount of \$143,000 for planning engineering/design and permitting for the Baars Park and Sanders Beach Kayak Fishing Trail Access Upgrades.

September 14, 2023 - City Council approved Amendment No. 1 to the FWC Grant providing additional funds in the amount of \$1,291,210 for construction services for the Sanders Beach

Kayak Fishing Trail Access Upgrades.

FUNDING:

Budget:	\$1,291,210.00	FWC Grant Amount - Previously accepted Grant
	<u>197,665.00</u>	Pending Acceptance of FWC Grant Amendment on today's agenda
	<u>\$1,488,875.00</u>	TOTAL
Actual:	\$ 973,695.05	Base Bid Plus Bid Alternate
	146,054.25	15% Contingency
	130,949.50	Encumbered Engineering Design by Bowman Consulting Group, LTD.
	58,421.73	Engineering allocation
	<u>7,789.56</u>	Geotechnical/Miscellaneous Testing
	<u>\$1,316,910.09</u>	TOTAL NEEDED TO AWARD BID

FINANCIAL IMPACT:

Grant funding will be appropriated through an accompanying supplemental budget resolution. There is no match requirement for this grant.

Funds will be provided through the Florida Fish and Wildlife Conservation Commission on a reimbursable basis upon task completion outlined in Attachment 3 of the grant agreement.

LEGAL REVIEW ONLY BY CITY ATTORNEY: No

STAFF CONTACT:

Tim Kinsella, City Administrator
Amy Miller, Deputy City Administrator
Amy Lovoy, Finance Director
Kerry Shanaghan, Interim Parks & Recreation Director
Tonya Byrd, Parks & Recreation Assistant Director
Daniel Moak, Engineering Design Manager
Joel Hollon, Grants Division Manager

ATTACHMENTS:

1. Supplemental Budget Explanation No. 2025-51
2. Supplemental Budget Resolution No. 2025-51

PRESENTATION: No

THE CITY OF PENSACOLA**AUGUST 2025 - SUPPLEMENTAL BUDGET RESOLUTION -SANDERS BEACH GRANT AMENDMENT - RES NO. 2025-51**

FUND	AMOUNT	DESCRIPTION
SPECIAL GRANTS FUND		
Estimated Revenues		
Federal Grants	197,665	Increase appropriation for Federal Grants - Sanders Beach
Total Revenues	<u>197,665</u>	
Appropriations		
Capital Outlay	<u>197,665</u>	Increase appropriation for Capital Outlay
Total Appropriations	<u>197,665</u>	

**RESOLUTION
NO. 2025-51**

A RESOLUTION
TO BE ENTITLED:

A RESOLUTION AUTHORIZING AND MAKING REVISIONS AND APPROPRIATIONS FOR THE
FISCAL YEAR ENDING SEPTEMBER 30, 2025; PROVIDING FOR AN EFFECTIVE DATE.

BE IT RESOLVED BY THE CITY COUNCIL OF THE CITY OF PENSACOLA, FLORIDA

SECTION 1. The following appropriations from funds on hand in the fund accounts stated below, not heretofore appropriated, and transfer from funds on hand in the various accounts and funds stated below, heretofore appropriated, be, and the same are hereby made, directed and approved to-wit:

A. SPECIAL GRANTS FUND

As Reads	Federal Grants	60,888,127
Amended		
To Read:	Federal Grants	61,085,792
As Reads	Capital Outlay	59,016,729
Amended		
To Read:	Capital Outlay	59,214,394

SECTION 2. All resolutions or parts of resolutions in conflict herewith are hereby repealed to the extent of such conflict.

SECTION 3. This resolution shall become effective on the fifth business day after adoption, unless otherwise provided pursuant to Section 4.03(d) of the City Charter of the City of Pensacola.

Adopted: _____

Approved: _____
President of City Council

Attest:

City Clerk



City of Pensacola

222 West Main Street
Pensacola, FL 32502

Memorandum

File #: 25-777

Agenda Conference

8/11/2025

LEGISLATIVE ACTION ITEM

SPONSOR: DC Reeves, Mayor

SUBJECT:

AWARD OF BID NO. 25-024 - KAYAK FISHING TRAIL ACCESS UPGRADES AT SANDERS BEACH

RECOMMENDATION:

That City Council award Bid No. 25-024, Kayak Fishing Trail Access Upgrades at Sanders Beach to Loftis Marine, LLC of Pensacola, the lowest and most responsible bidder with a base bid of \$534,025.05 and a bid alternate of \$439,670.00 for a total bid of \$973,695.05 plus a 15% contingency of \$146,054.25 for a total contract award of \$1,119,749.30. Further, that City Council authorize the Mayor to take the actions necessary to execute and administer this contract and complete the work, consistent with the bid, contracting documents, and the Mayor's Executive Powers as granted in the City Charter.

HEARING REQUIRED: No Hearing Required

SUMMARY:

This action will advance City of Pensacola Strategic Plan Goal #4: Resilient Waterfronts & Neighborhoods.

This action will advance City of Pensacola Strategic Plan Goal #8: Neighborhoods that Celebrate Culture and Honor Legacy.

This project is for upgrades and overall revitalization of the Sanders Beach Park. With a focus on the installation of an accessible floating kayak launch, this project will provide access to a growing hobby for members of our community. Park goers will have the opportunity to learn more about the rich history of Sanders Beach and the surrounding neighborhood through informational kiosks placed in the park. The additional funding was requested due to the higher than anticipated cost of some of the upgrades. However, the projected bid cost was lower than expected.

Accessibility to the other facilities in the park, including new restrooms, upgraded lighting for safety and visibility, and picnic and gathering areas will entice community residents to enjoy the outdoors while providing shade. It includes new bench seating for visitors to enjoy the views over Pensacola Bay. The current boat ramp parking will be re-paved and re-striped with

thermoplastic striping for safety and to aid traffic flow. Walkways will be improved for access where applicable.

PRIOR ACTION:

January 20, 2022 - City Council approved the Florida Fish and Wildlife Conservation Commission (FWC) Grant in the amount of \$143,000 for planning engineering/design and permitting for the Baars Park and Sanders Beach Kayak Fishing Trail Access Upgrades.

September 14, 2023 - City Council approved Amendment No. 1 to the FWC Grant providing additional funds in the amount of \$1,291,210 for construction services for the Sanders Beach Kayak Fishing Trail Access Upgrades.

FUNDING:

Budget:	\$1,291,210.00	FWC Grant Amount - Previously accepted Grant
	<u>\$197,665.00</u>	Pending Acceptance of FWC Grant Amendment on today's agenda
	<u>\$1,488,875.00</u>	TOTAL
Actual:	\$ 973,695.05	Base Bid Plus Bid Alternate
	146,054.25	15% Contingency
	130,949.50	Encumbered Engineering Design by Bowman Consulting Group, LTD.
	58,421.73	Engineering allocation
	<u>7,789.56</u>	Geotechnical/Miscellaneous Testing
	<u>\$1,316,910.09</u>	TOTAL NEEDED TO AWARD BID

FINANCIAL IMPACT:

At present, there is \$1,291,210 in this project's account from the previously accepted FWC Grant. As a complimentary item to this award of bid, an additional appropriation of \$197,665.00 will be brought before City Council at today's (8/11/2025) meeting for approval. This will bring the entire grant award to \$1,488,875.00.

LEGAL REVIEW ONLY BY CITY ATTORNEY: Yes**STAFF CONTACT:**

Tim Kinsella, City Administrator
Amy Tootle, Director of Public Works & Engineering

ATTACHMENTS:

1. Tabulation of Bids

PRESENTATION: No

TABULATION OF BIDS

TITLE: KAYAK FISHING TRAIL ACCESS UPGRADES AT SANDERS BEACH

Submittals Due: 05/15/25, 2:30 P.M. Department: Engineering	LOFTIS MARINE, LLC Pensacola, FL	BIGGS CONSTRUCTION COMPANY, INC. Pensacola, FL	GULF MARINE CONSTRUCTION, INC. Pensacola, FL	EMPIRE BUILDERS GROUP, INC. Pensacola, FL	SESSIONS CONTRACTORS GROUP, INC. Milton, FL
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Base Bid	\$534,025.05	\$673,818.58	\$689,196.00	\$701,622.36	\$799,525.05
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Bid Alternate	\$439,670.00	\$415,222.38	\$498,042.00	\$290,222.00	\$229,550.00
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Combined Total	\$973,695.05	\$1,089,040.96	\$1,187,238.00	\$991,844.36	\$1,029,075.05
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M/S/V/WBE	WBE 14%	SBE	SBE 99%, MBE 1%	SBE	VBE
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DRAFT



City of Pensacola

222 West Main Street
Pensacola, FL 32502

Memorandum

File #: 25-961

Agenda Conference

8/11/2025

ORDINANCE

SPONSOR: DC Reeves, Mayor

SUBJECT:

PROPOSED ORDINANCE NO. 14-25 - AMENDING SECTION 14-3-71 - OUTDOOR FIRES

RECOMMENDATION:

That City Council approve proposed ordinance 14-25 on first reading.

AN ORDINANCE AMENDING TITLE XIV OF THE CODE OF THE CITY OF PENSACOLA, FLORIDA, AMENDING CHAPTER 14-3. FIRE CODES, ARTICLE IV PROHIBITED UNLAWFUL ACTS, SECTION 14-3-17, OUTDOOR FIRES; PROVIDING FOR SEVERABILITY, REPEALING CLAUSE, AND PROVIDING AN EFFECTIVE DATE.

HEARING REQUIRED: No Hearing Required

SUMMARY:

This will advance City of Pensacola Strategic Plan Goals #7: Thriving Innovations & Business. Approval of the proposed ordinance will provide an exception as permitted in section b. Section 14-3-71 Outdoor Fires.

PRIOR ACTION:

May 10, 2018 - City Council adopted ordinance 08-18 updating Section 14-3-71

FUNDING:

None

FINANCIAL IMPACT:

None

LEGAL REVIEW ONLY BY CITY ATTORNEY: No

STAFF CONTACT:

Tim Kinsella, City Administrator
Ginny Cranor, Fire Chief
Brock Jester, Deputy Fire Chief

ATTACHMENTS:

1. Proposed Ordinance No. 14-25
2. Business Impact Estimate

PRESENTATION: No

PROPOSED
ORDINANCE NO. 14-25

ORDINANCE NO. _____

AN ORDINANCE
TO BE ENTITLED:

AN ORDINANCE AMENDING TITLE XIV OF THE CODE OF
THE CITY OF PENSACOLA, FLORIDA, AMENDING
CHAPTER 14-3. FIRE CODES, ARTICLE IV PROHIBITED
UNLAWFUL ACTS, SECTION 14-3-17, OUTDOOR FIRES;
PROVIDING FOR SEVERABILITY, REPEALING CLAUSE,
AND PROVIDING AN EFFECTIVE DATE.

NOW, THEREFORE, BE IT ORDAINED BY THE CITY OF PENSACOLA,
FLORIDA:

SECTION 1. Section 14-3-71 of the Code of the City of Pensacola, Florida, is
hereby amended to read as follows:

Sec. 14-3-71. - Outdoor fires.

- (a) It shall be unlawful to build, ignite, maintain outdoor fires or conduct open burning of any kind within the city limits, except as permitted in section (b). This shall include the burning of rubbish, trash and combustible waste materials. Examples include, but are not limited to, leaves, grass, shrubbery, tree branches, treated wood, paper, plastics, copper and tires.
- (b) Permanent barbecues, portable barbecues, outdoor fireplaces, fire pits, Chiminea's or grills shall not be used for the disposal of rubbish, trash or combustible waste material. These items shall be used for the purposes intended by the manufacturer only. All lids and spark guards shall be used while any such units are in use.
- (c) Any person found to be in violation of this section shall be subject to penalties set forth in section 1-1-8; or pursuant to title XIII. Any investigating officer may cause an illegal burn to be extinguished.

SECTION 2. If any word, phrase, clause, paragraph, section or provision of this ordinance or the application thereof to any person or circumstance is held invalid or unconstitutional, such finding shall not affect the other provision or applications of the

ordinance which can be given effect without the invalid or unconstitutional provisions or application, and to this end the provisions of this ordinance are declared severable.

SECTION 3. All ordinances or parts of ordinances in conflict herewith are hereby repealed to the extent of such conflict.

SECTION 4. This ordinance shall take effect on the fifth business day after adoption, unless otherwise provided, pursuant to Section 4.03(d) of the City Charter of the City of Pensacola.

Adopted: _____

Approved: _____
President of City Council

Attest:

City Clerk



Business Impact Estimate

This form should be included in agenda packet for the item under which the proposed ordinance is to be considered and must be posted on the City's website by the time notice of the proposed ordinance is published.

AN ORDINANCE AMENDING TITLE XIV OF THE CODE OF THE CITY OF PENSACOLA, FLORIDA, AMENDING FIRE CODES, CHAPTER 14-3. FIRE CODES, ARTICLE IV PROHIBITED UNLAWFUL ACTS, SECTION 14-3-17, OUTDOOR FIRES; PROVIDING FOR SEVERABILITY, REPEALING CLAUSE, AND PROVIDING AN EFFECTIVE DATE.

The City is of the view that the exception(s) to the Business Impact Estimate requirement that are checked off in a box below apply to the above-referenced proposed ordinance, although the City is implementing the procedure required by statutory law to ensure that no inadvertent procedural issue could impact the enactment of the proposed ordinance.

- ☐ The proposed ordinance is required for compliance with Federal or State law or regulation;
- ☐ The proposed ordinance relates to the issuance or refinancing of debt;
- ☐ The proposed ordinance relates to the adoption of budgets or budget amendments, including revenue sources necessary to fund the budget;
- ☐ The proposed ordinance is required to implement a contract or an agreement, including, but not limited to, any Federal, State, local, or private grant, or other financial assistance accepted by the
- ☐ The proposed ordinance is an emergency ordinance;
- ☐ The ordinance relates to procurement; or
- ☒ The proposed ordinance is enacted to implement the following:
 - a. Part II of Chapter 163, *Florida Statutes*, relating to growth policy, county and municipal planning, and land development regulation, including zoning, development orders, development agreements and development permits;
 - b. Sections 190.005 and 190.046, *Florida Statutes*, regarding community development districts;
 - c. Section 553.73, *Florida Statutes*, relating to the *Florida Building Code*; or
 - d. Section 633.202, *Florida Statutes*, relating to the *Florida Fire Prevention Code*.

In accordance with the provisions of controlling law, even notwithstanding the fact that, an exemption noted above may apply, the City hereby publishes the following information:

1. Summary of the proposed ordinance (must include statement of the public purpose, such as serving the public health, safety, morals, and welfare):

This will advance City of Pensacola Strategic Plan Goals #7: Thriving Innovations & Business. Approval of the proposed ordinance will provide an exception as permitted in section b. Section 14-3-71 Outdoor Fires.

2. Estimate of direct economic impact of the proposed ordinance on private, for-profit businesses in the City: NONE

3. Estimate of direct compliance costs that businesses may reasonably incur: NONE

4. Any new charge or fee imposed by the proposed ordinance: NONE

5. Estimate of the City's regulatory costs, including estimated revenues from any new charges or fees to cover such costs: NONE

6. Good faith estimate of the number of businesses likely to be impacted by the proposed ordinance: NONE

7. Additional information (if any, but may wish to include the methodology used to derive information for #1 and #2, above.) For example: City staff solicited comments from businesses in the City as to the potential impact of the proposed ordinance by contacting the chamber of commerce, social media posting, direct mail or direct email, posting on City website, public workshop, etc. You may also wish to include efforts made to reduce the potential fiscal impact on businesses based on feedback from businesses. You may also wish to state here that the proposed ordinance is a generally applicable ordinance that applies to all persons similarly situated (individuals as well as businesses) and, therefore, the proposed ordinance does not impose costs only upon businesses.):



City of Pensacola

222 West Main Street
Pensacola, FL 32502

Memorandum

File #: 25-1008

Agenda Conference

8/11/2025

ORDINANCE

SPONSOR: DC Reeves, Mayor

SUBJECT:

PROPOSED ORDINANCE NO. 8-25 - PROPOSED AMENDMENT TO LAND
DEVELOPMENT CODE - CHAPTER 12-9 - FLOODPLAIN MANAGEMENT

RECOMMENDATION:

That City Council adopt Proposed Ordinance No. 8-25 on second reading.

AN ORDINANCE AMENDING THE CITY OF PENSACOLA LAND DEVELOPMENT CODE TO AMEND CHAPTER 12-9, FLOODPLAIN MANAGEMENT, TO ADOPT LOCAL AMENDMENTS TO THE FLORIDA BUILDING CODE AND TO SPECIFY ELEVATION OF MANUFACTURED HOMES IN FLOOD HAZARD AREAS; AMENDING SECTION 14-2-133 TO RELOCATE AND REFORMAT LOCAL AMENDMENTS RELATED TO FLOOD HAZARD AREAS, WHICH WILL NOW APPEAR IN CHAPTER 12-9, FLOODPLAIN MANAGEMENT; PROVIDING FOR APPLICABILITY; PROVIDING FOR SEVERABILITY; AND PROVIDING FOR AN EFFECTIVE DATE.

HEARING REQUIRED: Public Hearing Required

SUMMARY:

This action does not directly advance a goal of the City of Pensacola Strategic Plan but is required by local, state or federal law, governance or regulation.

The City's floodplain management ordinance must be updated for the City to stay current with FEMA and FDEM standards. All communities that participate in the National Flood Insurance Program (NFIP) must update their ordinance language to maintain their class rating in the Community Rating System (CRS). In addition, FEMA requires that the new Flood Insurance Rate Maps (FIRM) be adopted before August 19, 2025. Failure to adopt the maps would result in suspension from the NFIP and the CRS. The proposed mandatory language does not provide any increases in the standards, but will maintain the current levels of protection that are currently adopted.

PRIOR ACTION:

July 17, 2025 - City Council voted to approve Proposed Ordinance No. 8-25 on first reading.

FUNDING:

No additional funding is required for this ordinance.

FINANCIAL IMPACT:

Adoption of the ordinance will allow the City to remain a Class 7 rating in the Community Rating System. This will allow citizens who hold a NFIP flood policy for properties in the Flood Hazard Area to continue to receive a 15% discount on their flood insurance policy.

LEGAL REVIEW ONLY BY CITY ATTORNEY: Yes

5/21/2025

STAFF CONTACT:

Tim Kinsella, City Administrator
Sherry Morris, Development Services Director
Jonathan Bilby, Building Official, Flood Plain Manager

ATTACHMENTS:

1. Proposed Ordinance No. 8-25
2. Business Impact Estimate

PRESENTATION: No

PROPOSED
ORDINANCE NO. 8-25

ORDINANCE NO. _____

AN ORDINANCE
TO BE ENTITLED:

AN ORDINANCE AMENDING THE CITY OF PENSACOLA LAND DEVELOPMENT CODE TO AMEND CHAPTER 12-9, FLOODPLAIN MANAGEMENT, TO ADOPT LOCAL AMENDMENTS TO THE FLORIDA BUILDING CODE AND TO SPECIFY ELEVATION OF MANUFACTURED HOMES IN FLOOD HAZARD AREAS; AMENDING SECTION 14-2-133 TO RELOCATE AND REFORMAT LOCAL AMENDMENTS RELATED TO FLOOD HAZARD AREAS, WHICH WILL NOW APPEAR IN CHAPTER 12-9, FLOODPLAIN MANAGEMENT; PROVIDING FOR APPLICABILITY; PROVIDING FOR SEVERABILITY; AND PROVIDING FOR AN EFFECTIVE DATE.

WHEREAS, the Legislature of the State of Florida has, in Chapter 166 – Municipalities, Florida Statutes, conferred upon local governments the authority to adopt regulations designed to promote the public health, safety, and general welfare of its citizenry; and

WHEREAS, the City of Pensacola participates in the National Flood Insurance Program and participates in the NFIP's Community Rating System, a voluntary incentive program that recognizes and encourages community floodplain management activities that exceed the minimum program requirements and achieved a Community Rating System (CRS) rating of Class 7, making citizens who purchase NFIP flood insurance policies eligible for premium discounts; and

WHEREAS, in 2020 the NFIP Community Rating System established certain minimum prerequisites for communities to qualify for or maintain class ratings of Class 8 or better; and

WHEREAS, to satisfy the prerequisite and for the City of Pensacola to maintain the current CRS rating, all manufactured homes installed or replaced in special flood hazard areas must be elevated to or above at least the base flood elevation plus 1 foot, which necessitates modification of the existing requirements; and

WHEREAS, the City Council determined that it is in the public interest to amend the floodplain management regulations to better protect manufactured homes and to continue participating in the Community Rating System at the current class rating; and

WHEREAS, Chapter 553, Florida Statutes, allows for local administrative and technical amendments to the *Florida Building Code* that provide for more stringent requirements than those specified in the Code and allows adoption of local administrative and local technical amendments to the Florida Building Code to implement the National Flood Insurance Program and incentives; and

WHEREAS, the City Council previously adopted local amendments to the Florida Building Code and is relocating and reformatting those amendments as part of Chapter 12-9 Floodplain Management; and

WHEREAS, the City Council is adopting a requirement to require buildings that sustain repetitive flood damage during a 10-year period to be included in the definition of "substantial damage," for the purpose of participating in the National Flood Insurance Program's Community Rating System and, pursuant to section 553.73(5), F.S., is formatting that requirement to coordinate with the *Florida Building Code*; and

WHEREAS, the City Council has determined that it is in the public interest to adopt the proposed local technical amendment to the *Florida Building Code*, and the proposed amendments are not more stringent than necessary to address the need identified, do not discriminate against materials, products or construction techniques of demonstrated capabilities, are in compliance with section 553.73(4), Florida Statutes.

NOW, THEREFORE, BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF PENSACOLA that the following sections of the Code of Ordinances are amended as set forth below, as shown in ~~strike through~~ and underline format in Section 1 and Section 2.

SECTION 1. AMENDMENTS TO CHAPTER 12-9, FLOODPLAIN MANAGEMENT.

Chapter 12-9 of the Code of the City of Pensacola, Florida, Floodplain Management, is hereby amended to read as follows:

CHAPTER 12-9. FLOODPLAIN MANAGEMENT

Sec. 12-9-1. Statutory authorization, findings of fact, purpose and objectives— General.

- (a) *Title*. These regulations shall be known as the Floodplain Management Ordinance of City of Pensacola, hereinafter referred to as "this chapter."
- (b) *Scope*. The provisions of this chapter shall apply to all development that is wholly within or partially within any flood hazard area, including, but not limited to, the subdivision of land; filling, grading, and other site improvements and utility installations; construction, alteration, remodeling, enlargement, improvement, replacement, repair, relocation or demolition of buildings, structures, and facilities that are exempt from the Florida Building Code; placement, installation, or replacement of manufactured homes and manufactured buildings; installation or replacement of tanks; placement of recreational vehicles; installation of swimming pools; and any other development.

- (c) *Intent.* The purposes of this chapter and the flood load and flood resistant construction requirements of the Florida Building Code are to establish minimum requirements to safeguard the public health, safety, and general welfare and to minimize public and private losses due to flooding through regulation of development in flood hazard areas to:
- (1) Minimize unnecessary disruption of commerce, access and public service during times of flooding;
 - (2) Require the use of appropriate construction practices in order to prevent or minimize future flood damage;
 - (3) Manage filling, grading, dredging, mining, paving, excavation, drilling operations, storage of equipment or materials, and other development that may increase flood damage or erosion potential;
 - (4) Manage the alteration of flood hazard areas, watercourses, and shorelines to minimize the impact of development on the natural and beneficial functions of the floodplain;
 - (5) Minimize damage to public and private facilities and utilities;
 - (6) Help maintain a stable tax base by providing for the sound use and development of flood hazard areas;
 - (7) Minimize the need for future expenditure of public funds for flood control projects and response to and recovery from flood events; and
 - (8) Meet the requirements of the National Flood Insurance Program for community participation as set forth in 44 CFR 59.22.
- (d) *Coordination with the Florida Building Code.* This chapter is intended to be administered and enforced in conjunction with the Florida Building Code. Where cited, ASCE 24 refers to the edition of the standard that is referenced by the Florida Building Code.
- (e) *Warning.* The degree of flood protection required by this chapter and the Florida Building Code, as amended by this community, is considered the minimum reasonable for regulatory purposes and is based on scientific and engineering considerations. Larger floods can and will occur. Flood heights may be increased by manmade or natural causes. This chapter does not imply that land outside of mapped special flood hazard areas, or that uses permitted within such flood hazard areas, will be free from flooding or flood damage. The flood hazard areas and base flood elevations contained in the flood insurance study and shown on flood insurance rate maps and the requirements of 44 CFR 59 and 60 may be revised by the Federal Emergency Management Agency, requiring this community to revise these regulations to remain eligible for participation in the National Flood Insurance Program. No guaranty of vested use, existing use, or future use is implied or expressed by compliance with this chapter.
- (f) *Disclaimer of liability.* This chapter shall not create liability on the part of the city council or by any officer or employee thereof for any flood damage that results from reliance on this chapter or any administrative decision lawfully made thereunder.

Sec. 12-9-2. Applicability.

- (a) *General.* Where there is a conflict between a general requirement and a specific requirement, the specific requirement shall be applicable.
- (b) *Areas to which this chapter applies.* This chapter shall apply to all flood hazard areas within the city as established in subsection (c) of this section.
- (c) *Basis for establishing flood hazard areas.* The Flood Insurance Study for Escambia County, Florida and Incorporated Areas dated ~~September 29, 2006~~ August 19, 2025, and all subsequent amendments and revisions, and the accompanying flood insurance rate maps (FIRM), and all subsequent amendments and revisions to such maps, are adopted by reference as a part of this chapter and shall serve as the minimum basis for establishing flood hazard areas. Studies and maps that establish flood hazard areas are on file at inspection services at the city.
- (d) *Submission of additional data to establish flood hazard areas.* To establish flood hazard areas and base flood elevations, pursuant to section 12-9-5 the floodplain administrator may require submission of additional data. Where field surveyed topography prepared by a Florida licensed professional surveyor or digital topography accepted by the community indicates that ground elevations:
 - (1) Are below the closest applicable base flood elevation, even in areas not delineated as a special flood hazard area on a FIRM, the area shall be considered as flood hazard area and subject to the requirements of this chapter and, as applicable, the requirements of the Florida Building Code.
 - (2) Are above the closest applicable base flood elevation, the area shall be regulated as special flood hazard area unless the applicant obtains a letter of map change that removes the area from the special flood hazard area.
- (e) *Other laws.* The provisions of this chapter shall not be deemed to nullify any provisions of local, state or federal law.
- (f) *Abrogation and greater restrictions.* This chapter supersedes any ordinance in effect for management of development in flood hazard areas. However, it is not intended to repeal or abrogate any existing ordinances, including, but not limited to, land development regulations, zoning ordinances, stormwater management regulations, or the Florida Building Code. In the event of a conflict between this chapter and any other ordinance, the more restrictive shall govern. This chapter shall not impair any deed restriction, covenant or easement, but any land that is subject to such interests shall also be governed by this chapter.
- (g) *Interpretation.* In the interpretation and application of this chapter, all provisions shall be:
 - (1) Considered as minimum requirements;
 - (2) Liberally construed in favor of the governing body; and
 - (3) Deemed neither to limit nor repeal any other powers granted under state statutes.

Sec. 12-9-3. Duties and powers of the floodplain administrator.

- (a) *Designation.* The building official is designated as the floodplain administrator. The floodplain administrator may delegate performance of certain duties to other employees.
- (b) *General.* The floodplain administrator is authorized and directed to administer and enforce the provisions of this chapter. The floodplain administrator shall have the authority to render interpretations of this chapter consistent with the intent and purpose of this chapter and may establish policies and procedures in order to clarify the application of its provisions. Such interpretations, policies, and procedures shall not have the effect of waiving requirements specifically provided in this chapter without the granting of a variance pursuant to section 12-9-7.
- (c) *Applications and permits.* The floodplain administrator, in coordination with other pertinent offices of the community, shall:
 - (1) Review applications and plans to determine whether proposed new development will be located in flood hazard areas;
 - (2) Review applications for modification of any existing development in flood hazard areas for compliance with the requirements of this chapter;
 - (3) Interpret flood hazard area boundaries where such interpretation is necessary to determine the exact location of boundaries; a person contesting the determination shall have the opportunity to appeal the interpretation;
 - (4) Provide available flood elevation and flood hazard information;
 - (5) Determine whether additional flood hazard data shall be obtained from other sources or shall be developed by an applicant;
 - (6) Review applications to determine whether proposed development will be reasonably safe from flooding;
 - (7) Issue floodplain development permits or approvals for development other than buildings and structures that are subject to the Florida Building Code, including buildings, structures and facilities exempt from the Florida Building Code, when compliance with this chapter is demonstrated, or disapprove the same in the event of noncompliance; and
 - (8) Coordinate with and provide comments to the building official to assure that applications, plan reviews, and inspections for buildings and structures in flood hazard areas comply with the applicable provisions of this chapter.
- (d) *Substantial improvement and substantial damage determinations.* For applications for building permits to improve buildings and structures, including alterations, movement, enlargement, replacement, repair, change of occupancy, additions, rehabilitations, renovations, substantial improvements, repairs of substantial damage, and any other improvement of or work on such buildings and structures, the floodplain administrator, in coordination with the building official, shall:
 - (1) Estimate the market value, or require the applicant to obtain an appraisal of the market value prepared by a qualified independent appraiser, of the building or structure before the start of construction of the proposed work; in the case of repair, the market value of the building or structure shall be the market value before the damage occurred and before any repairs are made;

- (2) Compare the cost to perform the improvement, the cost to repair a damaged building to its pre-damaged condition, or the combined costs of improvements and repairs, if applicable, to the market value of the building or structure; for proposed work to repair damage caused by flooding, the determination requires evaluation of previous permits issued to repair flood-related damage as specified in the definition of "substantial damage";
 - (3) Determine and document whether the proposed work constitutes substantial improvement or repair of substantial damage; and
 - (4) Notify the applicant if it is determined that the work constitutes substantial improvement or repair of substantial damage and that compliance with the flood resistant construction requirements of the Florida Building Code and this chapter is required.
- (e) *Modifications of the strict application of the requirements of the Florida Building Code.* The floodplain administrator shall review requests submitted to the building official that seek approval to modify the strict application of the flood load and flood resistant construction requirements of the Florida Building Code to determine whether such requests require the granting of a variance pursuant to section 12-9-7.
- (f) *Notices and orders.* The floodplain administrator shall coordinate with appropriate local agencies for the issuance of all necessary notices or orders to ensure compliance with this chapter.
- (g) *Inspections.* The floodplain administrator shall make the required inspections as specified in section 12-9-6 for development that is not subject to the Florida Building Code, including buildings, structures and facilities exempt from the Florida Building Code. The floodplain administrator shall inspect flood hazard areas to determine if development is undertaken without issuance of a permit.
- (h) *Other duties of the floodplain administrator.* The floodplain administrator shall have other duties, including, but not limited to:
- (1) Establish procedures for administering and documenting determinations of substantial improvement and substantial damage made pursuant to subsection (d) of this section;
 - (2) Require that applicants proposing alteration of a watercourse notify adjacent communities and the Florida Division of Emergency Management, State Floodplain Management Office, and submit copies of such notifications to the Federal Emergency Management Agency (FEMA);
 - (3) Require applicants who submit hydrologic and hydraulic engineering analyses to support permit applications to submit to FEMA the data and information necessary to maintain the flood insurance rate maps if the analyses propose to change base flood elevations, flood hazard area boundaries, or floodway designations; such submissions shall be made within six months of such data becoming available;
 - (4) Review required design certifications and documentation of elevations specified by this chapter and the Florida Building Code to determine that such certifications and documentations are complete;
 - (5) Notify the Federal Emergency Management Agency when the corporate boundaries of the city are modified; and

- (6) Advise applicants for new buildings and structures, including substantial improvements, that are located in any unit of the coastal barrier resources system established by the Coastal Barrier Resources Act (Pub. L. 97-348) and the Coastal Barrier Improvement Act of 1990 (Pub. L. 101-591) that federal flood insurance is not available on such construction; areas subject to this limitation are identified on flood insurance rate maps as "coastal barrier resource system areas" and "otherwise protected areas."
- (i) *Floodplain management records.* Regardless of any limitation on the period required for retention of public records, the floodplain administrator shall maintain and permanently keep and make available for public inspection all records that are necessary for the administration of this ~~ordinance~~ chapter and the flood resistant construction requirements of the Florida Building Code, including flood insurance rate maps; letters of map change; records of issuance of permits and denial of permits; determinations of whether proposed work constitutes substantial improvement or repair of substantial damage; required design certifications and documentation of elevations specified by the Florida Building Code and this chapter; notifications to adjacent communities, FEMA, and the state related to alterations of watercourses; assurances that the flood carrying capacity of altered watercourses will be maintained; documentation related to appeals and variances, including justification for issuance or denial; and records of enforcement actions taken pursuant to this chapter and the flood resistant construction requirements of the Florida Building Code. These records shall be available for public inspection at inspection services of the city.

Sec. 12-9-4. Permits.

- (a) *Permits required.* Any owner or owner's authorized agent (hereinafter "applicant") who intends to undertake any development activity within the scope of this chapter, including buildings, structures and facilities exempt from the Florida Building Code, which is wholly within or partially within any flood hazard area shall first make application to the floodplain administrator, and shall obtain the required permits and approvals. No such permit or approval shall be issued until compliance with the requirements of this chapter and all other applicable codes and regulations has been satisfied.
- (b) *Floodplain development permits or approvals.* Floodplain development permits or approvals shall be issued pursuant to this chapter for any development activities not subject to the requirements of the Florida Building Code, including buildings, structures and facilities exempt from the Florida Building Code. Depending on the nature and extent of proposed development that includes a building or structure, the floodplain administrator may determine that a floodplain development permit or approval is required in addition to a building permit.
- (c) *Buildings, structures and facilities exempt from the Florida Building Code.* Pursuant to the requirements of federal regulation for participation in the National Flood Insurance Program (44 CFR 59 and 60), floodplain development permits or approvals shall be required for the following buildings, structures and facilities that are exempt from the Florida Building Code and any further exemptions provided by law, which are subject to the requirements of this chapter:

- (1) Railroads and ancillary facilities associated with the railroad.
 - (2) Nonresidential farm buildings on farms, as provided in F.S. § 604.50.
 - (3) Temporary buildings or sheds used exclusively for construction purposes.
 - (4) Mobile or modular structures used as temporary offices.
 - (5) Those structures or facilities of electric utilities, as defined in F.S. § 366.02, which are directly involved in the generation, transmission, or distribution of electricity.
 - (6) Chickees constructed by the Miccosukee Tribe of Indians of Florida or the Seminole Tribe of Florida. As used in this subsection, the term "chickee" means an open-sided wooden hut that has a thatched roof of palm or palmetto or other traditional materials, and that does not incorporate any electrical, plumbing, or other non-wood features.
 - (7) Family mausoleums not exceeding 250 square feet in area that are prefabricated and assembled onsite or preassembled and delivered on site and have walls, roofs, and a floor constructed of granite, marble, or reinforced concrete.
 - (8) Temporary housing provided by the department of corrections to any prisoner in the state correctional system.
 - (9) Structures identified in F.S. § 553.73(10)(k), are not exempt from the Florida Building Code if such structures are located in flood hazard areas established on flood insurance rate maps.
- (d) *Application for a permit or approval.* To obtain a floodplain development permit or approval the applicant shall first file an application in writing on a form furnished by the city. The information provided shall:
- (1) Identify and describe the development to be covered by the permit or approval.
 - (2) Describe the land on which the proposed development is to be conducted by legal description, street address or similar description that will readily identify and definitively locate the site.
 - (3) Indicate the use and occupancy for which the proposed development is intended.
 - (4) Be accompanied by a site plan or construction documents as specified in section 12-9-5.
 - (5) State the valuation of the proposed work.
 - (6) Be signed by the applicant or the applicant's authorized agent.
 - (7) Give such other data and information as required by the floodplain administrator.
- (e) *Validity of permit or approval.* The issuance of a floodplain development permit or approval pursuant to this chapter shall not be construed to be a permit for, or approval of, any violation of this chapter, the Florida Building Codes, or any other ordinance of the city. The issuance of permits based on submitted applications, construction documents, and information shall not prevent the floodplain administrator from requiring the correction of errors and omissions.
- (f) *Expiration.* A floodplain development permit or approval shall become invalid unless the work authorized by such permit is commenced within 180 days after its issuance, or if the work authorized is suspended or abandoned for a period of 180 days after the work commences. Extensions for periods of not more than 180 days each shall be requested in writing and justifiable cause shall be demonstrated.

- (g) *Suspension or revocation.* The floodplain administrator is authorized to suspend or revoke a floodplain development permit or approval if the permit was issued in error, on the basis of incorrect, inaccurate or incomplete information, or in violation of this chapter or any other ordinance, regulation or requirement of the city.
- (h) *Other permits required.* Floodplain development permits and building permits shall include a condition that all other applicable state or federal permits be obtained before commencement of the permitted development, including, but not limited to, the following:
 - (1) The Northwest Florida Water Management District; F.S. § 373.036.
 - (2) Florida Department of Health for onsite sewage treatment and disposal systems; F.S. § 381.0065 and F.A.C. ch. 64E-6.
 - (3) Florida Department of Environmental Protection for construction, reconstruction, changes, or physical activities for shore protection or other activities seaward of the coastal construction control line; F.S. § 161.141.
 - (4) Florida Department of Environmental Protection for activities subject to the joint coastal permit; F.S. § 161.055.
 - (5) Florida Department of Environmental Protection for activities that affect wetlands and alter surface water flows, in conjunction with the U.S. Army Corps of Engineers; section 404 of the Clean Water Act.
 - (6) Federal permits and approvals.

Sec. 12-9-5. Site plans and construction documents.

- (a) *Information for development in flood hazard areas.* The site plan or construction documents for any development subject to the requirements of this chapter shall be drawn to scale and shall include, as applicable to the proposed development:
 - (1) Delineation of flood hazard areas, floodway boundaries and flood zones, base flood elevations, and ground elevations if necessary for review of the proposed development.
 - (2) Where base flood elevations or floodway data are not included on the FIRM or in the flood insurance study, they shall be established in accordance with subsection (b)(2) or (3) of this section.
 - (3) Where the parcel on which the proposed development will take place will have more than 50 lots or is larger than five acres and the base flood elevations are not included on the FIRM or in the flood insurance study, such elevations shall be established in accordance with subsection (b)(1) of this section.
 - (4) Location of the proposed activity and proposed structures, and locations of existing buildings and structures; in coastal high hazard areas, new buildings shall be located landward of the reach of mean high tide.
 - (5) Location, extent, amount, and proposed final grades of any filling, grading, or excavation.
 - (6) Where the placement of fill is proposed, the amount, type, and source of fill material; compaction specifications; a description of the intended purpose of the fill areas; and evidence that the proposed fill areas are the minimum necessary to achieve the intended purpose.
 - (7) Delineation of the coastal construction control line or notation that the site is seaward of the coastal construction control line, if applicable.

- (8) Extent of any proposed alteration of sand dunes or mangrove stands, provided such alteration is approved by the state department of environmental protection.
- (9) Existing and proposed alignment of any proposed alteration of a watercourse.

The floodplain administrator is authorized to waive the submission of site plans, construction documents, and other data that are required by this chapter but that are not required to be prepared by a registered design professional if it is found that the nature of the proposed development is such that the review of such submissions is not necessary to ascertain compliance with this chapter.

- (b) *Information in flood hazard areas without base flood elevations (approximate Zone A).* Where flood hazard areas are delineated on the FIRM and base flood elevation data have not been provided, the floodplain administrator shall:

- (1) Require the applicant to include base flood elevation data prepared in accordance with currently accepted engineering practices.
- (2) Obtain, review, and provide to applicants base flood elevation and floodway data available from a federal or state agency or other source or require the applicant to obtain and use base flood elevation and floodway data available from a federal or state agency or other source.
- (3) Where base flood elevation and floodway data are not available from another source, where the available data are deemed by the floodplain administrator to not reasonably reflect flooding conditions, or where the available data are known to be scientifically or technically incorrect or otherwise inadequate:
 - a. Require the applicant to include base flood elevation data prepared in accordance with currently accepted engineering practices; or
 - b. Specify that the base flood elevation is two feet above the highest adjacent grade at the location of the development, provided there is no evidence indicating flood depths have been or may be greater than two feet.
- (4) Where the base flood elevation data are to be used to support a letter of map change from FEMA, advise the applicant that the analyses shall be prepared by a Florida licensed engineer in a format required by FEMA, and that it shall be the responsibility of the applicant to satisfy the submittal requirements and pay the processing fees.

- (c) *Additional analyses and certifications.* As applicable to the location and nature of the proposed development activity, and in addition to the requirements of this section, the applicant shall have the following analyses signed and sealed by a Florida licensed engineer for submission with the site plan and construction documents:

- (1) For development activities proposed to be located in a regulatory floodway, a floodway encroachment analysis that demonstrates that the encroachment of the proposed development will not cause any increase in base flood elevations; where the applicant proposes to undertake development activities that do increase base flood elevations, the applicant shall submit such analysis to FEMA as specified in subsection (d) of this section and shall submit the conditional letter of map revision, if issued by FEMA, with the site plan and construction documents.
- (2) For development activities proposed to be located in a riverine flood hazard area for which base flood elevations are included in the flood insurance study or on the FIRM and floodways have not been designated, hydrologic and hydraulic

- analyses that demonstrate that the cumulative effect of the proposed development, when combined with all other existing and anticipated flood hazard area encroachments, will not increase the base flood elevation more than one foot at any point within the community. This requirement does not apply in isolated flood hazard areas not connected to a riverine flood hazard area or in flood hazard areas identified as zone AO or zone AH.
- (3) For alteration of a watercourse, an engineering analysis prepared in accordance with standard engineering practices that demonstrates that the flood-carrying capacity of the altered or relocated portion of the watercourse will not be decreased, and certification that the altered watercourse shall be maintained in a manner that preserves the channel's flood-carrying capacity; the applicant shall submit the analysis to FEMA as specified in subsection (d) of this section.
 - (4) For activities that propose to alter sand dunes or mangrove stands in coastal high hazard areas (zone V), an engineering analysis that demonstrates that the proposed alteration will not increase the potential for flood damage.
- (d) *Submission of additional data.* When additional hydrologic, hydraulic or other engineering data, studies, and additional analyses are submitted to support an application, the applicant has the right to seek a letter of map change from FEMA to change the base flood elevations, change floodway boundaries, or change boundaries of flood hazard areas shown on FIRMs, and to submit such data to FEMA for such purposes. The analyses shall be prepared by a Florida licensed engineer in a format required by FEMA. Submittal requirements and processing fees shall be the responsibility of the applicant.

Sec. 12-9-6. Inspections.

- (a) *General.* Development for which a floodplain development permit or approval is required shall be subject to inspection.
- (b) *Development other than buildings and structures.* The floodplain administrator shall inspect all development to determine compliance with the requirements of this chapter and the conditions of issued floodplain development permits or approvals.
- (c) *Buildings, structures and facilities exempt from the Florida Building Code.* The floodplain administrator shall inspect buildings, structures and facilities exempt from the Florida Building Code to determine compliance with the requirements of this chapter and the conditions of issued floodplain development permits or approvals.
- (d) *Buildings, structures and facilities exempt from the Florida Building Code, lowest floor inspection.* Upon placement of the lowest floor, including basement, and prior to further vertical construction, the owner of a building, structure or facility exempt from the Florida Building Code, or the owner's authorized agent, shall submit to the floodplain administrator:
 - (1) If a design flood elevation was used to determine the required elevation of the lowest floor, the certification of elevation of the lowest floor prepared and sealed by a Florida licensed professional surveyor; or
 - (2) If the elevation used to determine the required elevation of the lowest floor was determined in accordance with section 12-9-5(b)(3)b, the documentation of height of the lowest floor above highest adjacent grade, prepared by the owner or the owner's authorized agent.

- (e) *Buildings, structures and facilities exempt from the Florida Building Code, final inspection.* As part of the final inspection, the owner or owner's authorized agent shall submit to the floodplain administrator a final certification of elevation of the lowest floor or final documentation of the height of the lowest floor above the highest adjacent grade; such certifications and documentations shall be prepared as specified in subsection (d) of this section.
- (f) *Manufactured homes.* The floodplain administrator shall inspect manufactured homes that are installed or replaced in flood hazard areas to determine compliance with the requirements of this chapter and the conditions of the issued permit. Upon placement of a manufactured home, certification of the elevation of the lowest floor shall be submitted to the floodplain administrator.

Sec. 12-9-7. Variances and appeals.

- (a) *General.* ~~The construction board of adjustments and appeals~~ zoning board of adjustment shall hear and decide on requests for appeals and requests for variances from the strict application of this chapter. Pursuant to F.S. § 553.73(5), ~~the construction board of adjustments and appeals~~ zoning board of adjustment shall hear and decide appeals and requests for variances from the strict application of the flood resistant construction requirements of the Florida Building Code. This section does not apply to section 3109 of the Florida Building Code, Building.
- (b) *Appeals.* ~~The construction board of adjustments and appeals~~ zoning board of adjustment shall hear and decide appeals when it is alleged there is an error in any requirement, decision, or determination made by the floodplain administrator in the administration and enforcement of this chapter. Any person aggrieved by the decision may appeal such decision by certiorari appeal to the circuit court.
- (c) *Limitations on authority to grant variances.* ~~Construction board of adjustments and appeals~~ The zoning board of adjustment shall base its decisions on variances on technical justifications submitted by applicants, the considerations for issuance in subsection (g) of this section, the conditions of issuance set forth in subsection (h) of this section, and the comments and recommendations of the floodplain administrator. ~~The construction board of adjustments and appeals~~ zoning board of adjustment has the right to attach such conditions as it deems necessary to further the purposes and objectives of this chapter.
- (d) *Restrictions in floodways.* A variance shall not be issued for any proposed development in a floodway if any increase in base flood elevations would result, as evidenced by the applicable analyses and certifications required in section 12-9-5(c).
- (e) *Historic buildings.* A variance is authorized to be issued for the repair, improvement, or rehabilitation of a historic building that is determined eligible for the exception to the flood resistant construction requirements of the Florida Building Code, Existing Building, Chapter 12 Historic Buildings, upon a determination that the proposed repair, improvement, or rehabilitation will not preclude the building's continued designation as a historic building and the variance is the minimum necessary to preserve the historic character and design of the building. If the proposed work precludes the building's continued designation as a historic building, a variance shall not be granted and the building and any repair, improvement, and rehabilitation shall be subject to the requirements of the Florida Building Code.

- (f) *Functionally dependent uses.* A variance is authorized to be issued for the construction or substantial improvement necessary for the conduct of a functionally dependent use, as defined in this chapter, provided the variance meets the requirements of section 12-9-5(d), is the minimum necessary considering the flood hazard, and all due consideration has been given to use of methods and materials that minimize flood damage during occurrence of the base flood.
- (g) *Considerations for issuance of variances.* In reviewing requests for variances, the ~~construction board of adjustments and appeals~~ zoning board of adjustment shall consider all technical evaluations, all relevant factors, all other applicable provisions of the Florida Building Code, this chapter, and the following:
- (1) The danger that materials and debris may be swept onto other lands resulting in further injury or damage;
 - (2) The danger to life and property due to flooding or erosion damage;
 - (3) The susceptibility of the proposed development, including contents, to flood damage and the effect of such damage on current and future owners;
 - (4) The importance of the services provided by the proposed development to the community;
 - (5) The availability of alternate locations for the proposed development that are subject to lower risk of flooding or erosion;
 - (6) The compatibility of the proposed development with existing and anticipated development;
 - (7) The relationship of the proposed development to the comprehensive plan and floodplain management program for the area;
 - (8) The safety of access to the property in times of flooding for ordinary and emergency vehicles;
 - (9) The expected heights, velocity, duration, rate of rise and debris and sediment transport of the floodwaters and the effects of wave action, if applicable, expected at the site; and
 - (10) The costs of providing governmental services during and after flood conditions including maintenance and repair of public utilities and facilities such as sewer, gas, electrical and water systems, streets and bridges.
- (h) *Conditions for issuance of variances.* Variances shall be issued only upon:
- (1) Submission by the applicant, of a showing of good and sufficient cause that the unique characteristics of the size, configuration, or topography of the site limit compliance with any provision of this chapter or the required elevation standards;
 - (2) Determination by the ~~construction board of adjustments and appeals~~ zoning board of adjustment that:
 - a. Failure to grant the variance would result in exceptional hardship due to the physical characteristics of the land that render the lot undevelopable; increased costs to satisfy the requirements or inconvenience do not constitute hardship;
 - b. The granting of a variance will not result in increased flood heights, additional threats to public safety, extraordinary public expense, nor create nuisances, cause fraud on or victimization of the public or conflict with existing local laws and ordinances; and

- c. The variance is the minimum necessary, considering the flood hazard, to afford relief;
- (3) Receipt of a signed statement by the applicant that the variance, if granted, shall be recorded in the office of the clerk of the court in such a manner that it appears in the chain of title of the affected parcel of land; and
- (4) If the request is for a variance to allow construction of the lowest floor of a new building, or substantial improvement of a building, below the required elevation, a copy in the record of a written notice from the floodplain administrator to the applicant for the variance, specifying the difference between the base flood elevation and the proposed elevation of the lowest floor, stating that the cost of federal flood insurance will be commensurate with the increased risk resulting from the reduced floor elevation (up to amounts as high as \$25.00 for \$100.00 of insurance coverage), and stating that construction below the base flood elevation increases risks to life and property.

Sec. 12-9-8. Violations.

- (a) *Violations.* Any development that is not within the scope of the Florida Building Code but that is regulated by this chapter that is performed without an issued permit, that is in conflict with an issued permit, or that does not fully comply with this chapter, shall be deemed a violation of this chapter. A building or structure without the documentation of elevation of the lowest floor, other required design certifications, or other evidence of compliance required by this chapter or the Florida Building Code is presumed to be a violation until such time as that documentation is provided.
- (b) *Authority.* For development that is not within the scope of the Florida Building Code but that is regulated by this chapter and that is determined to be a violation, the floodplain administrator is authorized to serve notices of violation or stop work orders to owners of the property involved, to the owner's agent, or to the person performing the work.
- (c) *Unlawful continuance.* Any person who shall continue any work after having been served with a notice of violation or a stop work order, except such work as that person is directed to perform to remove or remedy a violation or unsafe condition, shall be subject to penalties as prescribed by law.

Sec. 12-9-9. General.

- (a) *Scope.* Unless otherwise expressly stated, the following words and terms shall, for the purposes of this chapter, have the meanings shown in this section.
- (b) *Terms defined in the Florida Building Code.* Where terms are not defined in this chapter and are defined in the Florida Building Code, such terms shall have the meanings ascribed to them in that code.
- (c) *Terms not defined.* Where terms are not defined in this chapter or the Florida Building Code, such terms shall have ordinarily accepted meanings such as the context implies.

Sec. 12-9-10. Definitions generally.

The following words, terms and phrases, when used in this chapter, shall have the meanings ascribed to them in this section, except where the context clearly indicates a different meaning:

Alteration of a watercourse means a dam, impoundment, channel relocation, change in channel alignment, channelization, or change in cross-sectional area of the channel or the channel capacity, or any other form of modification that may alter, impede, retard or change the direction and/or velocity of the riverine flow of water during conditions of the base flood.

Appeal means a request for a review of the floodplain administrator's interpretation of any provision of this chapter.

ASCE 24 means a standard titled flood resistant design and construction that is referenced by the Florida Building Code. ASCE 24 is developed and published by the American Society of Civil Engineers, Reston, VA.

Base flood means a flood having a one-percent chance of being equaled or exceeded in any given year. (Also defined in FBC, B, Section 202.) The base flood is commonly referred to as the "100-year flood" or the "one-percent-annual chance flood."

Base flood elevation means the elevation of the base flood, including wave height, relative to the National Geodetic Vertical Datum (NGVD), North American Vertical Datum (NAVD) or other datum specified on the flood insurance rate map (FIRM). (Also defined in FBC, B, Section 202.)

Basement means the portion of a building having its floor subgrade (below ground level) on all sides. (Also defined in FBC, B, Section 202; see "basement (for flood loads)".)

Coastal construction control line means the line established by the state pursuant to F.S. § 161.053, and recorded in the official records of the community, which defines that portion of the beach-dune system subject to severe fluctuations based on a 100-year storm surge, storm waves or other predictable weather conditions.

Coastal high hazard area means a special flood hazard area extending from offshore to the inland limit of a primary frontal dune along an open coast and any other area subject to high velocity wave action from storms or seismic sources. Coastal high hazard areas are also referred to as "high hazard areas subject to high velocity wave action" or "V zones" and are designated on flood insurance rate maps (FIRM) as zone V1-V30, VE, or V.

Design flood means the flood associated with the greater of the following two areas:

- (1) Area with a floodplain subject to a one-percent or greater chance of flooding in any year; or
- (2) Area designated as a flood hazard area on the community's flood hazard map, or otherwise legally designated.

Design flood elevation means the elevation of the "design flood," including wave height, relative to the datum specified on the community's legally designated flood hazard map. In areas designated as zone AO, the design flood elevation shall be the elevation of the highest existing grade of the building's perimeter plus the depth number (in feet) specified on the flood hazard map. In areas designated as zone AO where the depth number is not specified on the map, the depth number shall be taken as being equal to two feet.

Development means any manmade change to improved or unimproved real estate, including, but not limited to, buildings or other structures, tanks, temporary structures, temporary or permanent storage of equipment or materials, mining, dredging, filling, grading, paving, excavations, drilling operations or any other land disturbing activities.

Encroachment means the placement of fill, excavation, buildings, permanent structures or other development into a flood hazard area that may impede or alter the flow capacity of riverine flood hazard areas.

Existing building and *existing structure* mean any buildings and structures for which the "start of construction" commenced before September 15, 1977.

~~*Existing manufactured home park or subdivision* means a manufactured home park or subdivision for which the construction of facilities for servicing the lots on which the manufactured homes are to be affixed (including, at a minimum, the installation of utilities, the construction of streets, and either final site grading or the pouring of concrete pads) is completed before September 15, 1977.~~

~~*Expansion to an existing manufactured home park or subdivision* means the preparation of additional sites by the construction of facilities for servicing the lots on which the manufactured homes are to be affixed (including the installation of utilities, the construction of streets, and either final site grading or the pouring of concrete pads).~~

Federal Emergency Management Agency (FEMA) means the federal agency that, in addition to carrying out other functions, administers the National Flood Insurance Program.

Flood or *flooding* means a general and temporary condition of partial or complete inundation of normally dry land from:

- (1) The overflow of inland or tidal waters.
- (2) The unusual and rapid accumulation or runoff of surface waters from any source.

Flood damage-resistant materials means any construction material capable of withstanding direct and prolonged contact with floodwaters without sustaining any damage that requires more than cosmetic repair.

Flood hazard area means the greater of the following two areas:

- (1) The area within a floodplain subject to a one-percent or greater chance of flooding in any year.
- (2) The area designated as a flood hazard area on the community's flood hazard map, or otherwise legally designated.

Flood insurance rate map (FIRM) means the official map of the community on which the Federal Emergency Management Agency has delineated both special flood hazard areas and the risk premium zones applicable to the community.

Flood insurance study (FIS) means the official report provided by the Federal Emergency Management Agency that contains the flood insurance rate map, the flood boundary and floodway map (if applicable), the water surface elevations of the base flood, and supporting technical data.

Floodplain administrator means the office or position designated and charged with the administration and enforcement of this chapter (may be referred to as the floodplain manager).

Floodplain development permit or approval means an official document or certificate issued by the community, or other evidence of approval or concurrence, that authorizes

performance of specific development activities that are located in flood hazard areas and that are determined to be compliant with this chapter.

Floodway means the channel of a river or other riverine watercourse and the adjacent land areas that must be reserved in order to discharge the base flood without cumulatively increasing the water surface elevation more than one foot.

Floodway encroachment analysis means an engineering analysis of the impact that a proposed encroachment into a floodway is expected to have on the floodway boundaries and base flood elevations; the evaluation shall be prepared by a qualified Florida licensed engineer using standard engineering methods and models.

Florida Building Code means the family of codes referenced in F.S. ch. 553, adopted by the Florida Building Commission, including: Florida Building Code, Building; Florida Building Code, Residential; Florida Building Code, Existing Building; Florida Building Code, Mechanical; Florida Building Code, Plumbing; Florida Building Code, Fuel Gas.

Freeboard means the additional height, usually expressed as a factor of safety in feet, above a flood level for purposes of floodplain management. Freeboard tends to compensate for many unknown factors, such as wave action, bridge openings and hydrological effect of urbanization of the watershed, that could contribute to flood heights greater than the height calculated for a selected frequency flood and floodway conditions.

Functionally dependent use means a use which cannot perform its intended purpose unless it is located or carried out in close proximity to water, including only docking facilities, port facilities that are necessary for the loading and unloading of cargo or passengers, and ship building and ship repair facilities; the term does not include long-term storage or related manufacturing facilities.

Highest adjacent grade means the highest natural elevation of the ground surface prior to construction next to the proposed walls or foundation of a structure.

Historic structure means any structure that is determined eligible for the exception to the flood hazard area requirements of the Florida Building Code, Existing Building, Chapter 12 Historic Buildings.

Letter of map change (LOMC) means an official determination issued by FEMA that amends or revises an effective flood insurance rate map or flood insurance study. Letters of map change include:

- (1) *Letter of map amendment (LOMA)*: An amendment based on technical data showing that a property was incorrectly included in a designated special flood hazard area. A LOMA amends the current effective flood insurance rate map and establishes that a specific property, portion of a property, or structure is not located in a special flood hazard area.
- (2) *Letter of map revision (LOMR)*: A revision based on technical data that may show changes to flood zones, flood elevations, special flood hazard area boundaries and floodway delineations, and other planimetric features.
- (3) *Letter of map revision based on fill (LOMR-F)*: A determination that a structure or parcel of land has been elevated by fill above the base flood elevation and is, therefore, no longer located within the special flood hazard area. In order to qualify for this determination, the fill must have been permitted and placed in accordance with the community's floodplain management regulations.
- (4) *Conditional letter of map revision (CLOMR)*: A formal review and comment as to whether a proposed flood protection project or other project complies with the

minimum NFIP requirements for such projects with respect to delineation of special flood hazard areas. A CLOMR does not revise the effective flood insurance rate map or flood insurance study; upon submission and approval of certified as-built documentation, a letter of map revision may be issued by FEMA to revise the effective FIRM.

Light-duty truck means as defined in 40 CFR 86.082-2, any motor vehicle rated at 8,500 pounds gross vehicular weight rating or less which has a vehicular curb weight of 6,000 pounds or less and which has a basic vehicle frontal area of 45 square feet or less, which is:

- (1) Designed primarily for purposes of transportation of property or is a derivation of such a vehicle;
- (2) Designed primarily for transportation of persons and has a capacity of more than 12 persons; or
- (3) Available with special features enabling off-street or off-highway operation and use.

Lowest floor means the lowest floor of the lowest enclosed area of a building or structure, including basement, but excluding any unfinished or flood-resistant enclosure, other than a basement, usable solely for vehicle parking, building access or limited storage provided that such enclosure is not built so as to render the structure in violation of the non-elevation requirements of the Florida Building Code or ASCE 24.

Manufactured home means a structure, transportable in one or more sections, which is eight feet or more in width and greater than 400 square feet, and which is built on a permanent, integral chassis and is designed for use with or without a permanent foundation when attached to the required utilities. The term "manufactured home" does not include a "recreational vehicle" or "park trailer."

Manufactured home park or subdivision means a parcel (or contiguous parcels) of land divided into two or more manufactured home lots for rent or sale.

Market value means the price at which a property will change hands between a willing buyer and a willing seller, neither party being under compulsion to buy or sell and both having reasonable knowledge of relevant facts. As used in this chapter, the term refers to the market value of buildings and structures, excluding the land and other improvements on the parcel. Market value may be established by a qualified independent appraiser, is the actual cash value (in-kind replacement cost depreciated for age, wear and tear, neglect, and quality of construction) determined by a qualified independent appraiser, or tax assessment value adjusted to approximate market value by a factor provided by the county property appraiser.

New construction means, for the purposes of administration of this chapter and the flood resistant construction requirements of the Florida Building Code, structures for which the "start of construction" commenced on or after September 15, 1977 and includes any subsequent improvements to such structures.

~~*New manufactured home park or subdivision* means a manufactured home park or subdivision for which the construction of facilities for servicing the lots on which the manufactured homes are to be affixed (including at a minimum, the installation of utilities, the construction of streets, and either final site grading or the pouring of concrete pads) is completed on or after September 15, 1977.~~

Park trailer means a transportable unit that has a body width not exceeding 14 feet and which is built on a single chassis and is designed to provide seasonal or temporary living quarters when connected to utilities necessary for operation of installed fixtures and appliances.

Recreational vehicle means a vehicle, including a park trailer, which is:

- (1) Built on a single chassis;
- (2) Four hundred square feet or less when measured at the largest horizontal projection;
- (3) Designed to be self-propelled or permanently towable by a light-duty truck; and
- (4) Designed primarily not for use as a permanent dwelling but as temporary living quarters for recreational, camping, travel, or seasonal use.

Sand dunes means naturally occurring accumulations of sand in ridges or mounds landward of the beach.

Special flood hazard area means an area in the floodplain subject to a one percent or greater chance of flooding in any given year. Special flood hazard areas are shown on FIRMs as zone A, AO, A1—A30, AE, A99, AH, V1—V30, VE or V.

Start of construction means the date of issuance of permits for new construction and substantial improvements, provided the actual start of construction, repair, reconstruction, rehabilitation, addition, placement, or other improvement is within 180 days of the date of the issuance. The actual start of construction means either the first placement of permanent construction of a building (including a manufactured home) on a site, such as the pouring of slab or footings, the installation of piles, or the construction of columns. Permanent construction does not include land preparation (such as clearing, grading, or filling), the installation of streets or walkways, excavation for a basement, footings, piers, or foundations, the erection of temporary forms or the installation of accessory buildings such as garages or sheds not occupied as dwelling units or not part of the main buildings. For a substantial improvement, the actual "start of construction" means the first alteration of any wall, ceiling, floor or other structural part of a building, whether or not that alteration affects the external dimensions of the building.

Substantial damage means damage of any origin sustained by a building or structure whereby the cost of restoring the building or structure to its before-damaged condition would equal or exceed 50 percent of the market value of the building or structure before the damage occurred. The term also includes flood-related damage sustained by a structure on two separate occasions during a 10-year period for which the cost of repairs at the time of each such flood event, on average, equals or exceeds 25 percent of the market value of the structure before the damage occurred.

Substantial improvement means any repair, reconstruction, rehabilitation, alteration, addition, or other improvement of a building or structure, the cost of which equals or exceeds 50 percent of the market value of the building or structure before the improvement or repair is started. If the structure has incurred "substantial damage," any repairs are considered substantial improvement regardless of the actual repair work performed. The term does not, however, include either:

- (1) Any project for improvement of a building required to correct existing health, sanitary, or safety code violations identified by the building official and that are the minimum necessary to assure safe living conditions.

- (2) Any alteration of a historic structure provided the alteration will not preclude the structure's continued designation as a historic structure.

Variance means a grant of relief from the requirements of this chapter, or the flood resistant construction requirements of the Florida Building Code, which permits construction in a manner that would not otherwise be permitted by this chapter or the Florida Building Code.

Watercourse means a river, creek, stream, channel or other topographic feature in, on, through, or over which water flows at least periodically.

Sec. 12-9-11. Buildings.

- (a) Design and construction of buildings, structures and facilities exempt from the Florida Building Code. Pursuant to section 12-9-4(c), buildings, structures, and facilities that are exempt from the Florida Building Code, including substantial improvement or repair of substantial damage of such buildings, structures and facilities, shall be designed and constructed in accordance with the flood load and flood resistant construction requirements of ASCE 24. Structures exempt from the Florida Building Code that are not walled and roofed buildings shall comply with the requirements of section 12-9-17.
- (b) Buildings and structures seaward of the coastal construction control line. If extending, in whole or in part, seaward of the coastal construction control line and also located, in whole or in part, in a flood hazard area:
 - (1) Buildings and structures shall be designed and constructed to comply with the more restrictive applicable requirements of the Florida Building Code, Building Section 3109 and Section 1612 or Florida Building Code, Residential Section R322.
 - (2) Minor structures and non-habitable major structures as defined in F.S. § 161.54, shall be designed and constructed to comply with the intent and applicable provisions of this chapter and ASCE 24.
- (c) Local amendments to Florida Building Code. The Florida Building Code permits local governments to adopt amendments which are more stringent than the minimum standards in state statutes, and amendments to the technical provisions of the Florida Building Code which apply solely within the jurisdiction of the local government. Pursuant to the provisions of F.S. § 553.73(4), the following amendments are adopted and applicable within the city limits:
 - (1) *Repetitive flood damage.* In the Florida Building Code, Building, and Florida Building Code, Existing Building, definitions for the term "Substantial Damage " shall be as defined in Section 12-9-10.
 - (2) *Minimum building elevations.* All buildings and structures in flood hazard areas shall have the lowest floor, dry floodproofing measures, or the bottom of the lowest horizontal structural member of the lowest floor, as applicable to occupancy and flood zone, at or above the base flood elevation plus three (3) feet, or the design flood elevation, whichever is higher.
 - (3) *Enclosures below required elevations.* Enclosed areas below the required elevation for dwellings in flood hazard areas shall be limited as follows:

- a. The interior portion of such enclosed areas shall not be partitioned or finished into separate rooms except for stairwells, ramps, and elevators, unless a partition is required by the fire code.
- b. Where perimeter walls are permitted, the limitation on partitions does not apply to load bearing walls interior to perimeter wall (crawlspace) foundations.
- c. Access to enclosed areas shall be the minimum necessary to allow for the parking of vehicles (garage door) or limited storage of maintenance equipment used in connection with the premises (standard exterior door) or entry to the building (stairway or elevator).

Sec. 12-9-12. Subdivisions.

- (a) *Minimum requirements.* Subdivision proposals, including proposals for manufactured home parks and subdivisions, shall be reviewed to determine that:
 - (1) Such proposals are consistent with the need to minimize flood damage and will be reasonably safe from flooding;
 - (2) All public utilities and facilities such as sewer, gas, electric, communications, and water systems are located and constructed to minimize or eliminate flood damage; and
 - (3) Adequate drainage is provided to reduce exposure to flood hazards; in zones AH and AO, adequate drainage paths shall be provided to guide floodwaters around and away from proposed structures.
- (b) *Subdivision plats.* Where any portion of proposed subdivisions, including manufactured home parks and subdivisions, lies within a flood hazard area, the following shall be required:
 - (1) Delineation of flood hazard areas, floodway boundaries and flood zones, and design flood elevations, as appropriate, shall be shown on preliminary plats;
 - (2) Where the subdivision has more than 50 lots or is larger than five acres and base flood elevations are not included on the FIRM, the base flood elevations determined in accordance with section 12-9-5(b)(1); and
 - (3) Compliance with the site improvement and utilities requirements of section 12-9-13.

Sec. 12-9-13. Site improvements, utilities and limitations.

- (a) *Minimum requirements.* All proposed new development shall be reviewed to determine that:
 - (1) Such proposals are consistent with the need to minimize flood damage and will be reasonably safe from flooding;
 - (2) All public utilities and facilities such as sewer, gas, electric, communications, and water systems are located and constructed to minimize or eliminate flood damage; and
 - (3) Adequate drainage is provided to reduce exposure to flood hazards; in zones AH and AO, adequate drainage paths shall be provided to guide floodwaters around and away from proposed structures.
- (b) *Sanitary sewage facilities.* All new and replacement sanitary sewage facilities, private sewage treatment plants (including all pumping stations and collector systems), and onsite waste disposal systems shall be designed in accordance with the standards

for onsite sewage treatment and disposal systems in F.A.C. ch. 64E-6 and ASCE 24 Chapter 7 to minimize or eliminate infiltration of floodwaters into the facilities and discharge from the facilities into flood waters, and impairment of the facilities and systems.

- (c) *Water supply facilities.* All new and replacement water supply facilities shall be designed in accordance with the water well construction standards in F.A.C. ch. 62-532.500 and ASCE 24 Chapter 7 to minimize or eliminate infiltration of floodwaters into the systems.
- (d) *Limitations on sites in regulatory floodways.* No development, including, but not limited to, site improvements, and land disturbing activity involving fill or regrading, shall be authorized in the regulatory floodway unless the floodway encroachment analysis required in section 12-9-5(c)(1) demonstrates that the proposed development or land disturbing activity will not result in any increase in the base flood elevation.
- (e) *Limitations on placement of fill.* Subject to the limitations of this chapter, fill shall be designed to be stable under conditions of flooding including rapid rise and rapid drawdown of floodwaters, prolonged inundation, and protection against flood-related erosion and scour. In addition to these requirements, if intended to support buildings and structures (zone A only), fill shall comply with the requirements of the Florida Building Code.
- (f) *Limitations on sites in coastal high hazard areas (zone V).* In coastal high hazard areas, alteration of sand dunes and mangrove stands shall be permitted only if such alteration is approved by the state department of environmental protection and only if the engineering analysis required by section 12-9-5(c)(4) demonstrates that the proposed alteration will not increase the potential for flood damage. Construction or restoration of dunes under or around elevated buildings and structures shall comply with section 12-9-17(h)(3).

Sec. 12-9-14. Manufactured homes.

- (a) *General.* All manufactured homes installed in flood hazard areas shall be installed by an installer that is licensed pursuant to F.S. § 320.8249, and shall comply with the requirements of F.A.C. ch. 15C-1 and the requirements of this chapter. If located seaward of the coastal construction control line, all manufactured homes shall comply with the more restrictive of the applicable requirements.
- (b) *Limitations on installation in floodways.* New installations of manufactured homes shall not be permitted in floodways.
- (c) *Foundations.* All new manufactured homes and replacement manufactured homes installed in flood hazard areas shall be installed on permanent, reinforced foundations that:
 - (1) In flood hazard areas (zone A) other than coastal high hazard areas, are designed in accordance with the foundation requirements of the Florida Building Code, Residential Section R322.2 and this chapter. ~~Foundations for manufactured homes subject to subsection (g) of this section are permitted to be reinforced piers or other foundation elements of at least equivalent strength.~~

- (2) In coastal high hazard areas (zone V), are designed in accordance with the foundation requirements of the Florida Building Code, Residential Section R322.3 and this chapter.
- (d) *Anchoring*. All new manufactured homes and replacement manufactured homes shall be installed using methods and practices which minimize flood damage and shall be securely anchored to an adequately anchored foundation system to resist flotation, collapse or lateral movement. Methods of anchoring include, but are not limited to, use of over-the-top or frame ties to ground anchors. This anchoring requirement is in addition to applicable state and local anchoring requirements for wind resistance.
- (e) *Elevation*. ~~Manufactured homes that are placed, replaced, or substantially improved shall comply with subsection (f) or (g) of this section, as applicable.~~ All manufactured homes that are placed, replaced, or substantially improved in flood hazard areas shall be elevated such that the bottom of the frame is at or above the elevation required, as applicable to the flood hazard area, in the *Florida Building Code, Residential Section R322.2 (Zone A) or Section R322.3 (Zone V and Coastal A Zone)*.
- ~~(f) *General elevation requirement*. Unless subject to the requirements of subsection (g) of this section, all manufactured homes that are placed, replaced, or substantially improved on sites located:~~
- ~~(1) Outside of a manufactured home park or subdivision;~~
 - ~~(2) In a new manufactured home park or subdivision;~~
 - ~~(3) In an expansion to an existing manufactured home park or subdivision; or~~
 - ~~(4) In an existing manufactured home park or subdivision upon which a manufactured home has incurred "substantial damage" as the result of a flood;~~
- ~~shall be elevated such that the bottom of the frame is at or above the elevation required, as applicable to the flood hazard area, in the Florida Building Code, Residential Section R322.2 (zone A) or Section R322.3 (zone V).~~
- ~~(g) *Elevation requirement for certain existing manufactured home parks and subdivisions*. Manufactured homes that are not subject to subsection (f) of this section, including manufactured homes that are placed, replaced, or substantially improved on sites located in an existing manufactured home park or subdivision, unless on a site where substantial damage as result of flooding has occurred, shall be elevated such that either the:~~
- ~~(1) Bottom of the frame of the manufactured home is at or above the elevation required, as applicable to the flood hazard area, in the Florida Building Code, Residential Section R322.2 (zone A) or Section R322.3 (zone V); or~~
 - ~~(2) Bottom of the frame is supported by reinforced piers or other foundation elements of at least equivalent strength that are not less than six feet in height above grade.~~
- ~~(f)(h)~~ *Enclosures*. Enclosed areas below elevated manufactured homes shall comply with the requirements of the Florida Building Code, Residential Section R322.2 or R322.3 for such enclosed areas, as applicable to the flood hazard area.
- ~~(g)(i)~~ *Utility equipment*. Utility equipment that serves manufactured homes, including electric, heating, ventilation, plumbing, and air conditioning equipment and other

service facilities, shall comply with the requirements of the Florida Building Code, Residential Section R322, as applicable to the flood hazard area.

Sec. 12-9-15. Recreational vehicles and park trailers.

- (a) *Temporary placement.* Recreational vehicles and park trailers placed temporarily in flood hazard areas shall:
 - (1) Be on the site for fewer than 180 consecutive days; or
 - (2) Be fully licensed and ready for highway use, which means the recreational vehicle or park model is on wheels or jacking system, is attached to the site only by quick-disconnect type utilities and security devices, and has no permanent attachments such as additions, rooms, stairs, decks and porches.
- (b) *Permanent placement.* Recreational vehicles and park trailers that do not meet the limitations in subsection (a) of this section for temporary placement shall meet the requirements of section 12-9-14 for manufactured homes.
- (c) *Limitations on installation in coastal high hazard areas (zone V).* Owners of existing recreational vehicle parks in coastal high hazard areas shall not expand or increase the number of parking sites unless a plan for removal of units from the coastal high hazard area prior to a predicted flood event is prepared and submitted to Escambia County Emergency Management. Recreational vehicle park owners shall notify vehicle owners of the plan for removal.

Sec. 12-9-16. Tanks.

- (a) *Underground tanks.* Underground tanks in flood hazard areas shall be anchored to prevent flotation, collapse or lateral movement resulting from hydrodynamic and hydrostatic loads during conditions of the design flood, including the effects of buoyancy assuming the tank is empty.
- (b) *Above-ground tanks, not elevated.* Above-ground tanks that do not meet the elevation requirements of subsection (c) of this section shall:
 - (1) Be permitted in flood hazard areas (zone A) other than coastal high hazard areas, provided the tanks are anchored or otherwise designed and constructed to prevent flotation, collapse or lateral movement resulting from hydrodynamic and hydrostatic loads during conditions of the design flood, including the effects of buoyancy assuming the tank is empty and the effects of flood-borne debris.
 - (2) Not be permitted in coastal high hazard areas (zone V).
- (c) *Above-ground tanks, elevated.* Above-ground tanks in flood hazard areas shall be elevated to or above the design flood elevation and attached to a supporting structure that is designed to prevent flotation, collapse or lateral movement during conditions of the design flood. Tank-supporting structures shall meet the foundation requirements of the applicable flood hazard area.
- (d) *Tank inlets and vents.* Tank inlets, fill openings, outlets and vents shall be:
 - (1) At or above the design flood elevation or fitted with covers designed to prevent the inflow of floodwater or outflow of the contents of the tanks during conditions of the design flood; and
 - (2) Anchored to prevent lateral movement resulting from hydrodynamic and hydrostatic loads, including the effects of buoyancy, during conditions of the design flood.

Sec. 12-9-17. Other development.

- (a) *General requirements for other development.* All development, including manmade changes to improved or unimproved real estate for which specific provisions are not specified in this chapter or the Florida Building Code, shall:
- (1) Be located and constructed to minimize flood damage;
 - (2) Meet the limitations of section 12-9-13(d) if located in a regulated floodway;
 - (3) Be anchored to prevent flotation, collapse or lateral movement resulting from hydrostatic loads, including the effects of buoyancy, during conditions of the design flood;
 - (4) Be constructed of flood damage-resistant materials; and
 - (5) Have mechanical, plumbing, and electrical systems above the design flood elevation or meet the requirements of ASCE 24, except that minimum electric service required to address life safety and electric code requirements is permitted below the design flood elevation provided it conforms to the provisions of the electrical part of building code for wet locations.
- (b) *Fences in regulated floodways.* Fences in regulated floodways that have the potential to block the passage of floodwaters, such as stockade fences and wire mesh fences, shall meet the limitations of section 12-9-13(d).
- (c) *Retaining walls, sidewalks and driveways in regulated floodways.* Retaining walls and sidewalks and driveways that involve the placement of fill in regulated floodways shall meet the limitations of section 12-9-13(d).
- (d) *Roads and watercourse crossings in regulated floodways.* Roads and watercourse crossings, including roads, bridges, culverts, low-water crossings and similar means for vehicles or pedestrians to travel from one side of a watercourse to the other side, that encroach into regulated floodways shall meet the limitations of section 12-9-13(d). Alteration of a watercourse that is part of a road or watercourse crossing shall meet the requirements of section 12-9-5(c)(3).
- (e) *Concrete slabs used as parking pads, enclosure floors, landings, decks, walkways, patios and similar nonstructural uses in coastal high hazard areas (zone V).* In coastal high hazard areas, concrete slabs used as parking pads, enclosure floors, landings, decks, walkways, patios and similar nonstructural uses are permitted beneath or adjacent to buildings and structures provided the concrete slabs are designed and constructed to be:
- (1) Structurally independent of the foundation system of the building or structure;
 - (2) Frangible and not reinforced, so as to minimize debris during flooding that is capable of causing significant damage to any structure; and
 - (3) Have a maximum slab thickness of not more than four inches.
- (f) *Decks and patios in coastal high hazard areas (zone V).* In addition to the requirements of the Florida Building Code, in coastal high hazard areas decks and patios shall be located, designed, and constructed in compliance with the following:
- (1) A deck that is structurally attached to a building or structure shall have the bottom of the lowest horizontal structural member at or above the design flood elevation and any supporting members that extend below the design flood elevation shall comply with the foundation requirements that apply to the building or structure, which shall be designed to accommodate any increased loads resulting from the attached deck.

- (2) A deck or patio that is located below the design flood elevation shall be structurally independent from buildings or structures and their foundation systems, and shall be designed and constructed either to remain intact and in place during design flood conditions or to break apart into small pieces to minimize debris during flooding that is capable of causing structural damage to the building or structure or to adjacent buildings and structures.
- (3) A deck or patio that has a vertical thickness of more than 12 inches or that is constructed with more than the minimum amount of fill necessary for site drainage shall not be approved unless an analysis prepared by a qualified registered design professional demonstrates no harmful diversion of floodwaters or wave runup and wave reflection that would increase damage to the building or structure or to adjacent buildings and structures.
- (4) A deck or patio that has a vertical thickness of 12 inches or less and that is at natural grade or on nonstructural fill material that is similar to and compatible with local soils and is the minimum amount necessary for site drainage may be approved without requiring analysis of the impact on diversion of floodwaters or wave runup and wave reflection.
- (g) *Other development in coastal high hazard areas (zone V).* In coastal high hazard areas, development activities other than buildings and structures shall be permitted only if also authorized by the appropriate federal, state or local authority; if located outside the footprint of, and not structurally attached to, buildings and structures; and if analyses prepared by qualified registered design professionals demonstrate no harmful diversion of floodwaters or wave runup and wave reflection that would increase damage to adjacent buildings and structures. Such other development activities include, but are not limited to:
 - (1) Bulkheads, seawalls, retaining walls, revetments, and similar erosion control structures;
 - (2) Solid fences and privacy walls, and fences prone to trapping debris, unless designed and constructed to fail under flood conditions less than the design flood or otherwise function to avoid obstruction of floodwaters; and
 - (3) Onsite sewage treatment and disposal systems defined in F.A.C. 64E-6.002, as filled systems or mound systems.
- (h) *Nonstructural fill in coastal high hazard areas (zone V).* In coastal high hazard areas:
 - (1) Minor grading and the placement of minor quantities of nonstructural fill shall be permitted for landscaping and for drainage purposes under and around buildings.
 - (2) Nonstructural fill with finished slopes that are steeper than one unit vertical to five units horizontal shall be permitted only if an analysis prepared by a qualified registered design professional demonstrates no harmful diversion of floodwaters or wave runup and wave reflection that would increase damage to adjacent buildings and structures.
 - (3) Where authorized by the state department of environmental protection or applicable local approval, sand dune construction and restoration of sand dunes under or around elevated buildings are permitted without additional engineering analysis or certification of the diversion of floodwater or wave runup and wave reflection if the scale and location of the dune work is consistent with local beach-

dune morphology and the vertical clearance is maintained between the top of the sand dune and the lowest horizontal structural member of the building.

SECTION 2. AMENDMENTS TO SECTION 14-2-133, LOCAL GOVERNMENT AMENDMENTS TO FLORIDA BUILDING CODE—TECHNICAL AMENDMENTS.

Section 14-2-133 of the Code of the City of Pensacola, Florida, Local Government Amendments to Florida Building Code—Technical Amendments, is hereby amended to read as follows:

Sec. 14-2-133. ~~Local government amendments to Florida Building Code —~~ Technical Amendments for Flood Hazard Areas.

~~The Florida Building Code permits local governments to adopt amendments which are more stringent than the minimum standards in state statutes, and amendments to the technical provisions of the Florida Building Code which apply solely within the jurisdiction of the local government. Pursuant to the provisions of F.S. § 553.73(4), the following amendments are adopted and applicable within the city limits:~~

- ~~(1) Section 1612.4.2 of the Florida Building Code, Building, is amended to provide:
Elevation requirements. The minimum elevation requirements shall be as specified in ASCE 24 or the base flood elevation plus three feet (914 mm), whichever is higher.~~
- ~~(2) Section R322.2.1 of the Florida Building Code, Residential, is amended to provide:
R322.2.1 Elevation requirements.
 - ~~1. Buildings and structures in flood hazard areas including flood hazard areas designated as Coastal A Zones, shall have the lowest floors elevated to or above the base flood elevation plus three feet (914 mm), or the design flood elevation, whichever is higher.~~
 - ~~2. In areas of shallow flooding (AO zones), buildings and structures shall have the lowest floor (including basement) elevated to a height above the highest adjacent grade of not less than the depth number specified in feet (mm) on the FIRM plus three feet (914 mm), or not less than three feet (915 mm) if a depth number is not specified.~~
 - ~~3. Basement floors that are below grade on all sides shall be elevated to or above base flood elevation three feet (914 mm), or the design flood elevation, whichever is higher.~~~~

~~Exception: Enclosed areas below the design flood elevation, including basements with floors that are not below grade on all sides, shall meet the requirements of section 322.2.2.~~

- ~~(3) Section R322.2.2 of the Florida Building Code, Building, is amended to provide:
R322.2.2 Enclosed areas below design flood elevation.
Enclosed areas, including crawl spaces, that are below the design flood elevation shall:
 - ~~1. Be used solely for parking of vehicles, building access or storage. The interior portion of such enclosed areas shall not be partitioned or finished into separate rooms except for stairwells, ramps, and elevators, unless a partition is required by the fire code. The limitation~~~~

~~on partitions does not apply to load bearing walls interior to perimeter wall (crawl space) foundations. Access to enclosed areas shall be the minimum necessary to allow for the parking of vehicles (garage door) or limited storage of maintenance equipment used in connection with the premises (standard exterior door) or entry to the building (stairway or elevator).~~

~~(4) Section R322.3.2 of the Florida Building Code, Building, is amended to provide:
R322.3.2 Elevation requirements.~~

- ~~1. Buildings and structures erected within coastal high-hazard areas and Coastal A Zones, shall be elevated so that the bottom of the lowest horizontal structure members supporting the lowest floor, with the exception of pilings, pile caps, columns, grade beams and bracing, is elevated to or above the base flood elevation plus three feet (914 mm) or the design flood elevation, whichever is higher.~~
- ~~2. Basement floors that are below grade on all sides are prohibited.~~
- ~~3. The use of fill for structural support is prohibited.~~
- ~~4. Minor grading, and the placement of minor quantities of fill, shall be permitted for landscaping and for drainage purposes under and around buildings and for support of parking slabs, pool decks, patios and walkways.~~
- ~~5. Walls and partitions enclosing areas below the design flood elevation shall meet the requirements of sections R322.3.4 and R322.3.5.~~

~~(5) Section R322.3.4 of the Florida Building Code, Building, is amended to provide:
R322.3.4 Walls below design flood elevation.~~

~~Walls are permitted below the elevated floor, provided that such walls are not part of the structural support of the building or structure and:~~

- ~~1. Electrical, mechanical, and plumbing system components are not to be mounted on or penetrate through walls that are designed to break away under flood loads; and~~
- ~~2. Are constructed with insect screening or open lattice; or~~
- ~~3. Are designed to break away or collapse without causing collapse, displacement or other structural damage to the elevated portion of the building or supporting foundation system. Such walls, framing and connections shall have a design safe loading resistance of not less than ten (470 Pa) and no more than 20 pounds per square foot (958 Pa); or~~
- ~~4. Where wind loading values of this code exceed 20 pounds per square foot (958 Pa), the construction documents shall include documentation prepared and sealed by a registered design professional that:
 - ~~4.1. The walls below the design flood elevation have been designed to collapse from a water load less than that which would occur during the design flood.~~
 - ~~4.2. The elevated portion of the building and supporting foundation system have been designed to withstand the effects of wind and flood loads acting simultaneously on all building components (structural and nonstructural). Water loading~~~~

~~values used shall be those associated with the design flood.~~

~~Wind loading values used shall be those required by this code.~~

~~(6) Section R322.3.5 of the Florida Building Code, Building, is amended to provide:~~

~~R322.3.5 Enclosed areas below the design flood elevation.~~

~~Enclosed areas below the design flood elevation shall be used solely for parking of vehicles, building access or storage. The interior portion of such enclosed area shall not be partitioned or finished into separate rooms except for stairwells, ramps, and elevators, unless a partition is required by the fire code. Access to enclosed areas shall be the minimum necessary to allow for the parking of vehicles (garage door) or limited storage of maintenance equipment used in connection with the premises (standard exterior door) or entry to the building (stairway or elevator).~~

Local amendments to the Florida Building Code applicable in flood hazard areas in the city are in Section 12-9-11 of Chapter 12-9, Floodplain Management.

SECTION 3. FISCAL IMPACT STATEMENT.

In terms of design, plan application review, construction, and inspection of buildings and structures, the cost impact as an overall average is negligible in regard to the local technical amendments because all development has been subject to the requirements of the local floodplain management ordinance adopted for participation in the National Flood Insurance Program. Therefore, in terms of lower potential for flood damage, there will be continued savings and benefits to consumers.

SECTION 4. APPLICABILITY.

This ordinance shall apply to all applications for development, including building permit applications and subdivision proposals, submitted on or after the effective date of this ordinance.

SECTION 5. SEVERABILITY.

If any word, phrase, clause, paragraph, section or provision of this ordinance or the application thereof to any person or circumstance is held invalid or unconstitutional, such finding shall not affect the other provision or applications of the ordinance which can be given effect without the invalid or unconstitutional provisions or application, and to this end the provisions of this ordinance are declared severable.

SECTION 6. CONFLICTS.

All ordinances or parts of ordinances in conflict herewith are hereby repealed to the extent of such conflict.

SECTION 7. EFFECTIVE DATE.

This ordinance shall take effect on the fifth business day after adoption, unless otherwise provided, pursuant to Section 4.03(d) of the City Charter of the City of Pensacola.

Adopted: _____

Approved: _____

President of City Council

Attest:

City Clerk



Business Impact Estimate

This form should be included in agenda packet for the item under which the proposed ordinance is to be considered, and must be posted on the City's website by the time notice of the proposed ordinance is published.

Proposed ordinance's title/reference: P.O. No. 8-25. AN ORDINANCE AMENDING THE CITY OF PENSACOLA LAND DEVELOPMENT CODE TO AMEND CHAPTER 12-9, FLOODPLAIN MANAGEMENT, TO ADOPT LOCAL AMENDMENTS TO THE FLORIDA BUILDING CODE AND TO SPECIFY ELEVATION OF MANUFACTURED HOMES IN FLOOD HAZARD AREAS; AMENDING SECTION 14-2-133 TO RELOCATE AND REFORMAT LOCAL AMENDMENTS RELATED TO FLOOD HAZARD AREAS, WHICH WILL NOW APPEAR IN CHAPTER 12-9, FLOODPLAIN MANAGEMENT; PROVIDING FOR APPLICABILITY; PROVIDING FOR SEVERABILITY; AND PROVIDING FOR AN EFFECTIVE DATE.

The City is of the view that the exception(s) to the Business Impact Estimate requirement that are checked off in a box below apply to the above-referenced proposed ordinance, although the City is implementing the procedure required by statutory law to ensure that no inadvertent procedural issue could impact the enactment of the proposed ordinance.

- ☒ The proposed ordinance is required for compliance with Federal or State law or regulation;
- ☐ The proposed ordinance relates to the issuance or refinancing of debt;
- ☐ The proposed ordinance relates to the adoption of budgets or budget amendments, including revenue sources necessary to fund the budget;
- ☐ The proposed ordinance is required to implement a contract or an agreement, including, but not limited to, any Federal, State, local, or private grant, or other financial assistance accepted by the
- ☐ The proposed ordinance is an emergency ordinance;
- ☐ The ordinance relates to procurement; or
- ☐ The proposed ordinance is enacted to implement the following:
 - a. Part II of Chapter 163, *Florida Statutes*, relating to growth policy, county and municipal planning, and land development regulation, including zoning, development orders, development agreements and development permits;

- b. Sections 190.005 and 190.046, *Florida Statutes*, regarding community development districts;
- c. Section 553.73, *Florida Statutes*, relating to the *Florida Building Code*; or
- d. Section 633.202, *Florida Statutes*, relating to the *Florida Fire Prevention Code*.

In accordance with the provisions of controlling law, even notwithstanding the fact that, an exemption noted above may apply, the City hereby publishes the following information:

1. Summary of the proposed ordinance (must include statement of the public purpose, such as serving the public health, safety, morals, and welfare):

The ordinance will serve the public purpose of public safety and welfare:

The City's floodplain management ordinance must be updated for the City to stay current with FEMA and FDEM standards. All communities that participate in the National Flood Insurance Program (NFIP) must update their ordinance language to maintain their class rating in the Community Rating System (CRS). In addition, FEMA requires that the new Flood Insurance Rate Maps (FIRM) be adopted before August 19, 2025. Failure to adopt the maps would result in suspension from the NFIP and the CRS. The proposed mandatory language does not provide any increases in the standards, but will maintain the current levels of protection that are currently adopted.

2. Estimate of direct economic impact of the proposed ordinance on private, for-profit businesses in the City:

None.

3. Estimate of direct compliance costs that businesses may reasonably incur:

None.

4. Any new charge or fee imposed by the proposed ordinance:

None.

5. Estimate of the City's regulatory costs, including estimated revenues from any new charges or fees to cover such costs:

None.

6. Good faith estimate of the number of businesses likely to be impacted by the proposed ordinance:

None.

7. Additional information (if any, but may wish to include the methodology used to derive information for #1 and #2, above. For example: City staff solicited comments from businesses in the City as to the potential impact of the proposed ordinance by contacting the chamber of commerce, social media posting, direct mail or direct email, posting on City website, public workshop, etc. You may also wish to include efforts made to reduce the potential fiscal impact on businesses based on feedback from businesses. You may also wish to state here that the proposed ordinance is a generally applicable ordinance that applies to all persons similarly situated (individuals as well as businesses) and, therefore, the proposed ordinance does not impose costs only upon businesses.):



City of Pensacola

222 West Main Street
Pensacola, FL 32502

Memorandum

File #: 25-837

Agenda Conference

8/11/2025

ORDINANCE

SPONSOR: DC Reeves, Mayor

SUBJECT:

PROPOSED ORDINANCE NO. 9-25 - FUTURE LAND USE MAP AND AMENDMENT –
RECENTLY ANNEXED PROPERTY - TWO PARCELS LOCATED AT THE 2400 BLOCK OF
LANGLEY AVENUE

RECOMMENDATION:

That City Council adopt Proposed Ordinance No. 9-25 on second reading.

AN ORDINANCE AMENDING THE COMPREHENSIVE PLAN AND FUTURE LAND USE
MAP OF THE CITY OF PENSACOLA, FLORIDA; PROVIDING FOR SEVERABILITY;
REPEALING CLAUSE; PROVIDING AN EFFECTIVE DATE.

HEARING REQUIRED: Public Hearing Required

SUMMARY:

This action does not directly advance a goal of the City of Pensacola's Strategic Plan, but is required by local, state or federal law, governance or regulation.

The City recently approved the annexation of two parcels located at the 2400 Block of Langley Avenue. The annexation necessitates amending the City's Future Land Use Map and Zoning Map to include the subject properties. The recommended zoning district is "Airport Restricted Zone" (ARZ) with a corresponding Future Land Use designation of Airport (A).

On June 10, 2025, the Planning Board voted 5:0 to recommend approval of the request.

PRIOR ACTION:

November 10, 2011 - City Council approved the annexation of nine (9) parcels in the Campus Heights area which were owned by the Pensacola International Airport.

December 1, 2011 - City Council adopted Ordinance No. 31-11 – Annexation of Airport Owned Property on second reading.

May 11, 2017 - City Council conducted the first of two public hearings regarding the Annexation of Property - Campus Heights.

June 8, 2017 - City Council approved the annexation of seventy-seven (77) parcels in the Campus Heights area which were owned by the Pensacola International Airport.

July 13, 2017 - City Council adopted Ordinance No. 15-17 - Annexation of Airport Owned Property on second reading.

October 11, 2018 - City Council conducted the first of two required public hearings regarding the Annexation of Property - Campus Heights Phase II

November 8, 2018 - City Council approved the annexation of fifty-two (52) parcels in the Campus Heights area which were owned by the Pensacola International Airport.

December 13, 2018 - City Council adopted Ordinance No. 14-18 - Annexation of Airport Owned Property on second reading.

May 9, 2024 - City Council approved the purchase of real property located at 2400 Block Langley Avenue.

April 24, 2025 - City Council approved Proposed Ordinance No. 1-25 on first reading.

May 8, 2025 - City Council approved the final annexation request with adoption of Ordinance No. 3-25.

July 17, 2025 - City Council voted to approve Proposed Ordinance No. 9-25 on first reading.

FUNDING:

N/A

FINANCIAL IMPACT:

None

LEGAL REVIEW ONLY BY CITY ATTORNEY: Yes

6/10/2025

STAFF CONTACT:

Tim Kinsella, City Administrator
Sherry Morris, AICP, Development Services Department Director
Cynthia Cannon, AICP, Planning and Zoning Division Manager

ATTACHMENTS:

1. Proposed Ordinance No. 9-25
2. 2400 BLK Langley Avenue Maps
3. Business Impact Estimate
4. Current FLU
5. Proposed FLU
6. DRAFT Planning Board Minutes Dated 06.10.2025
7. City Council Memo Dated 04.24.2025 - Voluntary Annexation Request

PRESENTATION: No

PROPOSED
ORDINANCE NO. 9-25

ORDINANCE NO. _____

AN ORDINANCE
TO BE ENTITLED:

AN ORDINANCE AMENDING THE COMPREHENSIVE PLAN
AND FUTURE LAND USE MAP OF THE CITY OF
PENSACOLA, FLORIDA; PROVIDING FOR SEVERABILITY;
REPEALING CLAUSE; PROVIDING AN EFFECTIVE DATE.

WHEREAS, the city adopted a comprehensive plan on October 4, 1990, pursuant to applicable law; and

WHEREAS, the city council desires to effect an amendment to a portion of the future land use element of the comprehensive plan; and

WHEREAS, said amendment is consistent with the other portions of the future land use element and all other applicable elements of the comprehensive plan, as amended; and

WHEREAS, said amendment will affirmatively contribute to the health, safety and general welfare of the citizens of the city; and

WHEREAS, the city council has followed all of the procedures set forth in F.S. sections 163.3184 and 163.3187, and all other applicable provisions of law and local procedures with relation to amendment to the future land use element of the comprehensive plan; and

WHEREAS, proper public notice was provided and the appropriate public hearing was held pursuant to the provisions referred to hereinabove as to the following small scale development amendment to the comprehensive plan and future land use map of the city;

NOW, THEREFORE, BE IT ORDAINED BY THE CITY OF PENSACOLA, FLORIDA:

SECTION 1. That the Comprehensive Plan and Future Land Use Map of the City of Pensacola, and all notations, references and information shown thereon as it relates to the following described real property in the City of Pensacola, Florida, to-wit:

ALL THAT CERTAIN TRACT OR PARCEL OF LAND DESCRIBED IN A DOCUMENT BETWEEN DIANE BONNER CANADY AND THE CITY OF PENSACOLA RECORDED 2024 IN OFFICIAL RECORD BOOK 9178 AT PAGE 1742 WITH THE CLERK OF THE

COURT, ESCAMBIA COUNTY FLORIDA, SITUATE IN SECTION 14, TOWNSHIP 1 SOUTH, RANGE 29 WEST AND FURTHER DESCRIBED AS FOLLOWS:

COMMENCE AT THE NORTHWEST CORNER OF SAID SECTION 14 AS SHOWN ON THE PLAT OF COLLEGE HEIGHTS SUBDIVISION RECORDED 1957 IN PLAT BOOK 5 AT PAGE 9 WITH THE SAID CLERK OF THE COURT;

THENCE, COINCIDENT WITH THE NORTH LINE OF SAID SECTION 14, NORTH 89 DEGREES 55 MINUTES EAST A DISTANCE OF 732.85 FEET TO A POINT;

THENCE, DEPARTING SAID NORTH LINE OF SECTION 14, SOUTH 00 DEGREES 05 MINUTES EAST A DISTANCE OF 33 FEET TO THE NORTHEAST CORNER OF LOT 9, BLOCK 1 OF SAID COLLEGE HEIGHTS SUBDIVISION BEING THE POINT OF BEGINNING HEREIN DESCRIBED;

THENCE, COINCIDENT WITH THE EAST LINE OF SAID LOT 9, SOUTH 00 DEGREES 10 MINUTES WEST A DISTANCE OF 126.6 FEET TO THE SOUTHEAST CORNER OF SAID LOT 9;

THENCE, COINCIDENT WITH THE SOUTH LINE OF LOTS 8 AND 9, BLOCK 1 OF SAID COLLEGE HEIGHTS SUBDIVISION, SOUTH 89 DEGREES 55 MINUTES WEST A DISTANCE OF 150 FEET TO THE SOUTHWEST CORNER OF SAID LOT 8;

THENCE, COINCIDENT WITH THE WEST LINE OF SAID LOT 8, NORTH 00 DEGREES 10 MINUTES EAST A DISTANCE OF 126.6 FEET TO THE NORTHWEST CORNER OF SAID LOT 8;

THENCE, COINCIDENT WITH THE NORTH LINE OF SAID LOTS 8 AND 9, BLOCK 1 OF SAID COLLEGE HEIGHTS, NORTH 89 DEGREES 55 MINUTES EAST A DISTANCE OF 150 FEET TO THE POINT OF BEGINNING.

the same is hereby designated as "A" Airport as if all of the said real property had been originally included in City of Pensacola Office Land Use District.

A map depicting the newly annexed area, to be designated "A" as provided herein, is attached hereto as Exhibit A.

SECTION 2. The city council shall by subsequently adopted ordinance change the zoning classification and zoning map for the subject property to a permissible zoning classification, as determined by the discretion of the city council, which is consistent with the future land use classification adopted by this ordinance. Pending the adoption of such a rezoning ordinance, no development of the subject property shall be permitted which is inconsistent with the future land use classification adopted by this ordinance.

SECTION 3. If any word, phrase, clause, paragraph, section or provision of this ordinance or the application thereof to any person or circumstance is held invalid or

unconstitutional, such finding shall not affect the other provision or applications of the ordinance which can be given effect without the invalid or unconstitutional provisions or application, and to this end the provisions of this ordinance are declared severable.

SECTION 4. All ordinances or parts of ordinances in conflict herewith are hereby repealed to the extent of such conflict.

SECTION 5. This ordinance shall take effect on the fifth business day after adoption, unless otherwise provided, pursuant to Section 4.03(d) of the City Charter of the City of Pensacola.

Adopted: _____

Approved: _____
President of City Council

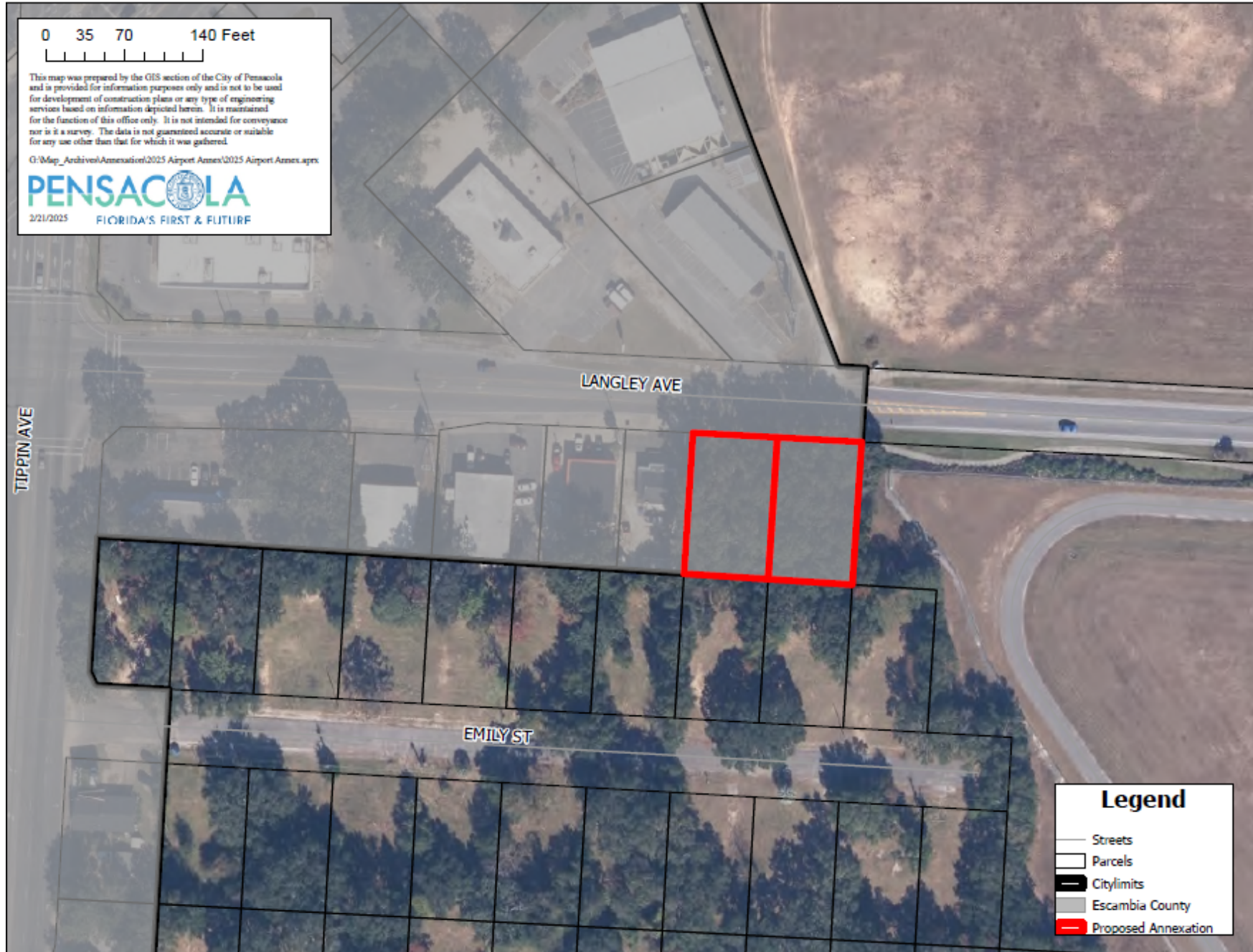
Attest:

City Clerk

Exhibit A

[map]

Exhibit A: Map of Annexation Area



Current Future Land Use

Legend

Streets

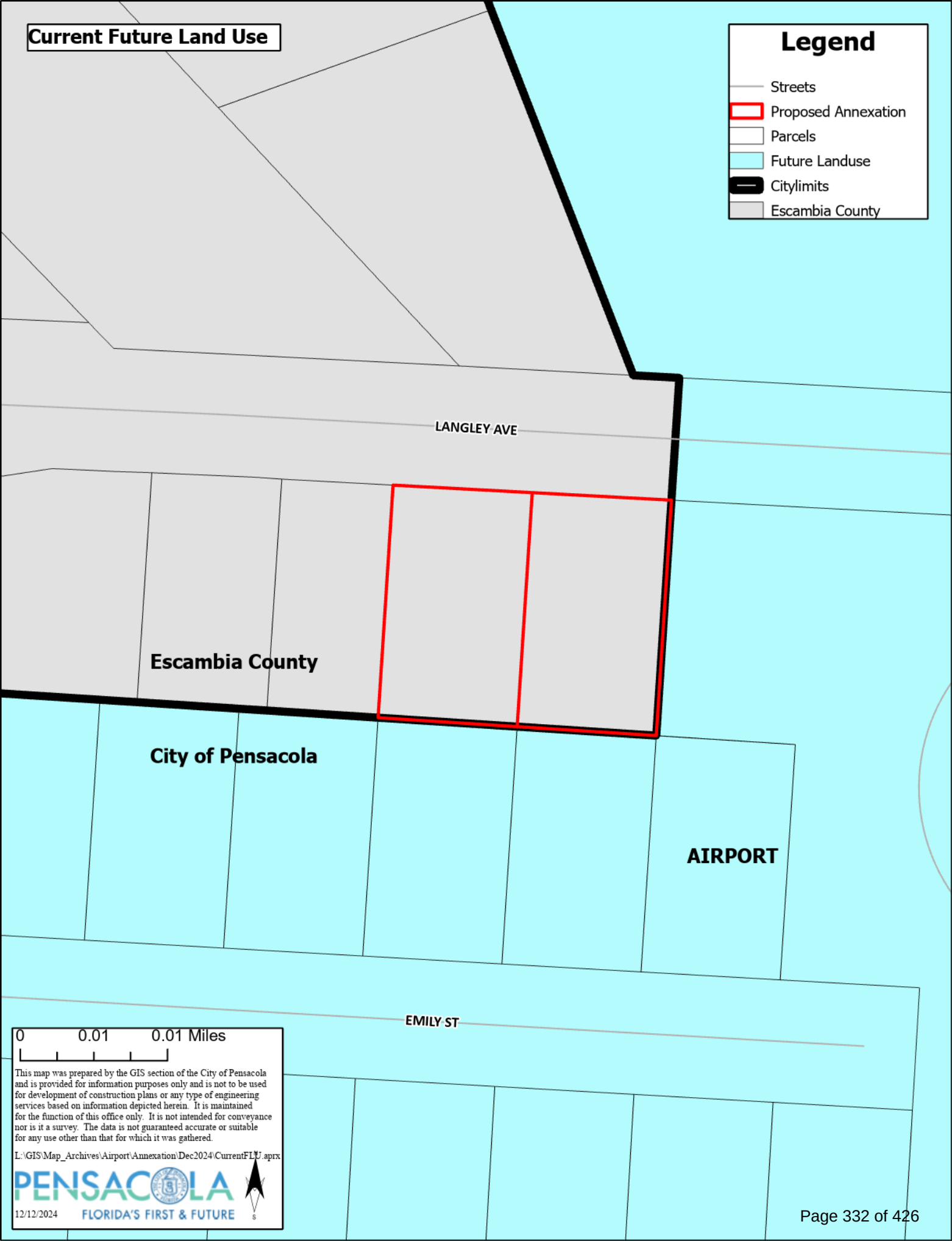
Proposed Annexation

Parcels

Future Landuse

Citylimits

Escambia County



00.010.01 Miles

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PENSACOLA

FLORIDA'S FIRST & FUTURE

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Proposed Future Land Use

Legend

- Streets
- Proposed Annexation
- Parcels
- Citylimits
- Escambia County
- Proposed Future Landuse

LANGLEY AVE

Escambia County

City of Pensacola

AIRPORT

EMILY ST

0 0.01 0.01 Miles

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Current Zoning

Legend

- Streets
-  Proposed Annexation
-  Parcels
- Zoning**
- ZONING**
-  AIRPORT RESTRICTED ZONE
-  Citylimits
-  Escambia County

LANGLEY AVE

Escambia County

City of Pensacola

AIRPORT
RESTRICTED
ZONE

EMILY ST

0 0.01 0.01 Miles

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Proposed Zoning

Legend

- Streets
- Proposed Annexation
- Parcels
- Citylimits
- Escambia County
- PROPOSED ZONING**
- AIRPORT RESTRICTED ZONE

LANGLEY AVE

Escambia County

City of Pensacola

AIRPORT
RESTRICTED
ZONE

EMILY ST

0 0.01 0.01 Miles

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Business Impact Estimate

This form should be included in agenda packet for the item under which the proposed ordinance is to be considered, and must be posted on the City's website by the time notice of the proposed ordinance is published.

Proposed ordinance's title/reference: P.O. No. 9-25. AN ORDINANCE AMENDING THE COMPREHENSIVE PLAN AND FUTURE LAND USE MAP OF THE CITY OF PENSACOLA, FLORIDA; PROVIDING FOR SEVERABILITY; REPEALING CLAUSE; PROVIDING AN EFFECTIVE DATE.

The City is of the view that the exception(s) to the Business Impact Estimate requirement that are checked off in a box below apply to the above-referenced proposed ordinance, although the City is implementing the procedure required by statutory law to ensure that no inadvertent procedural issue could impact the enactment of the proposed ordinance.

- ☒ The proposed ordinance is required for compliance with Federal or State law or regulation;
- ☐ The proposed ordinance relates to the issuance or refinancing of debt;
- ☐ The proposed ordinance relates to the adoption of budgets or budget amendments, including revenue sources necessary to fund the budget;
- ☐ The proposed ordinance is required to implement a contract or an agreement, including, but not limited to, any Federal, State, local, or private grant, or other financial assistance accepted by the
- ☐ The proposed ordinance is an emergency ordinance;
- ☐ The ordinance relates to procurement; or
- ☐ The proposed ordinance is enacted to implement the following:
 - a. Part II of Chapter 163, *Florida Statutes*, relating to growth policy, county and municipal planning, and land development regulation, including zoning, development orders, development agreements and development permits;
 - b. Sections 190.005 and 190.046, *Florida Statutes*, regarding community development districts;
 - c. Section 553.73, *Florida Statutes*, relating to the *Florida Building Code*; or
 - d. Section 633.202, *Florida Statutes*, relating to the *Florida Fire Prevention Code*.

In accordance with the provisions of controlling law, even notwithstanding the fact that, an exemption noted above may apply, the City hereby publishes the following information:

1. Summary of the proposed ordinance (must include statement of the public purpose, such as serving the public health, safety, morals, and welfare):

2. Estimate of direct economic impact of the proposed ordinance on private, for-profit businesses in the City:

3. Estimate of direct compliance costs that businesses may reasonably incur:

4. Any new charge or fee imposed by the proposed ordinance:

5. Estimate of the City's regulatory costs, including estimated revenues from any new charges or fees to cover such costs:

6. Good faith estimate of the number of businesses likely to be impacted by the proposed ordinance:

7. Additional information (if any, but may wish to include the methodology used to derive information for #1 and #2, above. For example: City staff solicited comments from businesses in the City as to the potential impact of the proposed ordinance by contacting the chamber of commerce, social media posting, direct mail or direct email, posting on City website, public workshop, etc. You may also wish to include efforts made to reduce the potential fiscal impact on businesses based on feedback from businesses. You may also wish to state here that the proposed ordinance is a generally applicable ordinance that applies to all persons similarly situated (individuals as well as businesses) and, therefore, the proposed ordinance does not impose costs only upon businesses.):

Current Future Land Use

Legend

Streets

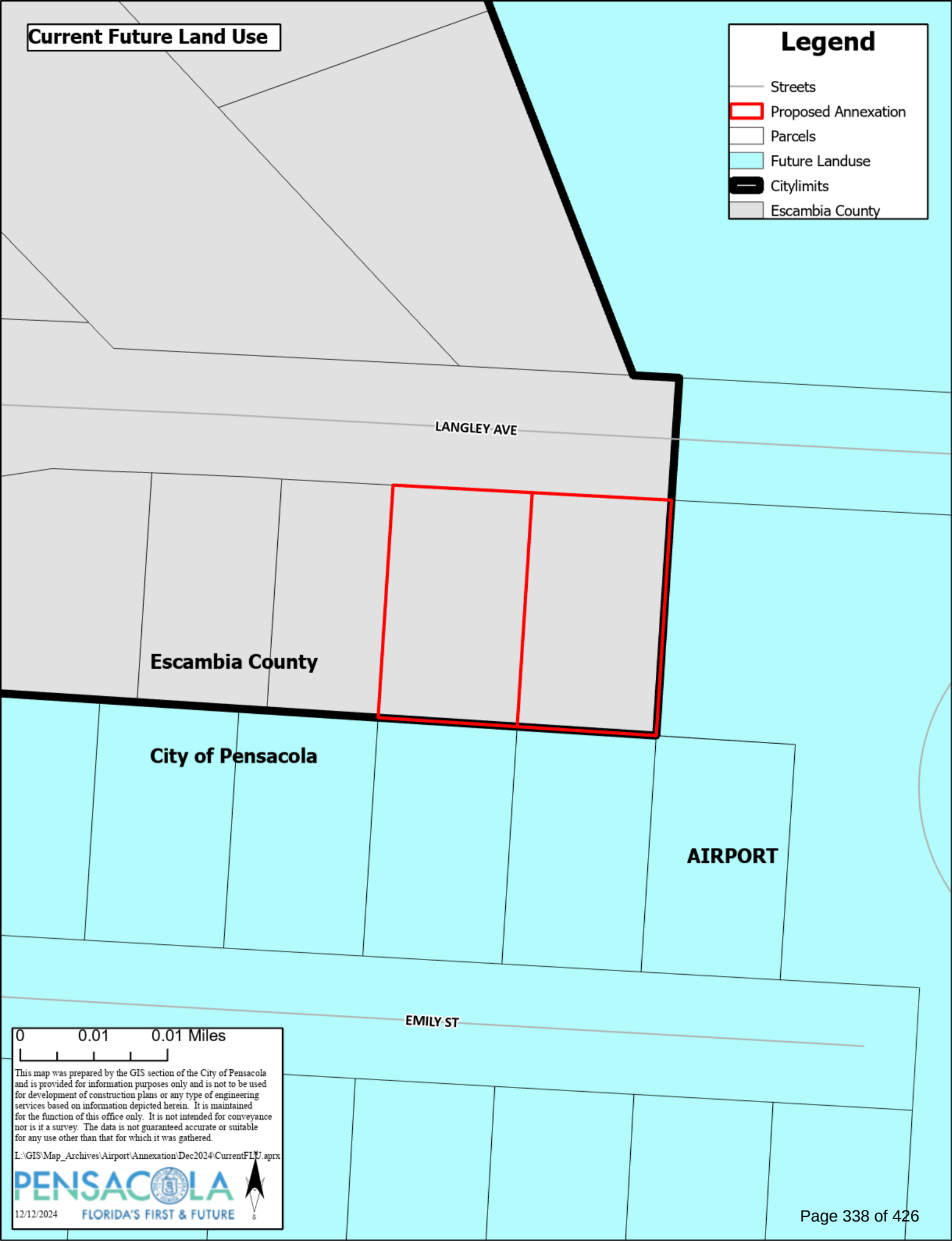
Proposed Annexation

Parcels

Future Landuse

Citylimits

Escambia County



00.010.01 Miles

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PENSACOLA

FLORIDA'S FIRST & FUTURE

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Proposed Future Land Use

Legend

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- Proposed Annexation
- Parcels
- Citylimits
- Escambia County
- Proposed Future Landuse

LANGLEY AVE

Escambia County

City of Pensacola

AIRPORT

EMILY ST

0 0.01 0.01 Miles

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MINUTES OF THE PLANNING BOARD

June 10, 2025

MEMBERS PRESENT: Chairperson Ritz, Board Member Villegas, Board Member Grundhoefer, Board Member Powell, Board Member Van Hoose

MEMBERS ABSENT: Vice Chairperson Larson, Board Member Sampson

STAFF PRESENT: Planning & Zoning Manager Cannon, Assistant City Planning & Zoning Manager Harding, Development Services Director Morris, Development Services Coordinator Statler, Executive Assistant Chwastyk, Help Desk Technician Russo

STAFF VIRTUAL: N/A

OTHERS PRESENT: Patrick Smith, Lee Magaha, Guy Miller, Jay Baynes, Jerry Holzworth, Tim Lloyd, James Gulley, Dennis Pemberton, Lester Yuen

AGENDA:

- Quorum/Call to Order
- Approval of Meeting Minutes from April 8, 2025
- **New Business:**
- Open Forum
- Discussion
- Adjournment

Call to Order / Quorum Present

Chairperson Ritz called the meeting to order at 2:00 pm with a quorum present and explained the procedures of the Board meeting including requirements for audience participation.

Approval of Meeting Minutes – Board Member Powell made a motion to approve the April 8, 2025, minutes, seconded by Board Member Grundhoefer, and it carried 5:0.

New Business –

Request to Consider a Zoning and Future Land Use Map Amendment for the Voluntary Annexation of Two Parcels Owned by the City of Pensacola

Assistant Planning & Zoning Manager Harding introduced the item. Mr. Matt Coughlin, Pensacola International Airport Director, has requested that the City approve a voluntary annexation to incorporate the two parcels located at 2400 BLK Langley Avenue into the City limits. The annexation request for the subject parcels took place at the April 24 and May 8, 2025, City Council meetings. The parcels are contiguous to the city limits, located along Langley Avenue, and encompass approximately 0.4347 acres. The request indicates that the future plans for the parcels are to incorporate them into Pensacola International Airport property.

These parcels will require a map amendment to establish a zoning district and future land use map (FLUM) designation.

The city reviewed the adjacent zoning district for the proposed use and recommends “airport restricted zone” (ARZ) for the new zoning district and “Airport” (A) for the future land use category. City Departments have confirmed that there are no concerns with providing services to the area. After the overview, there were no concerns from City staff, the location was verified, no residential home around the area. **Board Member Villegas made the motion to approve, seconded by Board Member Powell, and it carried 5:0.**

Request to Consider a Zoning and Future Land Use Map Amendment for the Voluntary Annexation of three Parcels Owned by James -Oliver LLC

Assistant Planning & Zoning Manager introduced the item. The City has received a request for voluntary annexation from James-Oliver, LLC for property located at 3728 and 3800 BLK Creighton Road (O'Riley's Uptown Tavern). The parcels that make up the site are partially inside the City limits and partially in unincorporated Escambia County. PPD has confirmed that approval of the annexation request will help resolve Pensacola Police Department jurisdictional issues caused by the current City limit line dividing this commercial site. The first ordinance reading for the annexation request took place at the May 22, 2025, City Council meeting and the second ordinance reading will be on June 12, 2025. The parcels are contiguous to the city limits, located along Creighton Road, and encompass approximately 1.5161 acres.

These parcels will require a map amendment to establish a zoning district and future land use map (FLUM) designation.

The city reviewed the adjacent zoning district for the proposed use and recommends “commercial” (C-1) for the new zoning district and “Commercial” (C) for the future land use category. City Departments have confirmed that there are no concerns with providing services to the area. The building itself is in the City limits, the parking lot is currently in the County, the goal is to make it contiguous and allow the City of Pensacola Police department to have jurisdiction of the parking lot along with the building. There was a brief discussion of the history of the zoning parcels in question. The City did receive a few calls only to see what was going to be discussed.

Board Member Villegas made a motion to approve, seconded by Board Member Powell and it carried 5:0.

Request for Final Aesthetic Review – Reverb by Hard Rock Project, 352 W. Cedar Street/ Community Maritime Park, Lot 5

Inspired Communities of Florida is requesting *final aesthetic* review of a new mass-timber luxury apartment building and Reverb by Hard Rock hotel. Aesthetic review by Planning Board is required since the project is located in the Waterfront Redevelopment District (WRD-1). This project will utilize Florida's Live Local Act which allows for increased density and height for the provision of affordable housing units. As a result, and under the Live Local Act, a building height of 150' measured from the lowest occupiable floor is allowed by right, along with a density of 135 dwelling units per acre. This review is only for aesthetics.

This application has been routed through the various City departments and utility providers. The comments received to date have been provided within your packet.

Assistant Planning & Zoning Manager Harding introduced the item. Dennis Pemberton of the Dawson Company informed the board there would be a brief slide presentation and addressed the addition of windows to the building. Lester Yuen, design director for Gensler, then presented the slides to the board. The beginning of the slide presentation was of site plans showing an arial view of the existing conditions on the lot. The board wants more street activation, and they are providing that. A site planning diagram was shown; it gave a breakdown of the square footage and acreage of lot 4. They provided comparison slides, including slides shown in March and slides showing the changes that were made. They added pop-down retail along DeVilliers, these would be temporary and tucked under the building above them. A change was made to the paving pattern to make it more appealing. Next slide showed the plaza level, they lifted all three levels of parking, they are eight feet higher than previous plans. The board and audience then viewed slides of the typical level, the rooftop level, followed by the landscape plan and the planting plan. The East elevation will be the Hotel, presented with slides showing the materials being used, and for the West elevation, which is the residential side. North elevation may have a digital screen showing artwork, will not be used for advertising or brand recognition. Also, we saw a breakdown of all the levels in each building. The hotel section has not changed; the goal is to be a gathering place. The final slides provided a perspective of what is to come. Clarification of the height above the podium, confirmed it would be 150 feet. Board Member Van Hoose wanted to know about the issue of an escalator, the cost of building was too expensive and the repairs from damage being so close to salt water were not cost effective. They would be providing elevators for the public to use in place of an escalator. There will be bike storage for residents only, they will work on providing bike racks for the public. The lowest level was raised, and they were able to squeeze a few feet from the height of the residents to raise the parking levels so they would not be underground. A discussion was held about the pop-downs, the applicants feel it's preferable, they'll have access to power and water. It gives retailers flexibility, no need for long term leases, they will be able to be customized. Board Member Powell appreciated them addressing the permeable materials, she likes the digital artwork idea. The stormwater management site has an existing retention pond; they will tie into that. They had a brief discussion on why parking is an open area, they feel it brings in lighter and is airy. The delivery door will be painted to blend in with the building, they also discussed why some walls and doors are painted and some are not, discussed the reason behind it. They are above floodplain, briefly discussed the barrier materials in the parking lot.

Board Member Villegas made a motion to approve, seconded by Board Member Powell and it carried 5:0.

Open Forum – none

Discussion

A brief update was given regarding the Land Development Code Phase 2 project.

Adjournment – With no further business, the Board adjourned at 3:27 p.m.

Respectfully Submitted,

Gregg Harding, RPA
Assistant Planning & Zoning Manager
Secretary of the Board



City of Pensacola

222 West Main Street
Pensacola, FL 32502

Memorandum

File #: 25-256

City Council

4/24/2025

ORDINANCE

SPONSOR: DC Reeves, Mayor

SUBJECT:

PROPOSED ORDINANCE NO. 1-25 - VOLUNTARY ANNEXATION OF AIRPORT-OWNED PROPERTY - 2400 BLOCK LANGLEY AVENUE

RECOMMENDATION:

That City Council approve Proposed Ordinance No. 1-25 on first reading.

AN ORDINANCE INCORPORATING AND ANNEXING A CERTAIN AREA CONTIGUOUS AND ADJACENT TO THE CITY OF PENSACOLA INTO THE CITY OF PENSACOLA, AND DECLARING SAID AREA TO BE A PART OF THE CITY OF PENSACOLA; REPEALING CLAUSE, AND PROVIDING AN EFFECTIVE DATE.

HEARING REQUIRED: No Hearing Required

SUMMARY:

This action does not directly advance a goal of the City of Pensacola Strategic Plan but is a necessary function of municipal government.

Campus Heights was identified in the approved year 2000 Airport Master Plan as a development area for a future business commerce park associated with the Airport. Generally, the Campus Heights area is bounded on the east and south by Airport property, on the north by Langley Avenue, and on the west by Tippin Avenue. As parcels are acquired by the Airport that are contiguous to but not within the City limits, it becomes necessary to annex those parcels via the statutory process for the annexation of property.

On May 9, 2024, City Council approved the purchase of real property located at 2400 Block Langley Avenue (Parcel No. 141S292100080001 and 141S292100090001) from Diane Bonner Canady in the amount of \$188,850.00 plus closing costs. The two parcels are located outside the City limits. Therefore, the Airport would like to Annex the property as it is contiguous to the City limits. The proposed inclusion of these other parcels would provide for a clearer City/County boundary in the affected area.

Florida Statute 171.044 provides that:

Voluntary annexation

1. The owner or owners of real property in an unincorporated area of a county which is contiguous to a municipality and reasonably compact may petition the governing body of said municipality that said property be annexed to the municipality. Upon determination by the governing body of the municipality that the petition bears the signatures of all owners of property in the area proposed to be annexed, the governing body may, at any regular meeting, adopt a nonemergency ordinance to annex said property and redefine the boundary lines of the municipality to include said property. Said ordinance shall be passed after notice of the annexation has been published at least once each week for 2 consecutive weeks in some newspaper in such city or town or, if no newspaper is published in said city or town, then in a newspaper published in the same county; and if no newspaper is published in said county, then at least three printed copies of said notice shall be posted for 4 consecutive weeks at some conspicuous place in said city or town. The notice shall give the ordinance number and a brief, general description of the area proposed to be annexed. The description shall include a map clearly showing the area and a statement that the complete legal description by metes and bounds and the ordinance can be obtained from the Office of the City Clerk.

PRIOR ACTION:

November 10, 2011 - City Council approved the annexation of nine (9) parcels in the Campus Heights area which were owned by the Pensacola International Airport.

December 1, 2011 - City Council adopted Ordinance No. 31-11 – Annexation of Airport Owned Property on second reading.

May 11, 2017 - City Council conducted the first of two public hearings regarding the Annexation of Property - Campus Heights.

June 8, 2017 - City Council approved the annexation of seventy-seven (61) parcels in the Campus Heights area which were owned by the Pensacola International Airport.

July 13, 2017 - City Council adopted Ordinance No. 15-17 - Annexation of Airport Owned Property on second reading.

October 11, 2018 - City Council conducted the first of two required public hearings regarding the Annexation of Property - Campus Heights Phase II

November 8, 2018 - City Council approved the annexation of fifty-two (52) parcels in the Campus Heights area which were owned by the Pensacola International Airport.

December 13, 2018 - City Council adopted Ordinance No. 25-18 - Annexation of Airport Owned Property on second reading.

May 9, 2024 - City Council approved the purchase of real property located at 2400 Block Langley Avenue.

FUNDING:

None.

FINANCIAL IMPACT:

The City would receive stormwater, ad valorem, and public service tax revenues where applicable from the subject parcels as well as from any future improvements.

LEGAL REVIEW ONLY BY CITY ATTORNEY: No

STAFF CONTACT:

Tim Kinsella, City Administrator
Amy Miller, Deputy City Administrator
Sherry Morris, AICP, Development Services Director
Matthew F. Coughlin, Airport Director

ATTACHMENTS:

1. Proposed Ordinance No. 1-25

PRESENTATION: No



City of Pensacola

222 West Main Street
Pensacola, FL 32502

Memorandum

File #: 25-838

Agenda Conference

8/11/2025

ORDINANCE

SPONSOR: DC Reeves, Mayor

SUBJECT:

PROPOSED ORDINANCE NO. 10-25 - ZONING MAP AMENDMENT – RECENTLY ANNEXED PROPERTY - TWO PARCELS LOCATED AT THE 2400 BLOCK OF LANGLEY AVENUE

RECOMMENDATION:

That City Council adopt Proposed Ordinance No. 10-25 on second reading.

AN ORDINANCE AMENDING THE ZONING CLASSIFICATION OF CERTAIN PROPERTY PURSUANT TO AND CONSISTENT WITH THE COMPREHENSIVE PLAN OF THE CITY OF PENSACOLA; PROVIDING FOR SEVERABILITY; REPEALING CLAUSE; PROVIDING AN EFFECTIVE DATE.

HEARING REQUIRED: Public Hearing Required

SUMMARY:

This action does not directly advance a goal of the City of Pensacola's Strategic Plan, but is required by local, state or federal law, governance or regulation.

The City recently approved the annexation of two parcels located at the 2400 Block of Langley Avenue. The annexation necessitates amending the City's Future Land Use Map and Zoning Map to include the subject properties. The recommended zoning district is "Airport Restricted Zone" (ARZ) with a corresponding Future Land Use designation of Airport (A).

On June 10, 2025, the Planning Board voted 5:0 to recommend approval of the request.

PRIOR ACTION:

November 10, 2011 - City Council approved the annexation of nine (9) parcels in the Campus Heights area which were owned by the Pensacola International Airport.

December 1, 2011 - City Council adopted Ordinance No. 31-11 – Annexation of Airport Owned Property on second reading.

May 11, 2017 - City Council conducted the first of two public hearings regarding the Annexation of Property - Campus Heights.

June 8, 2017 - City Council approved the annexation of seventy-seven (77) parcels in the Campus Heights area which were owned by the Pensacola International Airport.

July 13, 2017 - City Council adopted Ordinance No. 15-17 - Annexation of Airport Owned Property on second reading.

October 11, 2018 - City Council conducted the first of two required public hearings regarding the Annexation of Property - Campus Heights Phase II

November 8, 2018 - City Council approved the annexation of fifty-two (52) parcels in the Campus Heights area which were owned by the Pensacola International Airport.

December 13, 2018 - City Council adopted Ordinance No. 14-18 - Annexation of Airport Owned Property on second reading.

May 9, 2024 - City Council approved the purchase of real property located at 2400 Block Langley Avenue.

April 24, 2025 - City Council approved Proposed Ordinance No. 1-25 on first reading.

May 8, 2025 - City Council approved the final annexation request with adoption of Ordinance No. 3-25.

July 25, 2025 - City Council voted to approve Proposed Ordinance No. 10-25 on first reading.

FUNDING:

N/A

FINANCIAL IMPACT:

None

LEGAL REVIEW ONLY BY CITY ATTORNEY: Yes

6/10/2025

STAFF CONTACT:

Tim Kinsella, City Administrator

Sherry Morris, AICP, Development Services Department Director

Cynthia Cannon, AICP, Planning and Zoning Division Manager

ATTACHMENTS:

1. Proposed Ordinance No. 10-25
2. 2400 BLK Langley Avenue Maps
3. Business Impact Estimate Zoning
4. City Council Memo Dated 04.24.2025 - Voluntary Annexation Request
5. Current Zoning
6. Proposed Zoning
7. DRAFT Planning Board Minutes Dated 06.10.2025

PRESENTATION: No

PROPOSED
ORDINANCE NO. 10-25

ORDINANCE NO. ____

AN ORDINANCE
TO BE ENTITLED:

AN ORDINANCE AMENDING THE ZONING
CLASSIFICATION OF CERTAIN PROPERTY PURSUANT
TO AND CONSISTENT WITH THE COMPREHENSIVE
PLAN OF THE CITY OF PENSACOLA; AMENDING THE
ZONING MAP OF THE CITY OF PENSACOLA; PROVIDING
FOR SEVERABILITY; REPEALING CLAUSE; AND
PROVIDING AN EFFECTIVE DATE.

WHEREAS, the city adopted a comprehensive plan on October 4, 1990, pursuant to applicable law; and

WHEREAS, a proposed zoning classification has been referred to the local planning agency pursuant to F.S. section 163.3174, and a proper public hearing was held on July 17, 2025, concerning the following proposed zoning classification affecting the annexed property described therein; and

WHEREAS, after due deliberation, the city council has determined that the amended zoning classification set forth herein will affirmatively contribute to the health, safety, and general welfare of the citizens of the city; and

WHEREAS, said amended zoning classification is consistent with all applicable elements of the Comprehensive Plan as amended;

NOW, THEREFORE, BE IT ORDAINED BY THE CITY OF PENSACOLA, FLORIDA:

SECTION 1. That the Zoning Map of the City of Pensacola and all notations, references and information shown thereon is hereby amended so that the following described real property located in the City of Pensacola, Florida, to-wit:

ALL THAT CERTAIN TRACT OR PARCEL OF LAND DESCRIBED IN A DOCUMENT BETWEEN DIANE BONNER CANADY AND THE CITY OF PENSACOLA RECORDED 2024 IN OFFICIAL RECORD BOOK 9178 AT PAGE 1742 WITH THE CLERK OF THE COURT, ESCAMBIA COUNTY FLORIDA, SITUATE IN SECTION 14, TOWNSHIP 1 SOUTH, RANGE 29 WEST AND FURTHER DESCRIBED AS FOLLOWS:

COMMENCE AT THE NORTHWEST CORNER OF SAID SECTION 14 AS SHOWN ON

THE PLAT OF COLLEGE HEIGHTS SUBDIVISION RECORDED 1957 IN PLAT BOOK 5 AT PAGE 9 WITH THE SAID CLERK OF THE COURT;

THENCE, COINCIDENT WITH THE NORTH LINE OF SAID SECTION 14, NORTH 89 DEGREES 55 MINUTES EAST A DISTANCE OF 732.85 FEET TO A POINT;

THENCE, DEPARTING SAID NORTH LINE OF SECTION 14, SOUTH 00 DEGREES 05 MINUTES EAST A DISTANCE OF 33 FEET TO THE NORTHEAST CORNER OF LOT 9, BLOCK 1 OF SAID COLLEGE HEIGHTS SUBDIVISION BEING THE POINT OF BEGINNING HEREIN DESCRIBED;

THENCE, COINCIDENT WITH THE EAST LINE OF SAID LOT 9, SOUTH 00 DEGREES 10 MINUTES WEST A DISTANCE OF 126.6 FEET TO THE SOUTHEAST CORNER OF SAID LOT 9;

THENCE, COINCIDENT WITH THE SOUTH LINE OF LOTS 8 AND 9, BLOCK 1 OF SAID COLLEGE HEIGHTS SUBDIVISION, SOUTH 89 DEGREES 55 MINUTES WEST A DISTANCE OF 150 FEET TO THE SOUTHWEST CORNER OF SAID LOT 8;

THENCE, COINCIDENT WITH THE WEST LINE OF SAID LOT 8, NORTH 00 DEGREES 10 MINUTES EAST A DISTANCE OF 126.6 FEET TO THE NORTHWEST CORNER OF SAID LOT 8;

THENCE, COINCIDENT WITH THE NORTH LINE OF SAID LOTS 8 AND 9, BLOCK 1 OF SAID COLLEGE HEIGHTS, NORTH 89 DEGREES 55 MINUTES EAST A DISTANCE OF 150 FEET TO THE POINT OF BEGINNING.

is hereby zoned "ARZ" – Airport Restricted Zone.

A map depicting the newly annexed area, to be zoned "ARZ" as provided herein, is attached hereto as Exhibit A.

SECTION 2. If any word, phrase, clause, paragraph, section, or provision of this ordinance or the application thereof to any person or circumstance is held invalid or unconstitutional, such finding shall not affect the other provisions or applications of the ordinance which can be given effect without the invalid or unconstitutional provision or application, and to this end the provisions of this ordinance are declared severable.

SECTION 3. All ordinances or parts of ordinances in conflict herewith are hereby repealed to the extent of such conflict.

SECTION 4. This ordinance shall become effective on the fifth business day after adoption, unless otherwise provided pursuant to Section 4.03(d) of the City Charter of the City of Pensacola.

Adopted: _____

Approved: _____
President of City Council

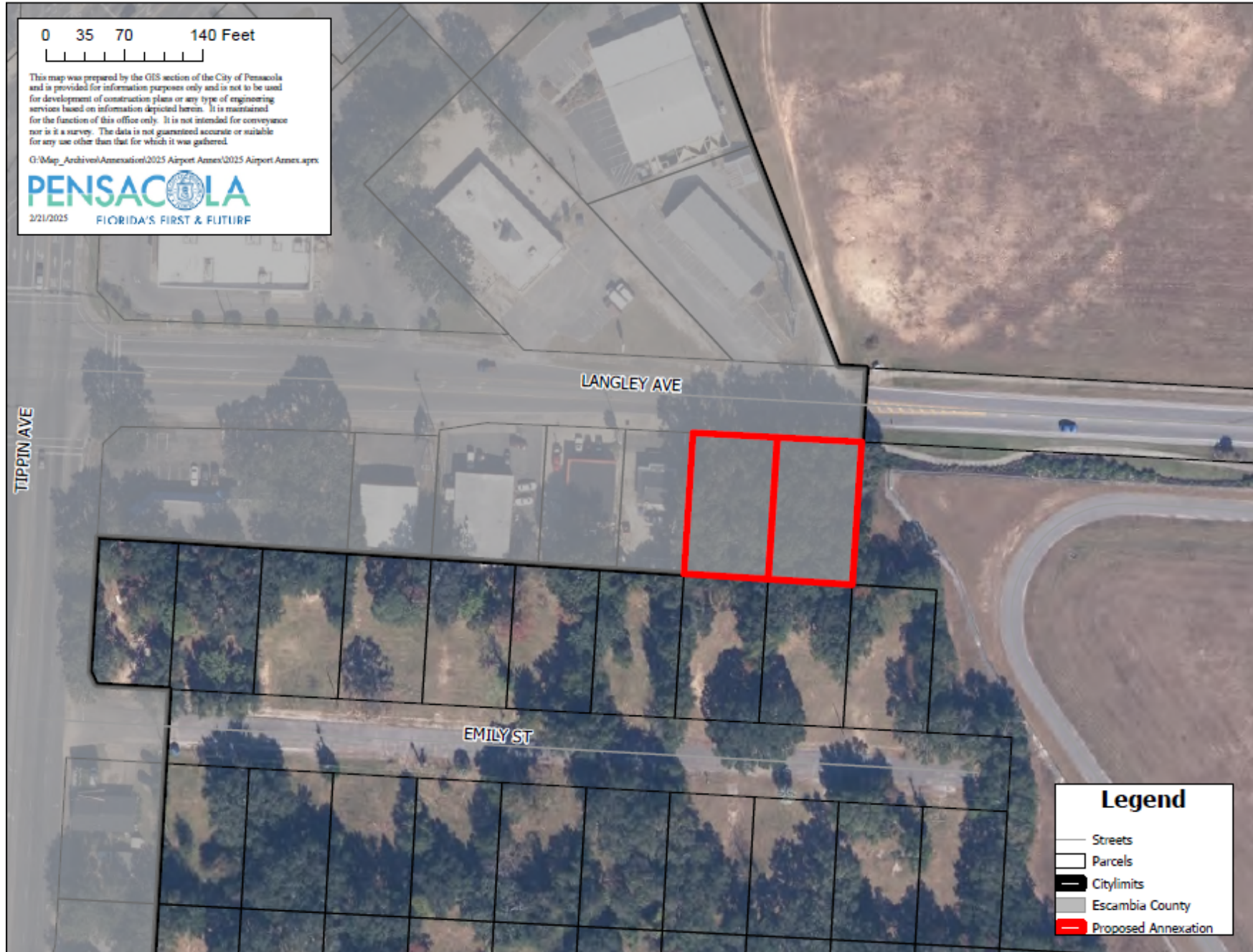
Attest:

City Clerk

Exhibit A

[zoning map]

Exhibit A: Map of Annexation Area



Current Future Land Use

Legend

Streets

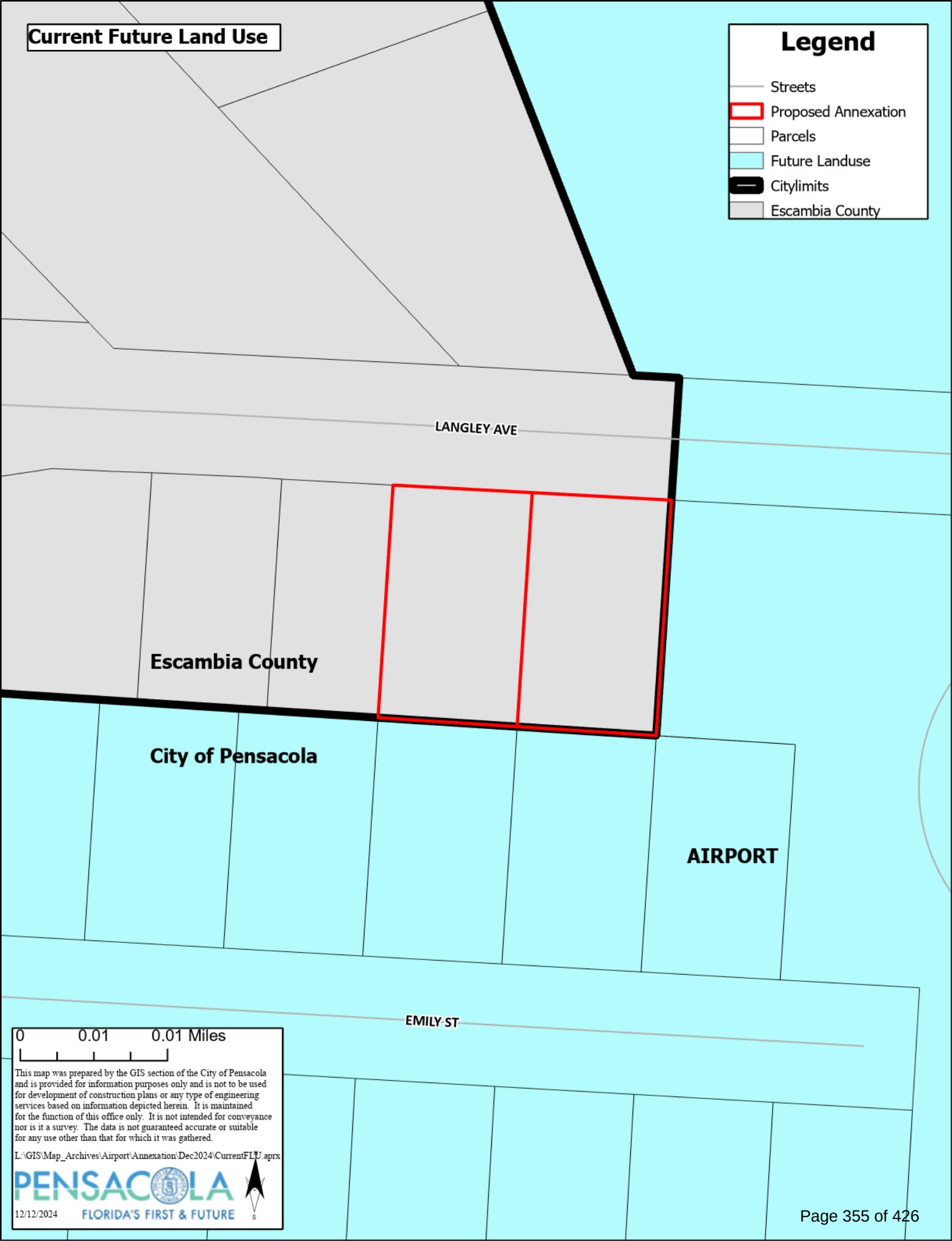
Proposed Annexation

Parcels

Future Landuse

Citylimits

Escambia County



00.010.01 Miles

This map was prepared by the GIS section of the City of Pensacola and is provided for information purposes only and is not to be used for development of construction plans or any type of engineering services based on information depicted herein. It is maintained for the function of this office only. It is not intended for conveyance nor is it a survey. The data is not guaranteed accurate or suitable for any use other than that for which it was gathered.

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PENSACOLA

FLORIDA'S FIRST & FUTURE

Page 355 of 426

Proposed Future Land Use

Legend

- Streets
- Proposed Annexation
- Parcels
- Citylimits
- Escambia County
- Proposed Future Landuse

LANGLEY AVE

Escambia County

City of Pensacola

AIRPORT

EMILY ST

0 0.01 0.01 Miles

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Current Zoning

Legend

- Streets
- Proposed Annexation
- Parcels
- Zoning**
- ZONING**
- AIRPORT RESTRICTED ZONE
- Citylimits
- Escambia County

LANGLEY AVE

Escambia County

City of Pensacola

AIRPORT
RESTRICTED
ZONE

EMILY ST

0 0.01 0.01 Miles

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Proposed Zoning

Legend

- Streets
- Proposed Annexation
- Parcels
- Citylimits
- Escambia County
- PROPOSED ZONING**
- AIRPORT RESTRICTED ZONE

LANGLEY AVE

Escambia County

City of Pensacola

AIRPORT
RESTRICTED
ZONE

EMILY ST

0 0.01 0.01 Miles

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Business Impact Estimate

This form should be included in agenda packet for the item under which the proposed ordinance is to be considered, and must be posted on the City's website by the time notice of the proposed ordinance is published.

Proposed ordinance's title/reference: P.O. No. 10-25. AN ORDINANCE AMENDING THE ZONING CLASSIFICATION OF CERTAIN PROPERTY PURSUANT TO AND CONSISTENT WITH THE COMPREHENSIVE PLAN OF THE CITY OF PENSACOLA; AMENDING THE ZONING MAP OF THE CITY OF PENSACOLA; PROVIDING FOR SEVERABILITY; REPEALING CLAUSE; AND PROVIDING AN EFFECTIVE DATE.

The City is of the view that the exception(s) to the Business Impact Estimate requirement that are checked off in a box below apply to the above-referenced proposed ordinance, although the City is implementing the procedure required by statutory law to ensure that no inadvertent procedural issue could impact the enactment of the proposed ordinance.

- ☒ The proposed ordinance is required for compliance with Federal or State law or regulation;
- ☐ The proposed ordinance relates to the issuance or refinancing of debt;
- ☐ The proposed ordinance relates to the adoption of budgets or budget amendments, including revenue sources necessary to fund the budget;
- ☐ The proposed ordinance is required to implement a contract or an agreement, including, but not limited to, any Federal, State, local, or private grant, or other financial assistance accepted by the
- ☐ The proposed ordinance is an emergency ordinance;
- ☐ The ordinance relates to procurement; or
- ☐ The proposed ordinance is enacted to implement the following:
 - a. Part II of Chapter 163, *Florida Statutes*, relating to growth policy, county and municipal planning, and land development regulation, including zoning, development orders, development agreements and development permits;
 - b. Sections 190.005 and 190.046, *Florida Statutes*, regarding community development districts;
 - c. Section 553.73, *Florida Statutes*, relating to the *Florida Building Code*; or
 - d. Section 633.202, *Florida Statutes*, relating to the *Florida Fire Prevention Code*.

In accordance with the provisions of controlling law, even notwithstanding the fact that, an exemption noted above may apply, the City hereby publishes the following information:

1. Summary of the proposed ordinance (must include statement of the public purpose, such as serving the public health, safety, morals, and welfare):

2. Estimate of direct economic impact of the proposed ordinance on private, for-profit businesses in the City:

3. Estimate of direct compliance costs that businesses may reasonably incur:

4. Any new charge or fee imposed by the proposed ordinance:

5. Estimate of the City's regulatory costs, including estimated revenues from any new charges or fees to cover such costs:

6. Good faith estimate of the number of businesses likely to be impacted by the proposed ordinance:

7. Additional information (if any, but may wish to include the methodology used to derive information for #1 and #2, above. For example: City staff solicited comments from businesses in the City as to the potential impact of the proposed ordinance by contacting the chamber of commerce, social media posting, direct mail or direct email, posting on City website, public workshop, etc. You may also wish to include efforts made to reduce the potential fiscal impact on businesses based on feedback from businesses. You may also wish to state here that the proposed ordinance is a generally applicable ordinance that applies to all persons similarly situated (individuals as well as businesses) and, therefore, the proposed ordinance does not impose costs only upon businesses.):



City of Pensacola

222 West Main Street
Pensacola, FL 32502

Memorandum

File #: 25-256

City Council

4/24/2025

ORDINANCE

SPONSOR: DC Reeves, Mayor

SUBJECT:

PROPOSED ORDINANCE NO. 1-25 - VOLUNTARY ANNEXATION OF AIRPORT-OWNED PROPERTY - 2400 BLOCK LANGLEY AVENUE

RECOMMENDATION:

That City Council approve Proposed Ordinance No. 1-25 on first reading.

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HEARING REQUIRED: No Hearing Required

SUMMARY:

This action does not directly advance a goal of the City of Pensacola Strategic Plan but is a necessary function of municipal government.

Campus Heights was identified in the approved year 2000 Airport Master Plan as a development area for a future business commerce park associated with the Airport. Generally, the Campus Heights area is bounded on the east and south by Airport property, on the north by Langley Avenue, and on the west by Tippin Avenue. As parcels are acquired by the Airport that are contiguous to but not within the City limits, it becomes necessary to annex those parcels via the statutory process for the annexation of property.

On May 9, 2024, City Council approved the purchase of real property located at 2400 Block Langley Avenue (Parcel No. 141S292100080001 and 141S292100090001) from Diane Bonner Canady in the amount of \$188,850.00 plus closing costs. The two parcels are located outside the City limits. Therefore, the Airport would like to Annex the property as it is contiguous to the City limits. The proposed inclusion of these other parcels would provide for a clearer City/County boundary in the affected area.

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Voluntary annexation

1. The owner or owners of real property in an unincorporated area of a county which is contiguous to a municipality and reasonably compact may petition the governing body of said municipality that said property be annexed to the municipality. Upon determination by the governing body of the municipality that the petition bears the signatures of all owners of property in the area proposed to be annexed, the governing body may, at any regular meeting, adopt a nonemergency ordinance to annex said property and redefine the boundary lines of the municipality to include said property. Said ordinance shall be passed after notice of the annexation has been published at least once each week for 2 consecutive weeks in some newspaper in such city or town or, if no newspaper is published in said city or town, then in a newspaper published in the same county; and if no newspaper is published in said county, then at least three printed copies of said notice shall be posted for 4 consecutive weeks at some conspicuous place in said city or town. The notice shall give the ordinance number and a brief, general description of the area proposed to be annexed. The description shall include a map clearly showing the area and a statement that the complete legal description by metes and bounds and the ordinance can be obtained from the Office of the City Clerk.

PRIOR ACTION:

November 10, 2011 - City Council approved the annexation of nine (9) parcels in the Campus Heights area which were owned by the Pensacola International Airport.

December 1, 2011 - City Council adopted Ordinance No. 31-11 – Annexation of Airport Owned Property on second reading.

May 11, 2017 - City Council conducted the first of two public hearings regarding the Annexation of Property - Campus Heights.

June 8, 2017 - City Council approved the annexation of seventy-seven (61) parcels in the Campus Heights area which were owned by the Pensacola International Airport.

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October 11, 2018 - City Council conducted the first of two required public hearings regarding the Annexation of Property - Campus Heights Phase II

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December 13, 2018 - City Council adopted Ordinance No. 25-18 - Annexation of Airport Owned Property on second reading.

May 9, 2024 - City Council approved the purchase of real property located at 2400 Block Langley Avenue.

FUNDING:

None.

FINANCIAL IMPACT:

The City would receive stormwater, ad valorem, and public service tax revenues where applicable from the subject parcels as well as from any future improvements.

LEGAL REVIEW ONLY BY CITY ATTORNEY: No

STAFF CONTACT:

Tim Kinsella, City Administrator
Amy Miller, Deputy City Administrator
Sherry Morris, AICP, Development Services Director
Matthew F. Coughlin, Airport Director

ATTACHMENTS:

1. Proposed Ordinance No. 1-25

PRESENTATION: No

Current Zoning

Legend

- Streets
- Proposed Annexation
- Parcels
- Zoning**
- ZONING**
- AIRPORT RESTRICTED ZONE
- Citylimits
- Escambia County

LANGLEY AVE

Escambia County

City of Pensacola

AIRPORT
RESTRICTED
ZONE

EMILY ST

0 0.01 0.01 Miles

This map was prepared by the GIS section of the City of Pensacola and is provided for information purposes only and is not to be used for development of construction plans or any type of engineering services based on information depicted herein. It is maintained for the function of this office only. It is not intended for conveyance nor is it a survey. The data is not guaranteed accurate or suitable for any use other than that for which it was gathered.

L:\GIS\Map_Archives\Airport\Annexation\Dec2024\Current Zoning.aprx



Proposed Zoning

Legend

- Streets
- Proposed Annexation
- Parcels
- Citylimits
- Escambia County
- PROPOSED ZONING**
- AIRPORT RESTRICTED ZONE

LANGLEY AVE

Escambia County

City of Pensacola

AIRPORT
RESTRICTED
ZONE

EMILY ST

0 0.01 0.01 Miles

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L:\GIS\Map_Archives\Airport\Annexation\Dec2024\Proposed Zoning.aprx





MINUTES OF THE PLANNING BOARD

June 10, 2025

MEMBERS PRESENT: Chairperson Ritz, Board Member Villegas, Board Member Grundhoefer, Board Member Powell, Board Member Van Hoose

MEMBERS ABSENT: Vice Chairperson Larson, Board Member Sampson

STAFF PRESENT: Planning & Zoning Manager Cannon, Assistant City Planning & Zoning Manager Harding, Development Services Director Morris, Development Services Coordinator Statler, Executive Assistant Chwastyk, Help Desk Technician Russo

STAFF VIRTUAL: N/A

OTHERS PRESENT: Patrick Smith, Lee Magaha, Guy Miller, Jay Baynes, Jerry Holzworth, Tim Lloyd, James Gulley, Dennis Pemberton, Lester Yuen

AGENDA:

- Quorum/Call to Order
- Approval of Meeting Minutes from April 8, 2025
- **New Business:**
 - Open Forum
 - Discussion
 - Adjournment

Call to Order / Quorum Present

Chairperson Ritz called the meeting to order at 2:00 pm with a quorum present and explained the procedures of the Board meeting including requirements for audience participation.

Approval of Meeting Minutes – Board Member Powell made a motion to approve the April 8, 2025, minutes, seconded by Board Member Grundhoefer, and it carried 5:0.

New Business –

Request to Consider a Zoning and Future Land Use Map Amendment for the Voluntary Annexation of Two Parcels Owned by the City of Pensacola

Assistant Planning & Zoning Manager Harding introduced the item. Mr. Matt Coughlin, Pensacola International Airport Director, has requested that the City approve a voluntary annexation to incorporate the two parcels located at 2400 BLK Langley Avenue into the City limits. The annexation request for the subject parcels took place at the April 24 and May 8, 2025, City Council meetings. The parcels are contiguous to the city limits, located along Langley Avenue, and encompass approximately 0.4347 acres. The request indicates that the future plans for the parcels are to incorporate them into Pensacola International Airport property.

These parcels will require a map amendment to establish a zoning district and future land use map (FLUM) designation.

The city reviewed the adjacent zoning district for the proposed use and recommends “airport restricted zone” (ARZ) for the new zoning district and “Airport” (A) for the future land use category. City Departments have confirmed that there are no concerns with providing services to the area. After the overview, there were no concerns from City staff, the location was verified, no residential home around the area. **Board Member Villegas made the motion to approve, seconded by Board Member Powell, and it carried 5:0.**

Request to Consider a Zoning and Future Land Use Map Amendment for the Voluntary Annexation of three Parcels Owned by James -Oliver LLC

Assistant Planning & Zoning Manager introduced the item. The City has received a request for voluntary annexation from James-Oliver, LLC for property located at 3728 and 3800 BLK Creighton Road (O'Riley's Uptown Tavern). The parcels that make up the site are partially inside the City limits and partially in unincorporated Escambia County. PPD has confirmed that approval of the annexation request will help resolve Pensacola Police Department jurisdictional issues caused by the current City limit line dividing this commercial site. The first ordinance reading for the annexation request took place at the May 22, 2025, City Council meeting and the second ordinance reading will be on June 12, 2025. The parcels are contiguous to the city limits, located along Creighton Road, and encompass approximately 1.5161 acres.

These parcels will require a map amendment to establish a zoning district and future land use map (FLUM) designation.

The city reviewed the adjacent zoning district for the proposed use and recommends “commercial” (C-1) for the new zoning district and “Commercial” (C) for the future land use category. City Departments have confirmed that there are no concerns with providing services to the area. The building itself is in the City limits, the parking lot is currently in the County, the goal is to make it contiguous and allow the City of Pensacola Police department to have jurisdiction of the parking lot along with the building. There was a brief discussion of the history of the zoning parcels in question. The City did receive a few calls only to see what was going to be discussed.

Board Member Villegas made a motion to approve, seconded by Board Member Powell and it carried 5:0.

Request for Final Aesthetic Review – Reverb by Hard Rock Project, 352 W. Cedar Street/ Community Maritime Park, Lot 5

Inspired Communities of Florida is requesting *final aesthetic* review of a new mass-timber luxury apartment building and Reverb by Hard Rock hotel. Aesthetic review by Planning Board is required since the project is located in the Waterfront Redevelopment District (WRD-1). This project will utilize Florida's Live Local Act which allows for increased density and height for the provision of affordable housing units. As a result, and under the Live Local Act, a building height of 150' measured from the lowest occupiable floor is allowed by right, along with a density of 135 dwelling units per acre. This review is only for aesthetics.

This application has been routed through the various City departments and utility providers. The comments received to date have been provided within your packet.

Assistant Planning & Zoning Manager Harding introduced the item. Dennis Pemberton of the Dawson Company informed the board there would be a brief slide presentation and addressed the addition of windows to the building. Lester Yuen, design director for Gensler, then presented the slides to the board. The beginning of the slide presentation was of site plans showing an arial view of the existing conditions on the lot. The board wants more street activation, and they are providing that. A site planning diagram was shown; it gave a breakdown of the square footage and acreage of lot 4. They provided comparison slides, including slides shown in March and slides showing the changes that were made. They added pop-down retail along DeVilliers, these would be temporary and tucked under the building above them. A change was made to the paving pattern to make it more appealing. Next slide showed the plaza level, they lifted all three levels of parking, they are eight feet higher than previous plans. The board and audience then viewed slides of the typical level, the rooftop level, followed by the landscape plan and the planting plan. The East elevation will be the Hotel, presented with slides showing the materials being used, and for the West elevation, which is the residential side. North elevation may have a digital screen showing artwork, will not be used for advertising or brand recognition. Also, we saw a breakdown of all the levels in each building. The hotel section has not changed; the goal is to be a gathering place. The final slides provided a perspective of what is to come. Clarification of the height above the podium, confirmed it would be 150 feet. Board Member Van Hoose wanted to know about the issue of an escalator, the cost of building was too expensive and the repairs from damage being so close to salt water were not cost effective. They would be providing elevators for the public to use in place of an escalator. There will be bike storage for residents only, they will work on providing bike racks for the public. The lowest level was raised, and they were able to squeeze a few feet from the height of the residents to raise the parking levels so they would not be underground. A discussion was held about the pop-downs, the applicants feel it's preferable, they'll have access to power and water. It gives retailers flexibility, no need for long term leases, they will be able to be customized. Board Member Powell appreciated them addressing the permeable materials, she likes the digital artwork idea. The stormwater management site has an existing retention pond; they will tie into that. They had a brief discussion on why parking is an open area, they feel it brings in lighter and is airy. The delivery door will be painted to blend in with the building, they also discussed why some walls and doors are painted and some are not, discussed the reason behind it. They are above floodplain, briefly discussed the barrier materials in the parking lot.

Board Member Villegas made a motion to approve, seconded by Board Member Powell and it carried 5:0.

Open Forum – none

Discussion

A brief update was given regarding the Land Development Code Phase 2 project.

Adjournment – With no further business, the Board adjourned at 3:27 p.m.

Respectfully Submitted,

Gregg Harding, RPA
Assistant Planning & Zoning Manager
Secretary of the Board



City of Pensacola

222 West Main Street
Pensacola, FL 32502

Memorandum

File #: 25-840

Agenda Conference

8/11/2025

ORDINANCE

SPONSOR: DC Reeves, Mayor

SUBJECT:

PROPOSED ORDINANCE NO. 11-25 - FUTURE LAND USE MAP AND AMENDMENT – RECENTLY ANNEXED PROPERTY - 3728 AND 3800 BLOCK CREIGHTON ROAD (O' RILEY'S UPTOWN TAVERN)

RECOMMENDATION:

That City Council adopt Proposed Ordinance No. 11-25 on second reading.

AN ORDINANCE AMENDING THE COMPREHENSIVE PLAN AND FUTURE LAND USE MAP OF THE CITY OF PENSACOLA, FLORIDA; PROVIDING FOR SEVERABILITY; REPEALING CLAUSE; PROVIDING AN EFFECTIVE DATE.

HEARING REQUIRED: Public Hearing Required

SUMMARY:

This action does not directly advance a goal of the City of Pensacola's Strategic Plan, but is required by local, state or federal law, governance or regulation.

The City recently approved the annexation of 3728 and 3800 BLK Creighton Road. The annexation necessitates amending the City's Future Land Use Map and Zoning Map to include the subject properties. The recommended zoning district is "Retail Commercial" (C-1) with a corresponding Future Land Use designation of "Commercial" (C).

On June 10, 2025, the Planning Board voted 5:0 to recommend approval of the request.

PRIOR ACTION:

May 22, 2025 - City Council approved Proposed Ordinance No. 3-25 on first reading.

June 12, 2025 - City Council approved the final annexation request with the adoption of Ordinance No. 6-25.

July 17, 2025 - City Council voted to approve Proposed Ordinance No. 11-25 on first reading.

FUNDING:

N/A

FINANCIAL IMPACT:

None

LEGAL REVIEW ONLY BY CITY ATTORNEY: Yes

6/10/2025

STAFF CONTACT:

Tim Kinsella, City Administrator
Sherry Morris, AICP, Development Services Department Director
Cynthia Cannon, AICP, Planning and Zoning Division Manager

ATTACHMENTS:

1. Proposed Ordinance No. 11-25
2. Creighton Road Maps
3. Business Impact Estimate
4. Warren Sonnen James-Oliver LLC Annexation Request Confirmation Dated 04.10.2025
5. City Council Memo Dated 05.22.2025 - Voluntary Annexation
6. DRAFT Planning Board Minutes Dated 06.10.2025
7. Current FLU
8. Proposed FLU

PRESENTATION: No

PROPOSED
ORDINANCE NO. 11-25

ORDINANCE NO. _____

AN ORDINANCE
TO BE ENTITLED:

AN ORDINANCE AMENDING THE COMPREHENSIVE PLAN
AND FUTURE LAND USE MAP OF THE CITY OF
PENSACOLA, FLORIDA; PROVIDING FOR SEVERABILITY;
REPEALING CLAUSE; PROVIDING AN EFFECTIVE DATE.

WHEREAS, the city adopted a comprehensive plan on October 4, 1990, pursuant to applicable law; and

WHEREAS, the city council desires to effect an amendment to a portion of the future land use element of the comprehensive plan; and

WHEREAS, said amendment is consistent with the other portions of the future land use element and all other applicable elements of the comprehensive plan, as amended; and

WHEREAS, said amendment will affirmatively contribute to the health, safety and general welfare of the citizens of the city; and

WHEREAS, the city council has followed all of the procedures set forth in F.S. sections 163.3184 and 163.3187, and all other applicable provisions of law and local procedures with relation to amendment to the future land use element of the comprehensive plan; and

WHEREAS, proper public notice was provided and the appropriate public hearing was held pursuant to the provisions referred to hereinabove as to the following small scale development amendment to the comprehensive plan and future land use map of the city;

NOW, THEREFORE,

BE IT ORDAINED BY THE CITY OF PENSACOLA, FLORIDA:

SECTION 1. That the Comprehensive Plan and Future Land Use Map of the City of Pensacola, and all notations, references and information shown thereon as it relates to the following described real property in the City of Pensacola, Florida, to-wit:

PARCEL ONE

A PORTION OF THAT CERTAIN PARCEL OR TRACT OF LAND BEING THE FIRST DESCRIBED PARCEL IN A DOCUMENT BETWEEN J. S. WALLER, INC. AND JAMES-OLIVER, LLC RECORDED 2002 IN OFFICIAL RECORD BOOK 4873 AT PAGE 1511 WITH THE CLERK OF THE COURT, ESCAMBIA COUNTY, FLORIDA MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT THE SOUTHEAST CORNER OF LOT 7 OF THE GULL POINT SUBDIVISION NUMBER 1, PENSACOLA TAR AND TURPENTINE COMPANY TRACT RECORDED IN DEED BOOK 59 AT PAGE 380 WITH SAID CLERK OF THE COURT, SITUATE IN SECTION 9, TOWNSHIP 1 SOUTH, RANGE 29 WEST, ESCAMBIA COUNTY, FLORIDA;

THENCE NORTHERLY, COINCIDENT WITH THE EAST LINE OF SAID LOT 7, A DISTANCE OF 160 FEET TO THE POINT OF BEGINNING OF THE HEREIN DESCRIBED;

THENCE WESTERLY, PARALLEL TO THE SOUTH LINE OF SAID LOT 7, A DISTANCE OF 100 FEET TO A POINT;

THENCE NORTHERLY, PARALLEL WITH THE EAST LINE OF SAID LOT 7, A DISTANCE OF 98 FEET TO A POINT;

THENCE EASTERLY, PARALLEL TO THE SOUTH LINE OF SAID LOT 7, A DISTANCE OF 100 FEET TO A POINT IN THE EAST LINE OF SAID LOT 7;

THENCE SOUTHERLY, COINCIDENT WITH THE EAST LINE OF SAID LOT 7, A DISTANCE OF 98 FEET TO THE POINT OF BEGINNING.

PARCEL TWO

ALL THAT CERTAIN PARCEL OR TRACT OF LAND BEING THE SECOND DESCRIBED PARCEL IN A DOCUMENT BETWEEN J. S. WALLER, INC. AND JAMES-OLIVER, LLC RECORDED 2002 IN OFFICIAL RECORD BOOK 4873 AT PAGE 1511 WITH THE CLERK OF THE COURT, ESCAMBIA COUNTY, FLORIDA MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGIN AT THE SOUTHWEST CORNER OF LOT 6 OF THE GULL POINT SUBDIVISION NUMBER 1, PENSACOLA TAR AND TURPENTINE COMPANY TRACT RECORDED IN DEED BOOK 59 AT PAGE 380 WITH SAID CLERK OF THE COURT, SITUATE IN SECTION 9, TOWNSHIP 1 SOUTH, RANGE 29 WEST, ESCAMBIA COUNTY, FLORIDA;

THENCE NORTHERLY, COINCIDENT WITH THE WEST LINE OF SAID LOT 6, A DISTANCE OF 150 FEET TO A POINT;

THENCE EASTERLY, PARALLEL WITH THE SOUTH LINE OF SAID LOT 6, A DISTANCE OF 141.42 FEET TO A POINT;

THENCE SOUTHERLY, PARALLEL WITH THE WEST LINE OF SAID LOT 6, A DISTANCE OF 150 FEET TO A POINT IN THE SOUTH LINE OF SAID LOT 6;

THENCE WESTERLY, COINCIDENT WITH THE SOUTH LINE OF SAID LOT 6, A DISTANCE OF 141.42 FEET TO THE POINT OF BEGINNING.

PARCEL THREE

ALL THAT CERTAIN PARCEL OR TRACT OF LAND DESCRIBED IN A DOCUMENT BETWEEN TOLGA ONCE AND JAMES-OLIVER, LLC RECORDED 2025 IN OFFICIAL RECORD BOOK 9281 AT PAGE 693 WITH THE CLERK OF THE COURT, ESCAMBIA COUNTY, FLORIDA MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT THE SOUTHWEST CORNER OF LOT 6 OF THE GULL POINT SUBDIVISION NUMBER 1, PENSACOLA TAR AND TURPENTINE COMPANY TRACT RECORDED IN DEED BOOK 59 AT PAGE 380 WITH SAID CLERK OF THE COURT, SITUATE IN SECTION 9, TOWNSHIP 1 SOUTH, RANGE 29 WEST, ESCAMBIA COUNTY, FLORIDA;

THENCE EASTERLY, COINCIDENT WITH THE SOUTH LINE OF SAID LOT 6, A DISTANCE OF 141.42 FEET TO THE POINT OF BEGINNING OF THE HEREIN DESCRIBED;

THENCE NORTHERLY, PARALLEL WITH THE WEST LINE OF SAID LOT 6, A DISTANCE OF 135 FEET TO A POINT;

THENCE EASTERLY, PARALLEL WITH THE SOUTH LINE OF SAID LOT 6, A DISTANCE OF 133.5 FEET TO A POINT;

THENCE SOUTHERLY, PARALLEL WITH THE WEST LINE OF SAID LOT 6, A DISTANCE OF 135 FEET TO A POINT IN THE SOUTH LINE OF SAID LOT 6;

THENCE WESTERLY, COINCIDENT WITH THE SOUTH LINE OF SAID LOT 6, A DISTANCE OF 133.5 FEET TO THE POINT OF BEGINNING.

the same is hereby designated as "C" Commercial as if all of the said real property had been originally included in City of Pensacola Commercial Land Use District.

A map depicting the newly annexed area, to be designated "C" as provided herein, is attached hereto as Exhibit A.

SECTION 2. The city council shall by subsequently adopted ordinance change the zoning classification and zoning map for the subject property to a permissible zoning classification, as determined by the discretion of the city council, which is consistent with the future land use classification adopted by this ordinance. Pending the adoption of such a rezoning ordinance, no development of the subject property shall be permitted which is inconsistent with the future land use classification adopted by this ordinance.

SECTION 3. If any word, phrase, clause, paragraph, section or provision of this ordinance or the application thereof to any person or circumstance is held invalid or unconstitutional, such finding shall not affect the other provision or applications of the ordinance which can be given effect without the invalid or unconstitutional provisions or application, and to this end the provisions of this ordinance are declared severable.

SECTION 4. All ordinances or parts of ordinances in conflict herewith are hereby repealed to the extent of such conflict.

SECTION 5. This ordinance shall take effect on the fifth business day after adoption, unless otherwise provided, pursuant to Section 4.03(d) of the City Charter of the City of Pensacola.

Adopted: _____

Approved: _____
President of City Council

Attest:

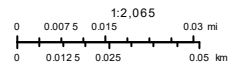
City Clerk

Exhibit A

[map]



June 3, 2025



WARNING: THIS IS NOT A SURVEY.

This map is prepared for the inventory of real property found within this jurisdiction, and is compiled from recorded deeds, plats, and other public records and data. Users of this map are hereby notified that the aforementioned public primary information sources shown on this map are not guaranteed to be accurate. The user assumes all responsibility for the information contained on this map. Sources: Esri, HERE, DeLorme, USGS, Intermap, INCREMENT P, NOAA, Swire, Japan, METI, Esri China (Hong Kong), Esri Korea, Esri (Thailand), NGCC, (c) OpenStreetMap contributors, and the GIS User Community

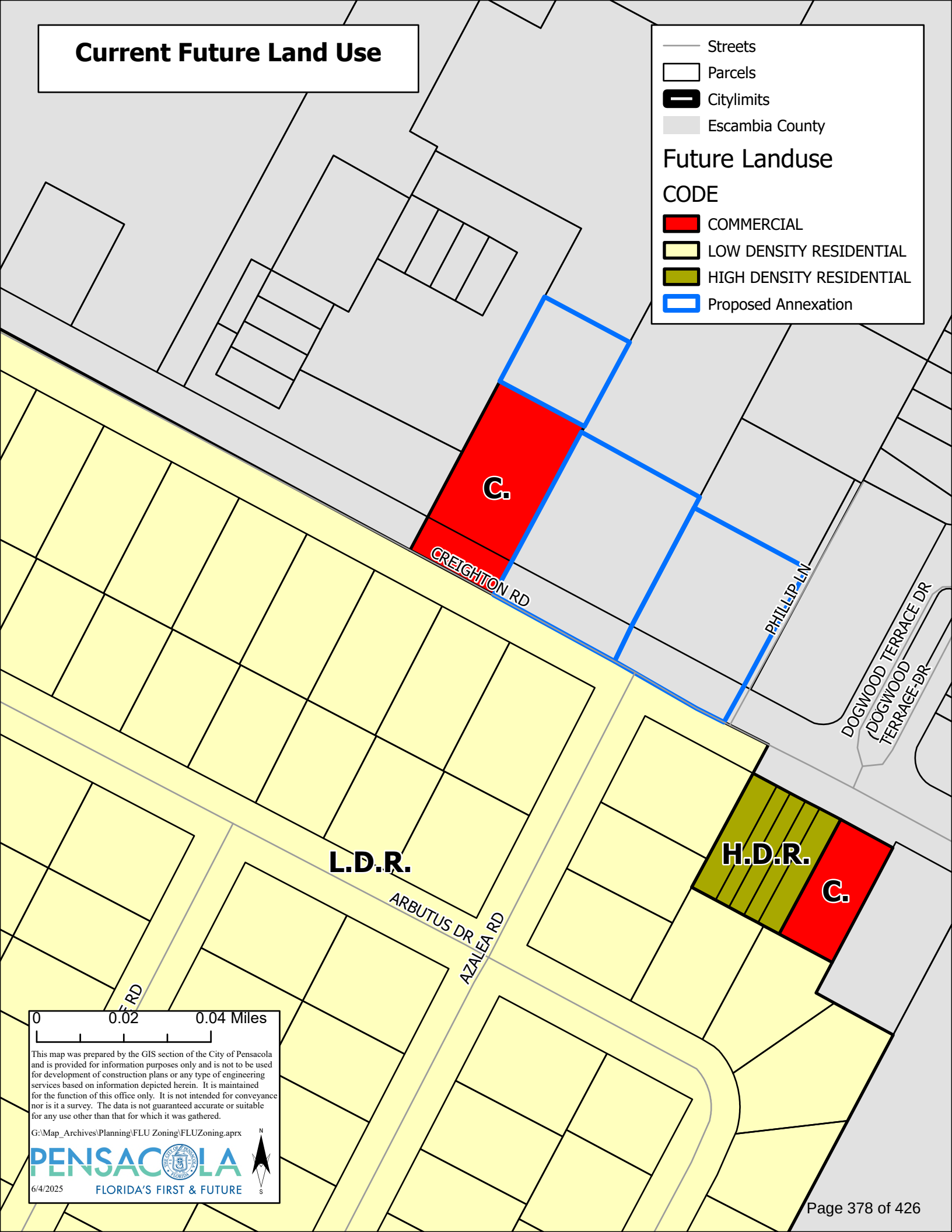
Current Future Land Use

- Streets
- Parcels
- Citylimits
- Escambia County

Future Landuse

CODE

- COMMERCIAL
- LOW DENSITY RESIDENTIAL
- HIGH DENSITY RESIDENTIAL
- Proposed Annexation



0 0.02 0.04 Miles

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PENSACOLA

6/4/2025 FLORIDA'S FIRST & FUTURE



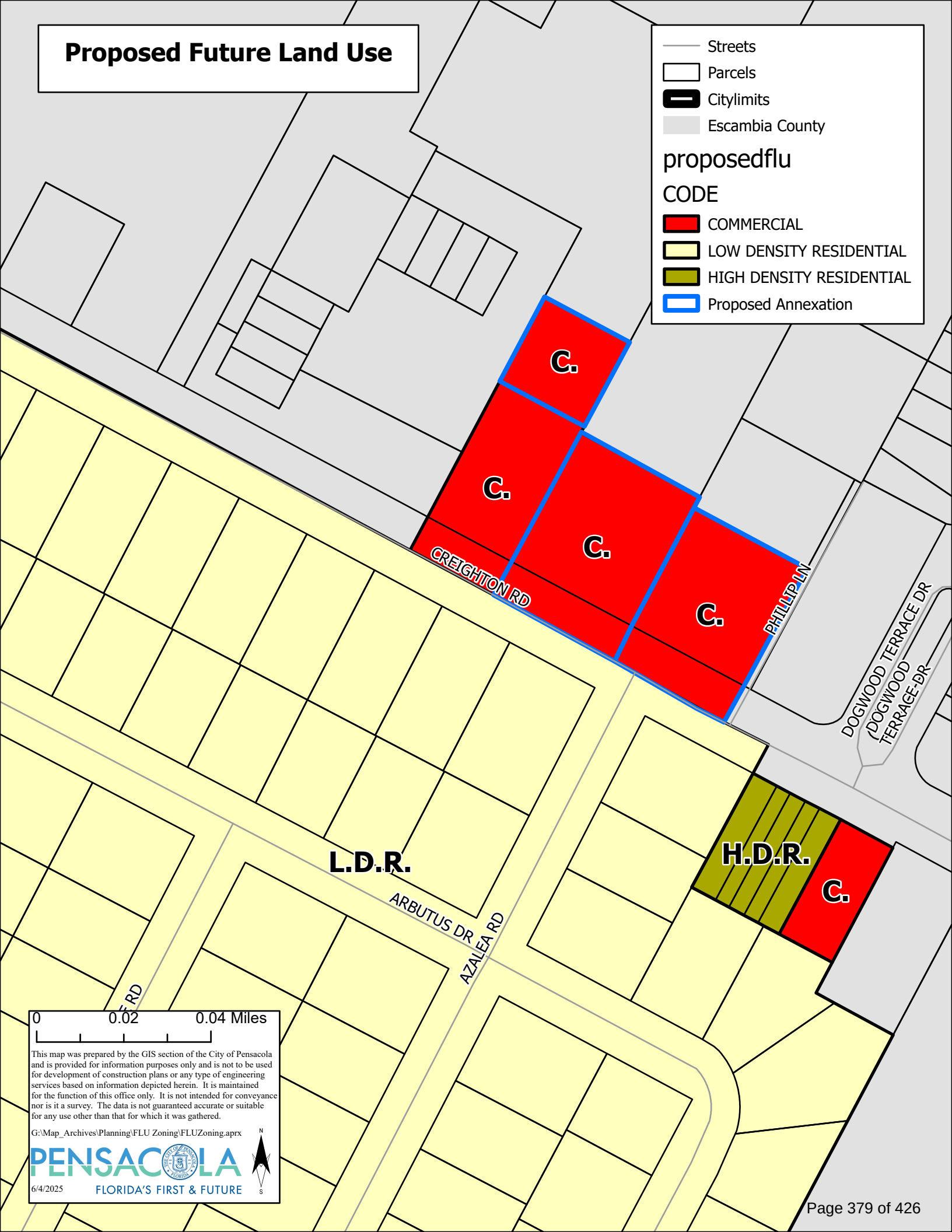
Proposed Future Land Use

- Streets
- Parcels
- Citylimits
- Escambia County

proposedflu

CODE

- COMMERCIAL
- LOW DENSITY RESIDENTIAL
- HIGH DENSITY RESIDENTIAL
- Proposed Annexation



0 0.02 0.04 Miles

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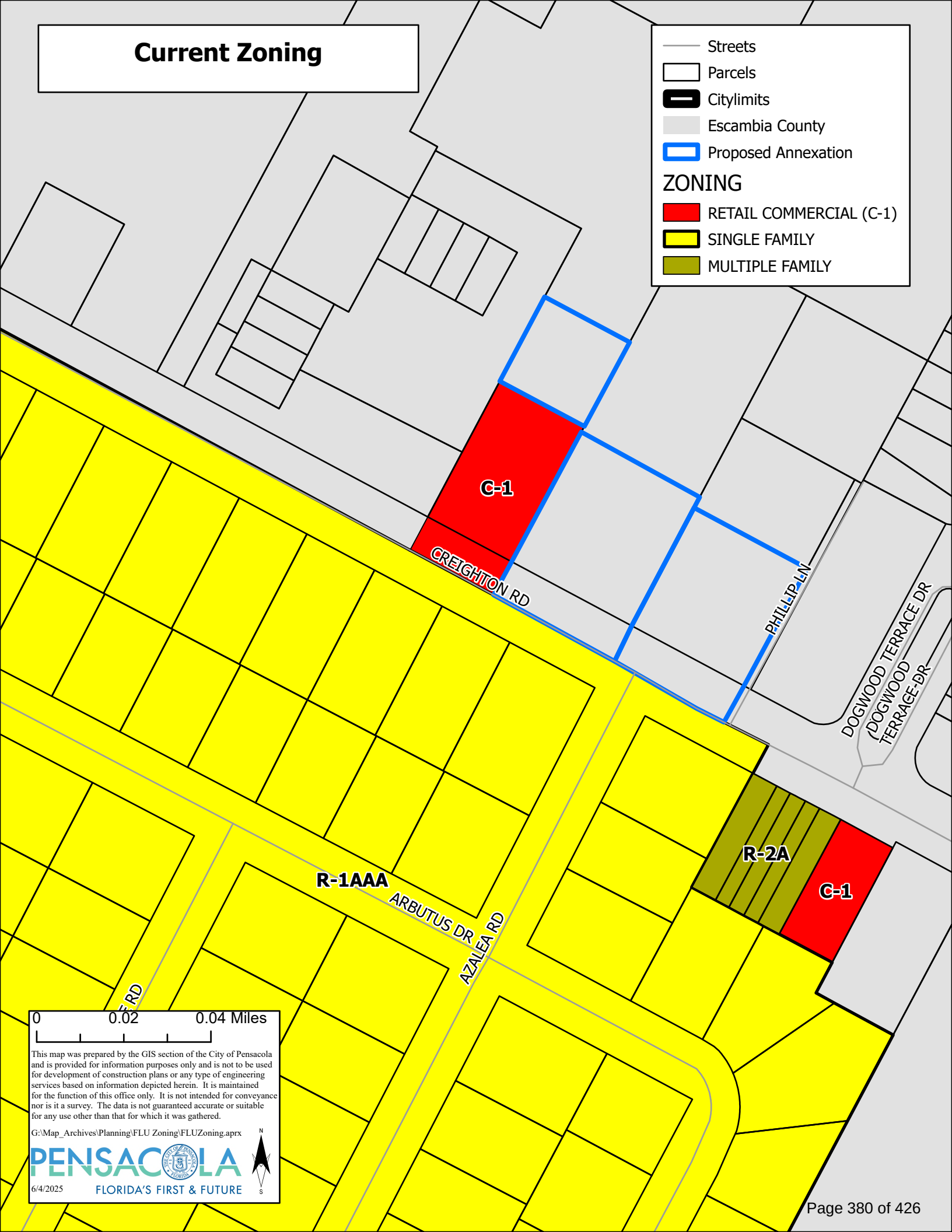
PENSACOLA
FLORIDA'S FIRST & FUTURE

6/4/2025



Current Zoning

- Streets
 - Parcels
 - Citylimits
 - Escambia County
 - Proposed Annexation
- ZONING**
- RETAIL COMMERCIAL (C-1)
 - SINGLE FAMILY
 - MULTIPLE FAMILY



0 0.02 0.04 Miles

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PENSACOLA

6/4/2025 FLORIDA'S FIRST & FUTURE

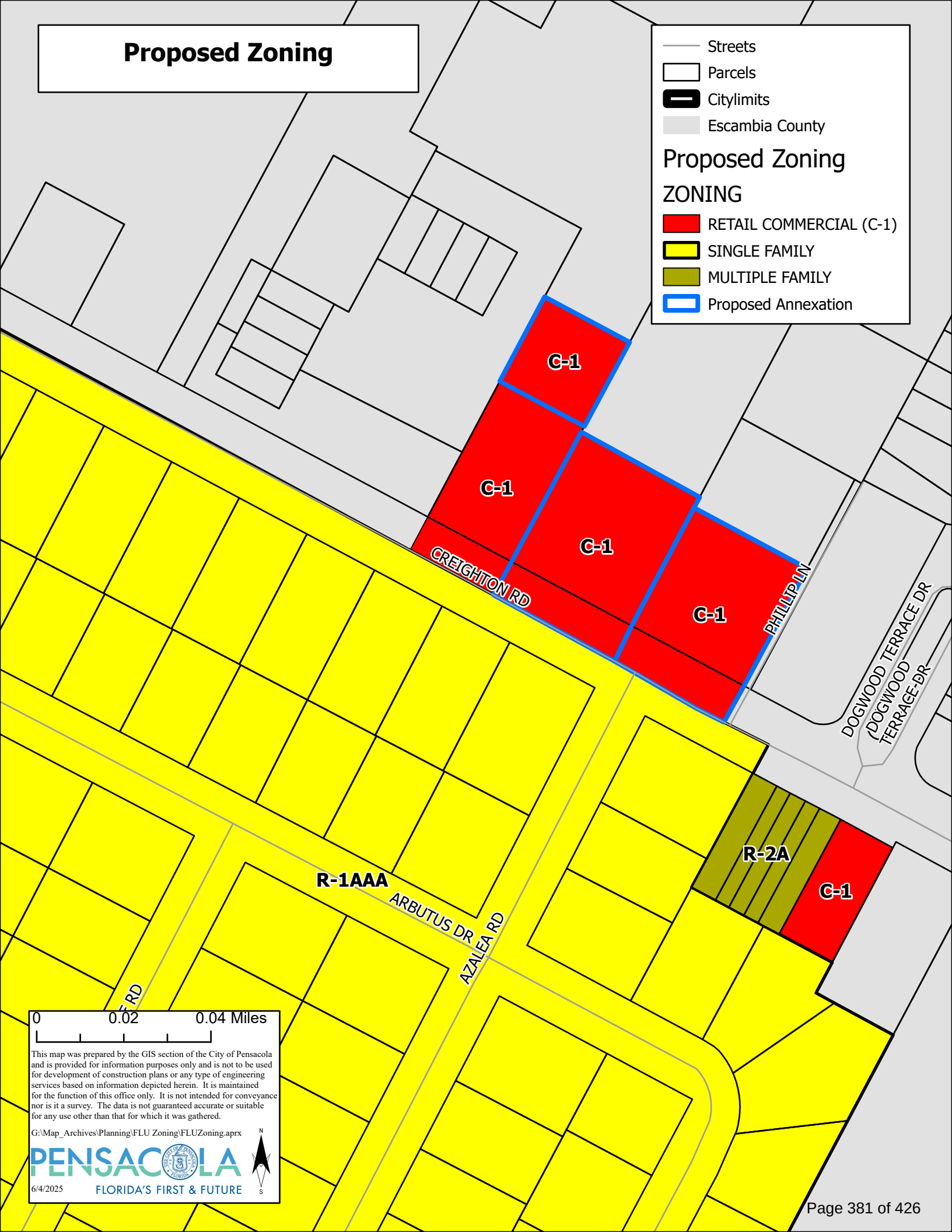
Proposed Zoning

 Streets
 Parcels
 Citylimits
 Escambia County

Proposed Zoning

ZONING

 RETAIL COMMERCIAL (C-1)
 SINGLE FAMILY
 MULTIPLE FAMILY
 Proposed Annexation



0 0.02 0.04 Miles

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PENSACOLA
FLORIDA'S FIRST & FUTURE





Business Impact Estimate

This form should be included in agenda packet for the item under which the proposed ordinance is to be considered, and must be posted on the City's website by the time notice of the proposed ordinance is published.

Proposed ordinance's title/reference: P.O. No. 11-25. AN ORDINANCE AMENDING THE COMPREHENSIVE PLAN AND FUTURE LAND USE MAP OF THE CITY OF PENSACOLA, FLORIDA; PROVIDING FOR SEVERABILITY; REPEALING CLAUSE; PROVIDING AN EFFECTIVE DATE.

The City is of the view that the exception(s) to the Business Impact Estimate requirement that are checked off in a box below apply to the above-referenced proposed ordinance, although the City is implementing the procedure required by statutory law to ensure that no inadvertent procedural issue could impact the enactment of the proposed ordinance.

- ☒ The proposed ordinance is required for compliance with Federal or State law or regulation;
- ☐ The proposed ordinance relates to the issuance or refinancing of debt;
- ☐ The proposed ordinance relates to the adoption of budgets or budget amendments, including revenue sources necessary to fund the budget;
- ☐ The proposed ordinance is required to implement a contract or an agreement, including, but not limited to, any Federal, State, local, or private grant, or other financial assistance accepted by the
- ☐ The proposed ordinance is an emergency ordinance;
- ☐ The ordinance relates to procurement; or
- ☐ The proposed ordinance is enacted to implement the following:
 - a. Part II of Chapter 163, *Florida Statutes*, relating to growth policy, county and municipal planning, and land development regulation, including zoning, development orders, development agreements and development permits;
 - b. Sections 190.005 and 190.046, *Florida Statutes*, regarding community development districts;
 - c. Section 553.73, *Florida Statutes*, relating to the *Florida Building Code*; or
 - d. Section 633.202, *Florida Statutes*, relating to the *Florida Fire Prevention Code*.

In accordance with the provisions of controlling law, even notwithstanding the fact that, an exemption noted above may apply, the City hereby publishes the following information:

1. Summary of the proposed ordinance (must include statement of the public purpose, such as serving the public health, safety, morals, and welfare):

2. Estimate of direct economic impact of the proposed ordinance on private, for-profit businesses in the City:

3. Estimate of direct compliance costs that businesses may reasonably incur:

4. Any new charge or fee imposed by the proposed ordinance:

5. Estimate of the City's regulatory costs, including estimated revenues from any new charges or fees to cover such costs:

6. Good faith estimate of the number of businesses likely to be impacted by the proposed ordinance:

7. Additional information (if any, but may wish to include the methodology used to derive information for #1 and #2, above. For example: City staff solicited comments from businesses in the City as to the potential impact of the proposed ordinance by contacting the chamber of commerce, social media posting, direct mail or direct email, posting on City website, public workshop, etc. You may also wish to include efforts made to reduce the potential fiscal impact on businesses based on feedback from businesses. You may also wish to state here that the proposed ordinance is a generally applicable ordinance that applies to all persons similarly situated (individuals as well as businesses) and, therefore, the proposed ordinance does not impose costs only upon businesses.):

Leslie Statler

From: Warren Sonnen <wsonnen@gmail.com>
Sent: Thursday, April 10, 2025 10:37 AM
To: Leslie Statler
Subject: [EXTERNAL] Re: VOLUNTARY ANNEXATION OF O'RILEY'S

⚠ THIS EMAIL IS FROM AN EXTERNAL EMAIL ACCOUNT ⚠

Leslie,

The below request and details are approved and accurate. Thank you.

Warren Sonnen
214.587.3620
wsonnen@gmail.com



[O'Riley's Affiliates](#)

On Thu, Apr 10, 2025 at 9:37 AM Leslie Statler <LStatler@cityofpensacola.com> wrote:

Hi Warren,

Thank you so much for your time this morning. Per our discussion I need written confirmation of your request for the voluntary annexation of your property. The properties, under the ownership of James-Oliver, LLC, are depicted in the attached map and identified by the parcel numbers below. As a managing partner of James-Oliver, LLC, if you would be so kind as to reply to this email, I will be able to place the item on the next available City Council meeting agenda.

- APO 09-1S-29-3001-030-007, 3728 Creighton Road. Only the northern portion is being requested as the southern portion is located within the City limits. The primary portion of the building is located on this parcel and within City limits.
- 09-1S-29-3001-006-006, 3728 Creighton Road. A portion of the building is located on this parcel.
- 09-1S-29-3001-005-006, 3800 BLK Creighton Road. This is currently vacant land.

Again, thank you for time. I look forward to working with you on your request for voluntary annexation.

Leslie

Leslie Statler

Development Services Coordinator

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

222 W Main St.

Pensacola, FL 32502

Direct Office: 850.435.1673

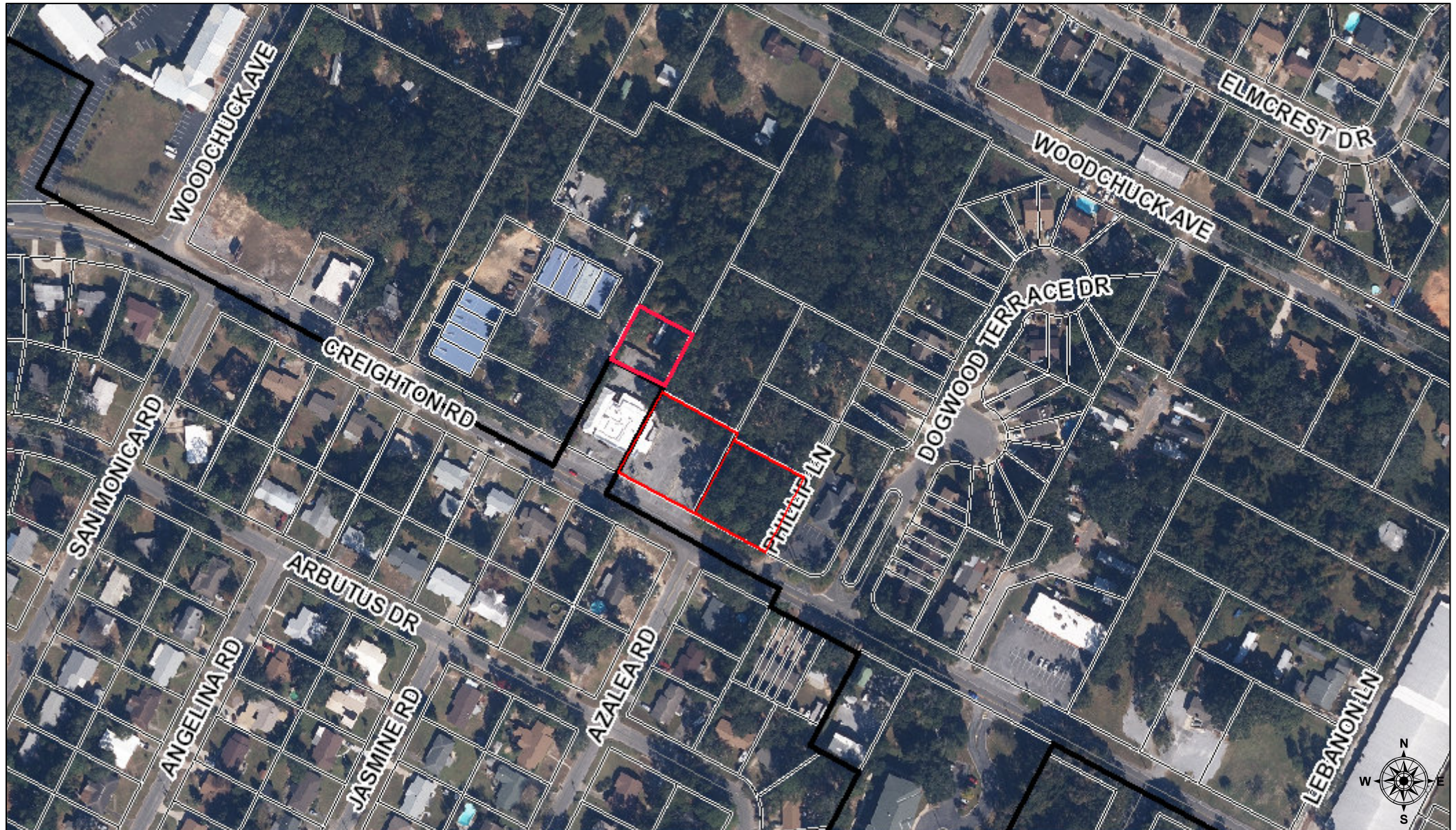
Cell: 850.384.0960

Planning Services: 850.435.1670

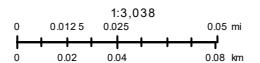
lstatler@cityofpensacola.com



Florida has a very broad public records law. As a result, any written communication created or received by City of Pensacola officials and employees will be made available to the public and media, upon request, unless otherwise exempt. Under Florida law, email addresses are public records. If you do not want your email address released in response to a public records request, do not send electronic mail to this office. Instead, contact our office by phone or in writing.



March 20, 2025



WARNING: THIS IS NOT A SURVEY.

This map is prepared for the inventory of real property found within this jurisdiction, and is compiled from recorded deeds, plats, and other public records and data. Users of this map are hereby notified that the aforementioned public primary information sources shown on this map are the best available information and do not constitute a warranty of accuracy. The user assumes all responsibility for the information contained on this map. Sources: Esri, HERE, DeLorme, USGS, Intermap, INCREMENT P, NOAA, Swire, Japan, METI, Esri China (Hong Kong), Esri Korea, Esri (Thailand), NGCC, (c) OpenStreetMap contributors, and the GIS User Community



City of Pensacola

222 West Main Street
Pensacola, FL 32502

Memorandum

File #: 25-537

City Council

5/22/2025

ORDINANCE

SPONSOR: DC Reeves, Mayor

SUBJECT:

PROPOSED ORDINANCE NO. 3-25 - VOLUNTARY ANNEXATION OF JAMES-OLIVER, LLC
PROPERTY - 3728 CREIGHTON ROAD & 3800 BLK CREIGHTON ROAD

RECOMMENDATION:

That City Council approve Proposed Ordinance No. 3-25 on first reading.

AN ORDINANCE INCORPORATING AND ANNEXING A CERTAIN AREA CONTIGUOUS
AND ADJACENT TO THE CITY OF PENSACOLA INTO THE CITY OF PENSACOLA, AND
DECLARING SAID AREA TO BE A PART OF THE CITY OF PENSACOLA; REPEALING
CLAUSE, AND PROVIDING AN EFFECTIVE DATE.

HEARING REQUIRED: No Hearing Required

SUMMARY:

This action does not directly advance a goal of the City of Pensacola Strategic Plan but is a necessary function of municipal government.

The City has received a request for voluntary annexation from James-Oliver, LLC for property located at 3728 and 3800 Block Creighton Road (O'Riley's Uptown Tavern). The parcels that make up the site are partially inside the City limits and partially in unincorporated Escambia County. PPD has confirmed that approval of the annexation request will help resolve Pensacola Police Department jurisdictional issues caused by the current City limit line dividing this commercial site.

The proposed annexation area is contiguous to the City limits and City Departments have confirmed that there are no concerns with providing services to the area. Approval of the annexation request will necessitate a subsequent amendment to the City's Zoning and Future Land Use Maps to include the subject area.

Florida Statute 171.044 provides that:
Voluntary annexation

The owner or owners of real property in an unincorporated area of a county which is contiguous to a municipality and reasonably compact may petition the governing body of said municipality that said property be annexed to the municipality.

Upon determination by the governing body of the municipality that the petition bears the signatures of all owners of property in the area proposed to be annexed, the governing body may, at any regular meeting, adopt a nonemergency ordinance to annex said property and redefine the boundary lines of the municipality to include said property. Said ordinance shall be passed after notice of the annexation has been published at least once each week for 2 consecutive weeks in some newspaper in such city or town or, if no newspaper is published in said city or town, then in a newspaper published in the same county; and if no newspaper is published in said county, then at least three printed copies of said notice shall be posted for 4 consecutive weeks at some conspicuous place in said city or town. The notice shall give the ordinance number and a brief, general description of the area proposed to be annexed. The description shall include a map clearly showing the area and a statement that the complete legal description by metes and bounds and the ordinance can be obtained from the Office of the City Clerk.

PRIOR ACTION:

None.

FUNDING:

None.

FINANCIAL IMPACT:

The City would receive stormwater, ad valorem, and public service tax revenues where applicable from the subject parcels as well as from any future improvements.

LEGAL REVIEW ONLY BY CITY ATTORNEY: No**STAFF CONTACT:**

Tim Kinsella, City Administrator
Amy Miller, Deputy City Administrator
Sherry Morris, AICP, Development Services Director
Leslie Statler, Development Services Coordinator

ATTACHMENTS:

1. Proposed Ordinance No. 3-25
2. 2025 Parcels 1 & 2 Exhibit
3. 2025 Parcel 3 Exhibit
4. Business Impact Analysis Report - Proposed Ord No. 3-25

PRESENTATION: No



MINUTES OF THE PLANNING BOARD

June 10, 2025

MEMBERS PRESENT: Chairperson Ritz, Board Member Villegas, Board Member Grundhoefer, Board Member Powell, Board Member Van Hoose

MEMBERS ABSENT: Vice Chairperson Larson, Board Member Sampson

STAFF PRESENT: Planning & Zoning Manager Cannon, Assistant City Planning & Zoning Manager Harding, Development Services Director Morris, Development Services Coordinator Statler, Executive Assistant Chwastyk, Help Desk Technician Russo

STAFF VIRTUAL: N/A

OTHERS PRESENT: Patrick Smith, Lee Magaha, Guy Miller, Jay Baynes, Jerry Holzworth, Tim Lloyd, James Gulley, Dennis Pemberton, Lester Yuen

AGENDA:

- Quorum/Call to Order
- Approval of Meeting Minutes from April 8, 2025
- **New Business:**
 - Open Forum
 - Discussion
 - Adjournment

Call to Order / Quorum Present

Chairperson Ritz called the meeting to order at 2:00 pm with a quorum present and explained the procedures of the Board meeting including requirements for audience participation.

Approval of Meeting Minutes – Board Member Powell made a motion to approve the April 8, 2025, minutes, seconded by Board Member Grundhoefer, and it carried 5:0.

New Business –

Request to Consider a Zoning and Future Land Use Map Amendment for the Voluntary Annexation of Two Parcels Owned by the City of Pensacola

Assistant Planning & Zoning Manager Harding introduced the item. Mr. Matt Coughlin, Pensacola International Airport Director, has requested that the City approve a voluntary annexation to incorporate the two parcels located at 2400 BLK Langley Avenue into the City limits. The annexation request for the subject parcels took place at the April 24 and May 8, 2025, City Council meetings. The parcels are contiguous to the city limits, located along Langley Avenue, and encompass approximately 0.4347 acres. The request indicates that the future plans for the parcels are to incorporate them into Pensacola International Airport property.

These parcels will require a map amendment to establish a zoning district and future land use map (FLUM) designation.

The city reviewed the adjacent zoning district for the proposed use and recommends “airport restricted zone” (ARZ) for the new zoning district and “Airport” (A) for the future land use category. City Departments have confirmed that there are no concerns with providing services to the area. After the overview, there were no concerns from City staff, the location was verified, no residential home around the area. **Board Member Villegas made the motion to approve, seconded by Board Member Powell, and it carried 5:0.**

Request to Consider a Zoning and Future Land Use Map Amendment for the Voluntary Annexation of three Parcels Owned by James -Oliver LLC

Assistant Planning & Zoning Manager introduced the item. The City has received a request for voluntary annexation from James-Oliver, LLC for property located at 3728 and 3800 BLK Creighton Road (O'Riley's Uptown Tavern). The parcels that make up the site are partially inside the City limits and partially in unincorporated Escambia County. PPD has confirmed that approval of the annexation request will help resolve Pensacola Police Department jurisdictional issues caused by the current City limit line dividing this commercial site. The first ordinance reading for the annexation request took place at the May 22, 2025, City Council meeting and the second ordinance reading will be on June 12, 2025. The parcels are contiguous to the city limits, located along Creighton Road, and encompass approximately 1.5161 acres.

These parcels will require a map amendment to establish a zoning district and future land use map (FLUM) designation.

The city reviewed the adjacent zoning district for the proposed use and recommends “commercial” (C-1) for the new zoning district and “Commercial” (C) for the future land use category. City Departments have confirmed that there are no concerns with providing services to the area. The building itself is in the City limits, the parking lot is currently in the County, the goal is to make it contiguous and allow the City of Pensacola Police department to have jurisdiction of the parking lot along with the building. There was a brief discussion of the history of the zoning parcels in question. The City did receive a few calls only to see what was going to be discussed.

Board Member Villegas made a motion to approve, seconded by Board Member Powell and it carried 5:0.

Request for Final Aesthetic Review – Reverb by Hard Rock Project, 352 W. Cedar Street/ Community Maritime Park, Lot 5

Inspired Communities of Florida is requesting *final aesthetic* review of a new mass-timber luxury apartment building and Reverb by Hard Rock hotel. Aesthetic review by Planning Board is required since the project is located in the Waterfront Redevelopment District (WRD-1). This project will utilize Florida's Live Local Act which allows for increased density and height for the provision of affordable housing units. As a result, and under the Live Local Act, a building height of 150' measured from the lowest occupiable floor is allowed by right, along with a density of 135 dwelling units per acre. This review is only for aesthetics.

This application has been routed through the various City departments and utility providers. The comments received to date have been provided within your packet.

Assistant Planning & Zoning Manager Harding introduced the item. Dennis Pemberton of the Dawson Company informed the board there would be a brief slide presentation and addressed the addition of windows to the building. Lester Yuen, design director for Gensler, then presented the slides to the board. The beginning of the slide presentation was of site plans showing an arial view of the existing conditions on the lot. The board wants more street activation, and they are providing that. A site planning diagram was shown; it gave a breakdown of the square footage and acreage of lot 4. They provided comparison slides, including slides shown in March and slides showing the changes that were made. They added pop-down retail along DeVilliers, these would be temporary and tucked under the building above them. A change was made to the paving pattern to make it more appealing. Next slide showed the plaza level, they lifted all three levels of parking, they are eight feet higher than previous plans. The board and audience then viewed slides of the typical level, the rooftop level, followed by the landscape plan and the planting plan. The East elevation will be the Hotel, presented with slides showing the materials being used, and for the West elevation, which is the residential side. North elevation may have a digital screen showing artwork, will not be used for advertising or brand recognition. Also, we saw a breakdown of all the levels in each building. The hotel section has not changed; the goal is to be a gathering place. The final slides provided a perspective of what is to come. Clarification of the height above the podium, confirmed it would be 150 feet. Board Member Van Hoose wanted to know about the issue of an escalator, the cost of building was too expensive and the repairs from damage being so close to salt water were not cost effective. They would be providing elevators for the public to use in place of an escalator. There will be bike storage for residents only, they will work on providing bike racks for the public. The lowest level was raised, and they were able to squeeze a few feet from the height of the residents to raise the parking levels so they would not be underground. A discussion was held about the pop-downs, the applicants feel it's preferable, they'll have access to power and water. It gives retailers flexibility, no need for long term leases, they will be able to be customized. Board Member Powell appreciated them addressing the permeable materials, she likes the digital artwork idea. The stormwater management site has an existing retention pond; they will tie into that. They had a brief discussion on why parking is an open area, they feel it brings in lighter and is airy. The delivery door will be painted to blend in with the building, they also discussed why some walls and doors are painted and some are not, discussed the reason behind it. They are above floodplain, briefly discussed the barrier materials in the parking lot.

Board Member Villegas made a motion to approve, seconded by Board Member Powell and it carried 5:0.

Open Forum – none

Discussion

A brief update was given regarding the Land Development Code Phase 2 project.

Adjournment – With no further business, the Board adjourned at 3:27 p.m.

Respectfully Submitted,

Gregg Harding, RPA
Assistant Planning & Zoning Manager
Secretary of the Board

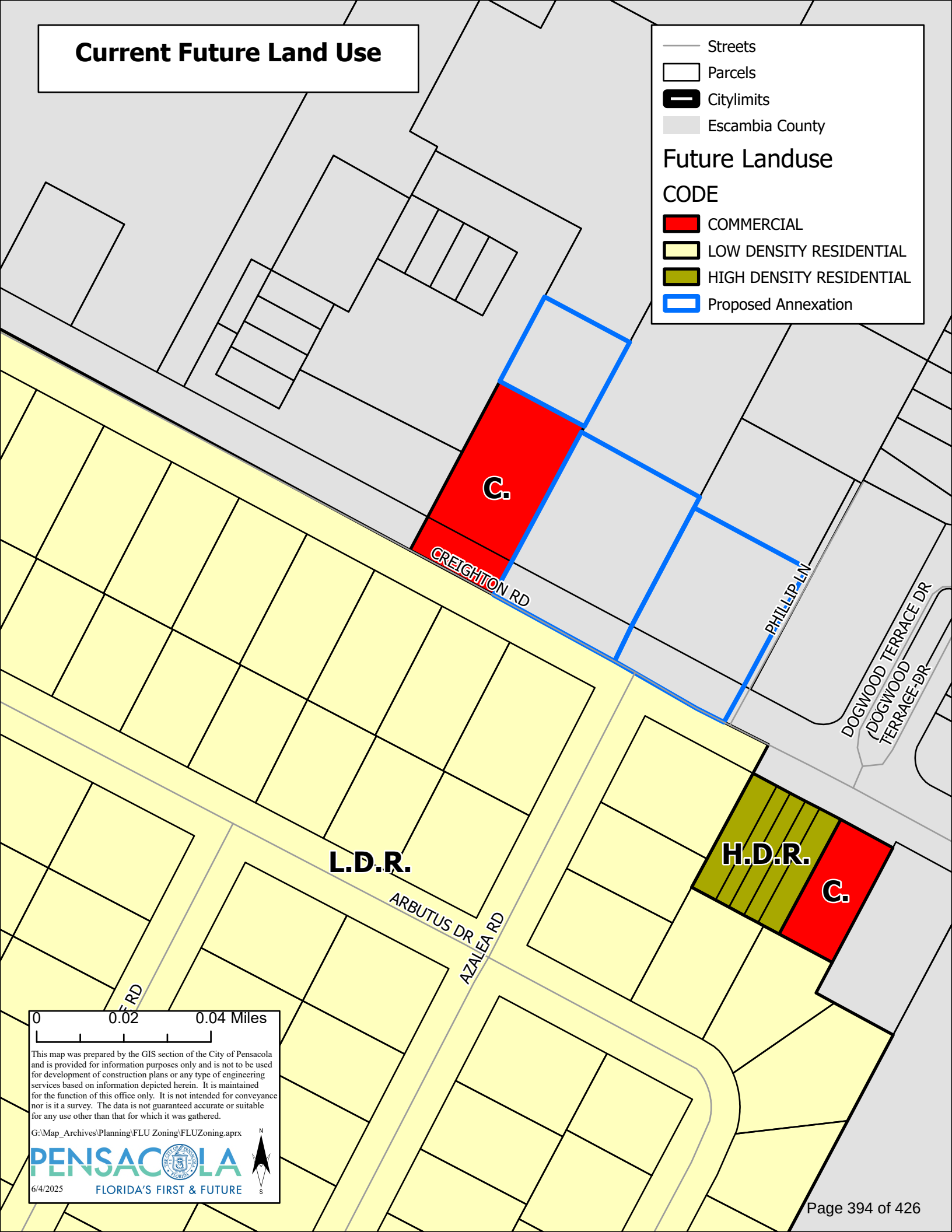
Current Future Land Use

- Streets
- Parcels
- Citylimits
- Escambia County

Future Landuse

CODE

- COMMERCIAL
- LOW DENSITY RESIDENTIAL
- HIGH DENSITY RESIDENTIAL
- Proposed Annexation



0 0.02 0.04 Miles

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PENSACOLA

6/4/2025 FLORIDA'S FIRST & FUTURE



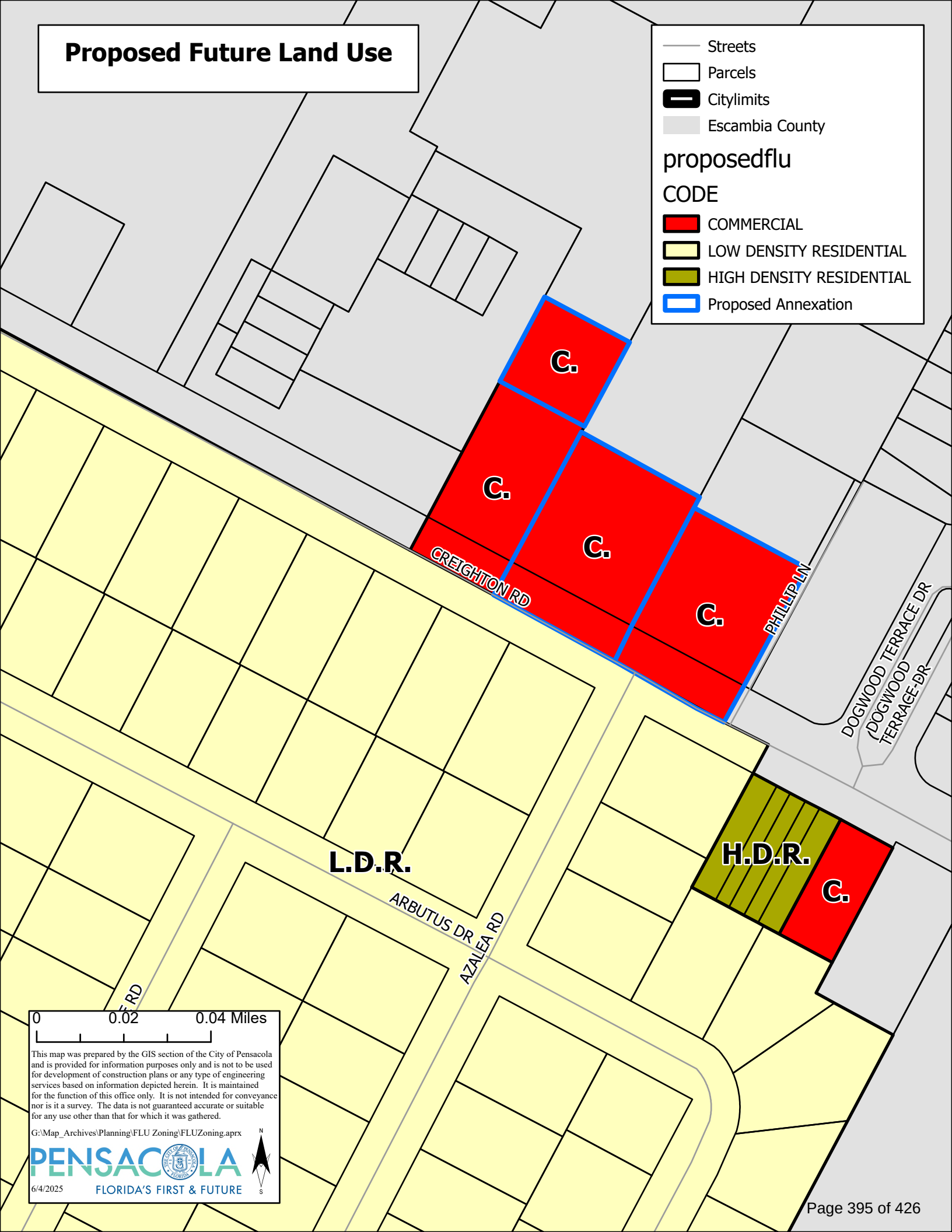
Proposed Future Land Use

- Streets
- Parcels
- Citylimits
- Escambia County

proposedflu

CODE

- COMMERCIAL
- LOW DENSITY RESIDENTIAL
- HIGH DENSITY RESIDENTIAL
- Proposed Annexation



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PENSACOLA

6/4/2025 FLORIDA'S FIRST & FUTURE





City of Pensacola

222 West Main Street
Pensacola, FL 32502

Memorandum

File #: 25-841

Agenda Conference

8/11/2025

ORDINANCE

SPONSOR: DC Reeves, Mayor

SUBJECT:

PROPOSED ORDINANCE NO. 12-25 - ZONING MAP AMENDMENT – RECENTLY ANNEXED PROPERTY - 3728 AND 3800 BLOCK CREIGHTON ROAD (O' RILEY'S UPTOWN TAVERN)

RECOMMENDATION:

That City Council adopt Proposed Ordinance No. 12-25 on second reading.

AN ORDINANCE AMENDING THE ZONING CLASSIFICATION OF CERTAIN PROPERTY PURSUANT TO AND CONSISTENT WITH THE COMPREHENSIVE PLAN OF THE CITY OF PENSACOLA, PROVIDING FOR SEVERABILITY; REPEALING CLAUSE; PROVIDING AN EFFECTIVE DATE.

HEARING REQUIRED: Public Hearing Required

SUMMARY:

This action does not directly advance a goal of the City of Pensacola's Strategic Plan, but is required by local, state or federal law, governance or regulation.

The City recently approved the annexation of 3728 and 3800 BLK Creighton Road. The annexation necessitates amending the City's Future Land Use Map and Zoning Map to include the subject properties. The recommended zoning district is "Retail Commercial" (C-1) with a corresponding Future Land Use designation of "Commercial" (C).

On June 10, 2025, the Planning Board voted 5:0 to recommend approval of the request.

PRIOR ACTION:

May 22, 2025 - City Council approved Proposed Ordinance No. 3-25 on first reading.

June 12, 2025 - City Council approved the final annexation request with the adoption of Ordinance No. 6-25.

July 17, 2025 - City Council voted to approve Proposed Ordinance No. 12-25 on first reading.

FUNDING:

N/A

FINANCIAL IMPACT:

None

LEGAL REVIEW ONLY BY CITY ATTORNEY: Yes

6/10/2025

STAFF CONTACT:

Tim Kinsella, City Administrator
Sherry Morris, AICP, Development Services Department Director
Cynthia Cannon, AICP, Planning and Zoning Division Manager

ATTACHMENTS:

1. Proposed Ordinance No. 12-25
2. Creighton Road Maps
3. Business Impact Estimate
4. Warren Sonnen James-Oliver LLC Annexation Request Confirmation Dated 04.10.2025
5. City Council Memo Dated 05.22.2025 - Voluntary Annexation
6. DRAFT Planning Board Minutes Dated 06.10.2025
7. Current Zoning
8. Proposed Zoning

PRESENTATION: No

PROPOSED
ORDINANCE NO. 12-25

ORDINANCE NO. ____

AN ORDINANCE
TO BE ENTITLED:

AN ORDINANCE AMENDING THE ZONING CLASSIFICATION OF CERTAIN PROPERTY PURSUANT TO AND CONSISTENT WITH THE COMPREHENSIVE PLAN OF THE CITY OF PENSACOLA; AMENDING THE ZONING MAP OF THE CITY OF PENSACOLA; PROVIDING FOR SEVERABILITY; REPEALING CLAUSE; AND PROVIDING AN EFFECTIVE DATE.

WHEREAS, the city adopted a comprehensive plan on October 4, 1990, pursuant to applicable law; and

WHEREAS, a proposed zoning classification has been referred to the local planning agency pursuant to F.S. section 163.3174, and a proper public hearing was held on July 17, 2025, concerning the following proposed zoning classification affecting the annexed property described therein; and

WHEREAS, after due deliberation, the city council has determined that the amended zoning classification set forth herein will affirmatively contribute to the health, safety, and general welfare of the citizens of the city; and

WHEREAS, said amended zoning classification is consistent with all applicable elements of the Comprehensive Plan as amended;

NOW, THEREFORE, BE IT ORDAINED BY THE CITY OF PENSACOLA, FLORIDA:

SECTION 1. That the Zoning Map of the City of Pensacola and all notations, references and information shown thereon is hereby amended so that the following described real property located in the City of Pensacola, Florida, to-wit:

PARCEL ONE

A PORTION OF THAT CERTAIN PARCEL OR TRACT OF LAND BEING THE FIRST DESCRIBED PARCEL IN A DOCUMENT BETWEEN J. S. WALLER, INC. AND JAMES-OLIVER, LLC RECORDED 2002 IN OFFICIAL RECORD BOOK 4873 AT PAGE 1511 WITH THE CLERK OF THE COURT, ESCAMBIA COUNTY, FLORIDA MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT THE SOUTHEAST CORNER OF LOT 7 OF THE GULL POINT SUBDIVISION NUMBER 1, PENSACOLA TAR AND TURPENTINE COMPANY TRACT RECORDED IN DEED BOOK 59 AT PAGE 380 WITH SAID CLERK OF THE COURT, SITUATE IN SECTION 9, TOWNSHIP 1 SOUTH, RANGE 29 WEST, ESCAMBIA COUNTY, FLORIDA;

THENCE NORTHERLY, COINCIDENT WITH THE EAST LINE OF SAID LOT 7, A DISTANCE OF 160 FEET TO THE POINT OF BEGINNING OF THE HEREIN DESCRIBED;

THENCE WESTERLY, PARALLEL TO THE SOUTH LINE OF SAID LOT 7, A DISTANCE OF 100 FEET TO A POINT;

THENCE NORTHERLY, PARALLEL WITH THE EAST LINE OF SAID LOT 7, A DISTANCE OF 98 FEET TO A POINT;

THENCE EASTERLY, PARALLEL TO THE SOUTH LINE OF SAID LOT 7, A DISTANCE OF 100 FEET TO A POINT IN THE EAST LINE OF SAID LOT 7;

THENCE SOUTHERLY, COINCIDENT WITH THE EAST LINE OF SAID LOT 7, A DISTANCE OF 98 FEET TO THE POINT OF BEGINNING.

PARCEL TWO

ALL THAT CERTAIN PARCEL OR TRACT OF LAND BEING THE SECOND DESCRIBED PARCEL IN A DOCUMENT BETWEEN J. S. WALLER, INC. AND JAMES-OLIVER, LLC RECORDED 2002 IN OFFICIAL RECORD BOOK 4873 AT PAGE 1511 WITH THE CLERK OF THE COURT, ESCAMBIA COUNTY, FLORIDA MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGIN AT THE SOUTHWEST CORNER OF LOT 6 OF THE GULL POINT SUBDIVISION NUMBER 1, PENSACOLA TAR AND TURPENTINE COMPANY TRACT RECORDED IN DEED BOOK 59 AT PAGE 380 WITH SAID CLERK OF THE COURT, SITUATE IN SECTION 9, TOWNSHIP 1 SOUTH, RANGE 29 WEST, ESCAMBIA COUNTY, FLORIDA;

THENCE NORTHERLY, COINCIDENT WITH THE WEST LINE OF SAID LOT 6, A DISTANCE OF 150 FEET TO A POINT;

THENCE EASTERLY, PARALLEL WITH THE SOUTH LINE OF SAID LOT 6, A DISTANCE OF 141.42 FEET TO A POINT;

THENCE SOUTHERLY, PARALLEL WITH THE WEST LINE OF SAID LOT 6, A DISTANCE OF 150 FEET TO A POINT IN THE SOUTH LINE OF SAID LOT 6;

THENCE WESTERLY, COINCIDENT WITH THE SOUTH LINE OF SAID LOT 6, A DISTANCE OF 141.42 FEET TO THE POINT OF BEGINNING.

PARCEL THREE

ALL THAT CERTAIN PARCEL OR TRACT OF LAND DESCRIBED IN A DOCUMENT BETWEEN TOLGA ONCE AND JAMES-OLIVER, LLC RECORDED 2025 IN OFFICIAL RECORD BOOK 9281 AT PAGE 693 WITH THE CLERK OF THE COURT, ESCAMBIA COUNTY, FLORIDA MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT THE SOUTHWEST CORNER OF LOT 6 OF THE GULL POINT SUBDIVISION NUMBER 1, PENSACOLA TAR AND TURPENTINE COMPANY TRACT RECORDED IN DEED BOOK 59 AT PAGE 380 WITH SAID CLERK OF THE COURT, SITUATE IN SECTION 9, TOWNSHIP 1 SOUTH, RANGE 29 WEST, ESCAMBIA COUNTY, FLORIDA;

THENCE EASTERLY, COINCIDENT WITH THE SOUTH LINE OF SAID LOT 6, A DISTANCE OF 141.42 FEET TO THE POINT OF BEGINNING OF THE HEREIN DESCRIBED;

THENCE NORTHERLY, PARALLEL WITH THE WEST LINE OF SAID LOT 6, A DISTANCE OF 135 FEET TO A POINT;

THENCE EASTERLY, PARALLEL WITH THE SOUTH LINE OF SAID LOT 6, A DISTANCE OF 133.5 FEET TO A POINT;

THENCE SOUTHERLY, PARALLEL WITH THE WEST LINE OF SAID LOT 6, A DISTANCE OF 135 FEET TO A POINT IN THE SOUTH LINE OF SAID LOT 6;

THENCE WESTERLY, COINCIDENT WITH THE SOUTH LINE OF SAID LOT 6, A DISTANCE OF 133.5 FEET TO THE POINT OF BEGINNING.

is hereby zoned "C-1" – Retail Commercial Zoning District.

A map depicting the newly annexed area, to be zoned "C-1" as provided herein, is attached hereto as Exhibit A.

SECTION 2. If any word, phrase, clause, paragraph, section, or provision of this ordinance or the application thereof to any person or circumstance is held invalid or unconstitutional, such finding shall not affect the other provisions or applications of the ordinance which can be given effect without the invalid or unconstitutional provision or application, and to this end the provisions of this ordinance are declared severable.

SECTION 3. All ordinances or parts of ordinances in conflict herewith are hereby

repealed to the extent of such conflict.

SECTION 4. This ordinance shall become effective on the fifth business day after adoption, unless otherwise provided pursuant to Section 4.03(d) of the City Charter of the City of Pensacola.

Adopted: _____

Approved: _____
President of City Council

Attest:

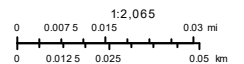
City Clerk

Exhibit A

[zoning map]



June 3, 2025



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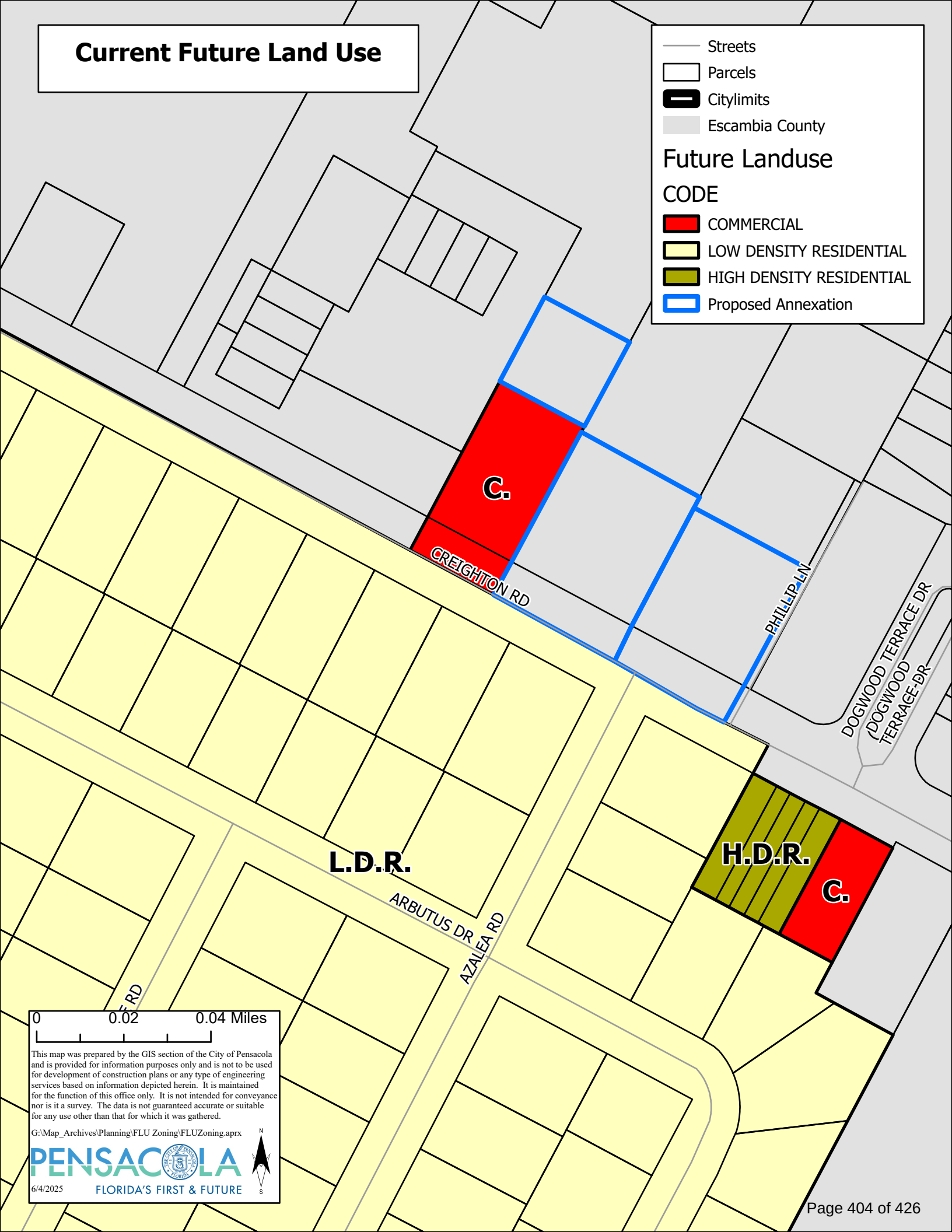
Current Future Land Use

- Streets
- Parcels
- Citylimits
- Escambia County

Future Landuse

CODE

- COMMERCIAL
- LOW DENSITY RESIDENTIAL
- HIGH DENSITY RESIDENTIAL
- Proposed Annexation



0 0.02 0.04 Miles

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PENSACOLA

6/4/2025 FLORIDA'S FIRST & FUTURE



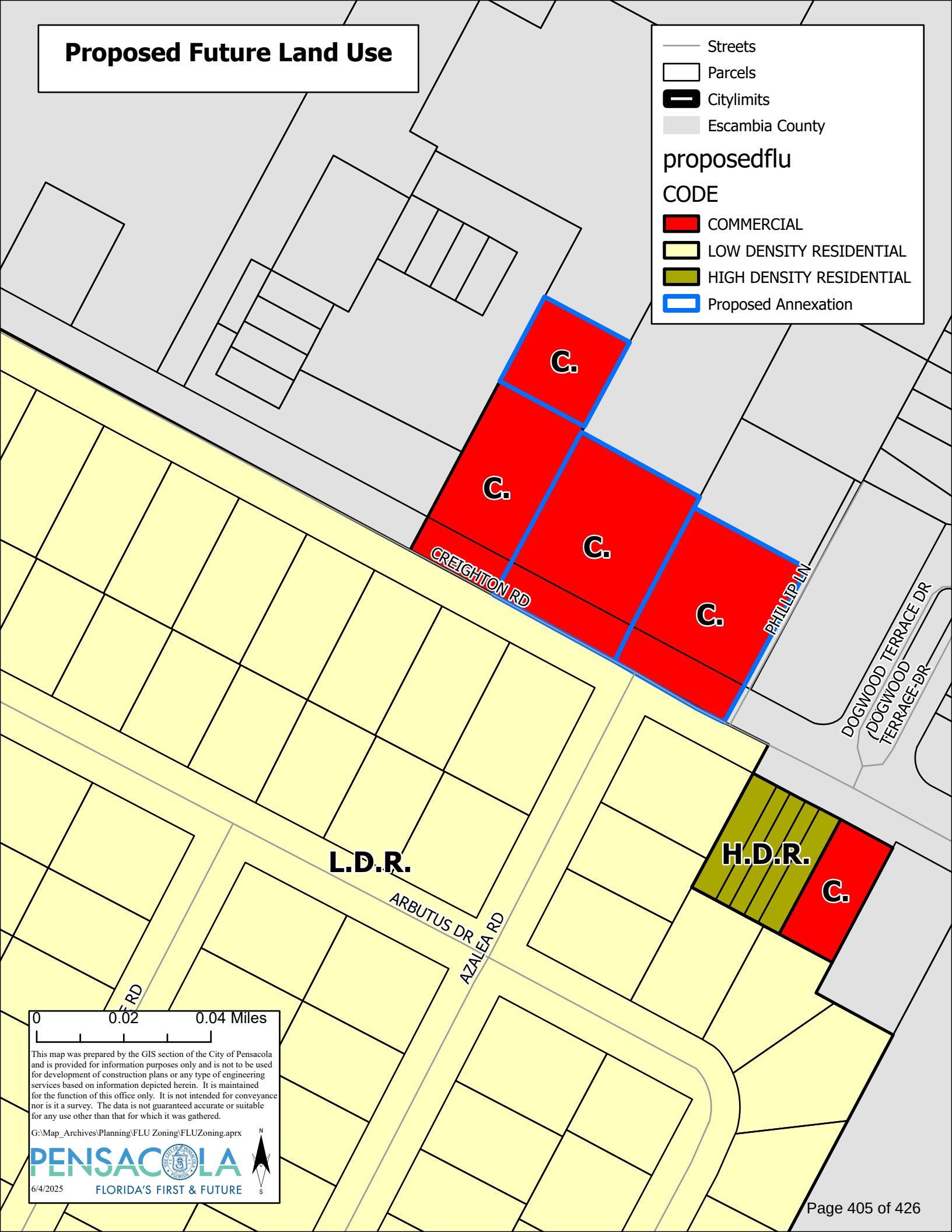
Proposed Future Land Use

- Streets
- Parcels
- Citylimits
- Escambia County

proposedflu

CODE

- COMMERCIAL
- LOW DENSITY RESIDENTIAL
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- Proposed Annexation



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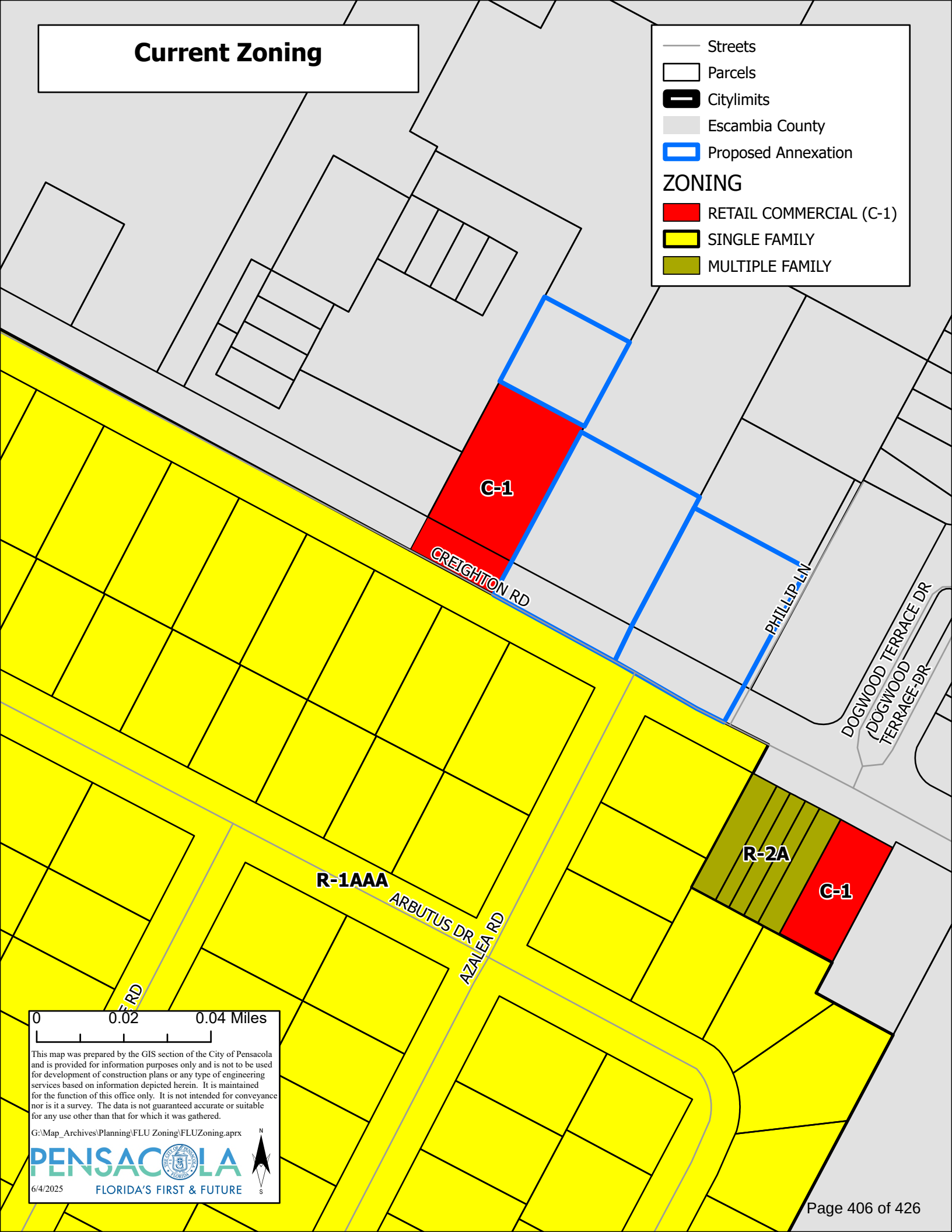
PENSACOLA

6/4/2025 FLORIDA'S FIRST & FUTURE



Current Zoning

- Streets
 - Parcels
 - Citylimits
 - Escambia County
 - Proposed Annexation
- ZONING**
- RETAIL COMMERCIAL (C-1)
 - SINGLE FAMILY
 - MULTIPLE FAMILY



0 0.02 0.04 Miles

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PENSACOLA

6/4/2025 FLORIDA'S FIRST & FUTURE



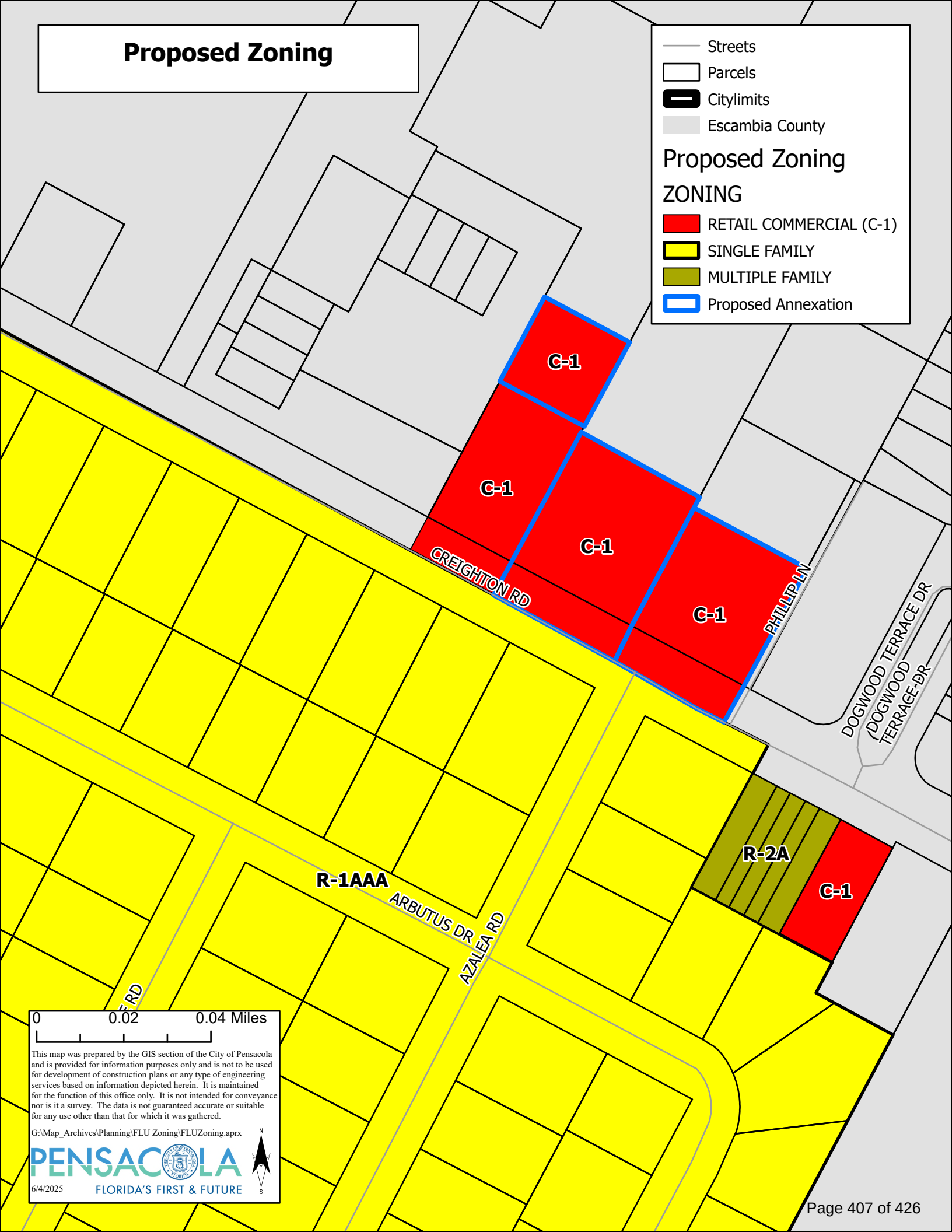
Proposed Zoning

 Streets
 Parcels
 Citylimits
 Escambia County

Proposed Zoning

ZONING

 RETAIL COMMERCIAL (C-1)
 SINGLE FAMILY
 MULTIPLE FAMILY
 Proposed Annexation



0 0.02 0.04 Miles

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PENSACOLA

6/4/2025 FLORIDA'S FIRST & FUTURE





Business Impact Estimate

This form should be included in agenda packet for the item under which the proposed ordinance is to be considered, and must be posted on the City's website by the time notice of the proposed ordinance is published.

Proposed ordinance's title/reference: P.O. No. 12-25. AN ORDINANCE AMENDING THE ZONING CLASSIFICATION OF CERTAIN PROPERTY PURSUANT TO AND CONSISTENT WITH THE COMPREHENSIVE PLAN OF THE CITY OF PENSACOLA; AMENDING THE ZONING MAP OF THE CITY OF PENSACOLA; PROVIDING FOR SEVERABILITY; REPEALING CLAUSE; AND PROVIDING AN EFFECTIVE DATE.

The City is of the view that the exception(s) to the Business Impact Estimate requirement that are checked off in a box below apply to the above-referenced proposed ordinance, although the City is implementing the procedure required by statutory law to ensure that no inadvertent procedural issue could impact the enactment of the proposed ordinance.

- ☒ The proposed ordinance is required for compliance with Federal or State law or regulation;
- ☐ The proposed ordinance relates to the issuance or refinancing of debt;
- ☐ The proposed ordinance relates to the adoption of budgets or budget amendments, including revenue sources necessary to fund the budget;
- ☐ The proposed ordinance is required to implement a contract or an agreement, including, but not limited to, any Federal, State, local, or private grant, or other financial assistance accepted by the
- ☐ The proposed ordinance is an emergency ordinance;
- ☐ The ordinance relates to procurement; or
- ☐ The proposed ordinance is enacted to implement the following:
 - a. Part II of Chapter 163, *Florida Statutes*, relating to growth policy, county and municipal planning, and land development regulation, including zoning, development orders, development agreements and development permits;
 - b. Sections 190.005 and 190.046, *Florida Statutes*, regarding community development districts;
 - c. Section 553.73, *Florida Statutes*, relating to the *Florida Building Code*; or
 - d. Section 633.202, *Florida Statutes*, relating to the *Florida Fire Prevention Code*.

In accordance with the provisions of controlling law, even notwithstanding the fact that, an exemption noted above may apply, the City hereby publishes the following information:

1. Summary of the proposed ordinance (must include statement of the public purpose, such as serving the public health, safety, morals, and welfare):

2. Estimate of direct economic impact of the proposed ordinance on private, for-profit businesses in the City:

3. Estimate of direct compliance costs that businesses may reasonably incur:

4. Any new charge or fee imposed by the proposed ordinance:

5. Estimate of the City's regulatory costs, including estimated revenues from any new charges or fees to cover such costs:

6. Good faith estimate of the number of businesses likely to be impacted by the proposed ordinance:

7. Additional information (if any, but may wish to include the methodology used to derive information for #1 and #2, above. For example: City staff solicited comments from businesses in the City as to the potential impact of the proposed ordinance by contacting the chamber of commerce, social media posting, direct mail or direct email, posting on City website, public workshop, etc. You may also wish to include efforts made to reduce the potential fiscal impact on businesses based on feedback from businesses. You may also wish to state here that the proposed ordinance is a generally applicable ordinance that applies to all persons similarly situated (individuals as well as businesses) and, therefore, the proposed ordinance does not impose costs only upon businesses.):

Leslie Statler

From: Warren Sonnen <wsonnen@gmail.com>
Sent: Thursday, April 10, 2025 10:37 AM
To: Leslie Statler
Subject: [EXTERNAL] Re: VOLUNTARY ANNEXATION OF O'RILEY'S

⚠ THIS EMAIL IS FROM AN EXTERNAL EMAIL ACCOUNT ⚠

Leslie,

The below request and details are approved and accurate. Thank you.

Warren Sonnen
214.587.3620
wsonnen@gmail.com



[O'Riley's Affiliates](#)

On Thu, Apr 10, 2025 at 9:37 AM Leslie Statler <LStatler@cityofpensacola.com> wrote:

Hi Warren,

Thank you so much for your time this morning. Per our discussion I need written confirmation of your request for the voluntary annexation of your property. The properties, under the ownership of James-Oliver, LLC, are depicted in the attached map and identified by the parcel numbers below. As a managing partner of James-Oliver, LLC, if you would be so kind as to reply to this email, I will be able to place the item on the next available City Council meeting agenda.

- APO 09-1S-29-3001-030-007, 3728 Creighton Road. Only the northern portion is being requested as the southern portion is located within the City limits. The primary portion of the building is located on this parcel and within City limits.
- 09-1S-29-3001-006-006, 3728 Creighton Road. A portion of the building is located on this parcel.
- 09-1S-29-3001-005-006, 3800 BLK Creighton Road. This is currently vacant land.

Again, thank you for time. I look forward to working with you on your request for voluntary annexation.

Leslie

Leslie Statler

Development Services Coordinator

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

222 W Main St.

Pensacola, FL 32502

Direct Office: 850.435.1673

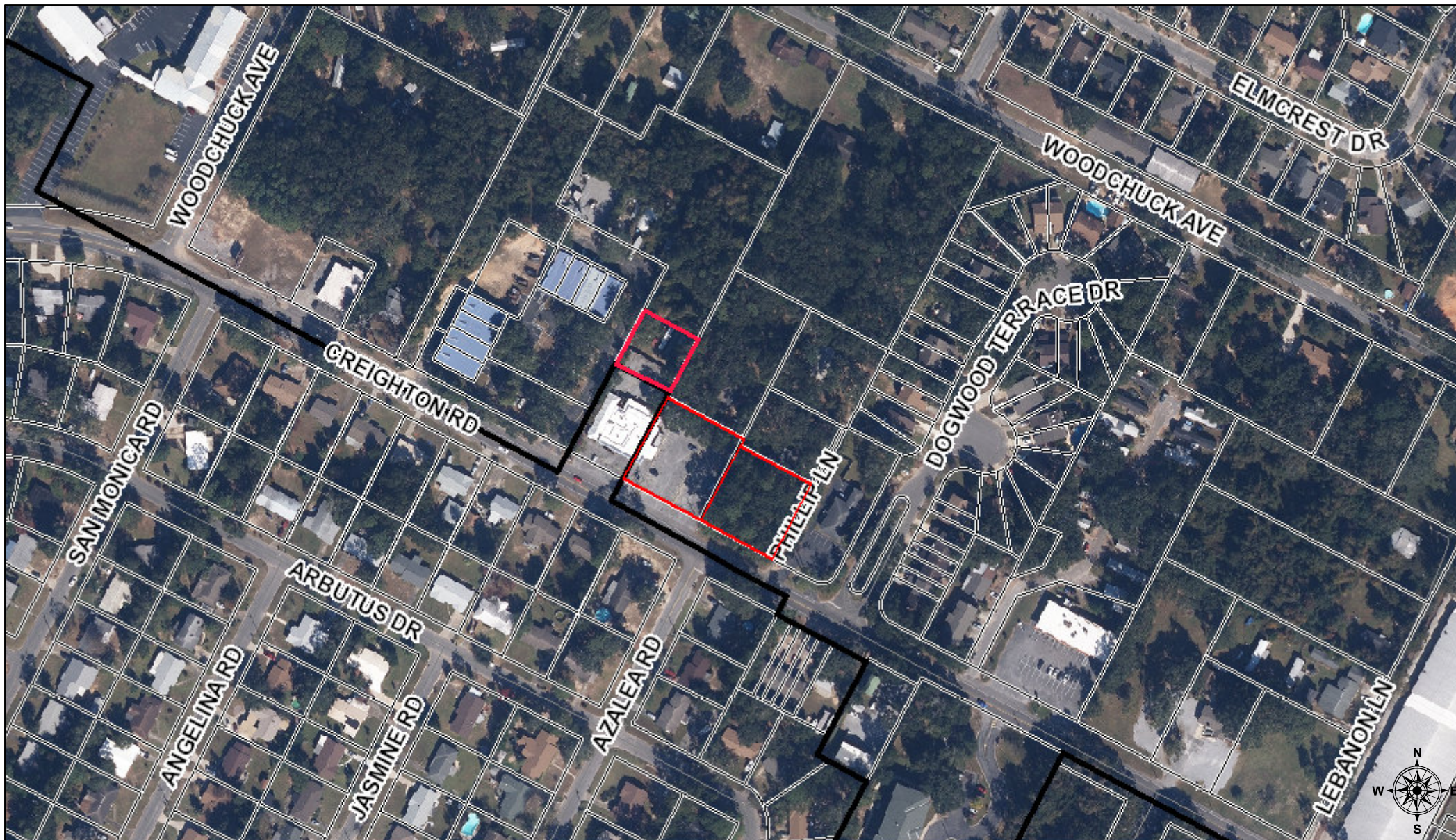
Cell: 850.384.0960

Planning Services: 850.435.1670

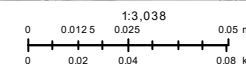
lstatler@cityofpensacola.com



Florida has a very broad public records law. As a result, any written communication created or received by City of Pensacola officials and employees will be made available to the public and media, upon request, unless otherwise exempt. Under Florida law, email addresses are public records. If you do not want your email address released in response to a public records request, do not send electronic mail to this office. Instead, contact our office by phone or in writing.



March 20, 2025



WARNING: THIS IS NOT A SURVEY.

This map is prepared for the inventory of real properties located within this jurisdiction, and is compiled from restricted deeds, plans, and other public records and data.

Users of this map are hereby notified that the aforementioned public primary information sources should be used, HERE, CANNOT, USGS, IN THE MAP, INCREMENT OF INROAD, For Japan, METI, Esri, China (Hong Kong), Esri Korea, Esri (Thailand), NGCC, (c) OpenStreetMap contributors, and the GIS User Community



City of Pensacola

222 West Main Street
Pensacola, FL 32502

Memorandum

File #: 25-537

City Council

5/22/2025

ORDINANCE

SPONSOR: DC Reeves, Mayor

SUBJECT:

PROPOSED ORDINANCE NO. 3-25 - VOLUNTARY ANNEXATION OF JAMES-OLIVER, LLC
PROPERTY - 3728 CREIGHTON ROAD & 3800 BLK CREIGHTON ROAD

RECOMMENDATION:

That City Council approve Proposed Ordinance No. 3-25 on first reading.

AN ORDINANCE INCORPORATING AND ANNEXING A CERTAIN AREA CONTIGUOUS
AND ADJACENT TO THE CITY OF PENSACOLA INTO THE CITY OF PENSACOLA, AND
DECLARING SAID AREA TO BE A PART OF THE CITY OF PENSACOLA; REPEALING
CLAUSE, AND PROVIDING AN EFFECTIVE DATE.

HEARING REQUIRED: No Hearing Required

SUMMARY:

This action does not directly advance a goal of the City of Pensacola Strategic Plan but is a necessary function of municipal government.

The City has received a request for voluntary annexation from James-Oliver, LLC for property located at 3728 and 3800 Block Creighton Road (O'Riley's Uptown Tavern). The parcels that make up the site are partially inside the City limits and partially in unincorporated Escambia County. PPD has confirmed that approval of the annexation request will help resolve Pensacola Police Department jurisdictional issues caused by the current City limit line dividing this commercial site.

The proposed annexation area is contiguous to the City limits and City Departments have confirmed that there are no concerns with providing services to the area.
Approval of the annexation request will necessitate a subsequent amendment to the City's Zoning and Future Land Use Maps to include the subject area.

Florida Statute 171.044 provides that:
Voluntary annexation

The owner or owners of real property in an unincorporated area of a county which is contiguous to a municipality and reasonably compact may petition the governing body of said municipality that said property be annexed to the municipality.

Upon determination by the governing body of the municipality that the petition bears the signatures of all owners of property in the area proposed to be annexed, the governing body may, at any regular meeting, adopt a nonemergency ordinance to annex said property and redefine the boundary lines of the municipality to include said property. Said ordinance shall be passed after notice of the annexation has been published at least once each week for 2 consecutive weeks in some newspaper in such city or town or, if no newspaper is published in said city or town, then in a newspaper published in the same county; and if no newspaper is published in said county, then at least three printed copies of said notice shall be posted for 4 consecutive weeks at some conspicuous place in said city or town. The notice shall give the ordinance number and a brief, general description of the area proposed to be annexed. The description shall include a map clearly showing the area and a statement that the complete legal description by metes and bounds and the ordinance can be obtained from the Office of the City Clerk.

PRIOR ACTION:

None.

FUNDING:

None.

FINANCIAL IMPACT:

The City would receive stormwater, ad valorem, and public service tax revenues where applicable from the subject parcels as well as from any future improvements.

LEGAL REVIEW ONLY BY CITY ATTORNEY: No**STAFF CONTACT:**

Tim Kinsella, City Administrator
Amy Miller, Deputy City Administrator
Sherry Morris, AICP, Development Services Director
Leslie Statler, Development Services Coordinator

ATTACHMENTS:

1. Proposed Ordinance No. 3-25
2. 2025 Parcels 1 & 2 Exhibit
3. 2025 Parcel 3 Exhibit
4. Business Impact Analysis Report - Proposed Ord No. 3-25

PRESENTATION: No



MINUTES OF THE PLANNING BOARD

June 10, 2025

MEMBERS PRESENT: Chairperson Ritz, Board Member Villegas, Board Member Grundhoefer, Board Member Powell, Board Member Van Hoose

MEMBERS ABSENT: Vice Chairperson Larson, Board Member Sampson

STAFF PRESENT: Planning & Zoning Manager Cannon, Assistant City Planning & Zoning Manager Harding, Development Services Director Morris, Development Services Coordinator Statler, Executive Assistant Chwastyk, Help Desk Technician Russo

STAFF VIRTUAL: N/A

OTHERS PRESENT: Patrick Smith, Lee Magaha, Guy Miller, Jay Baynes, Jerry Holzworth, Tim Lloyd, James Gulley, Dennis Pemberton, Lester Yuen

AGENDA:

- Quorum/Call to Order
- Approval of Meeting Minutes from April 8, 2025
- **New Business:**
- Open Forum
- Discussion
- Adjournment

Call to Order / Quorum Present

Chairperson Ritz called the meeting to order at 2:00 pm with a quorum present and explained the procedures of the Board meeting including requirements for audience participation.

Approval of Meeting Minutes – Board Member Powell made a motion to approve the April 8, 2025, minutes, seconded by Board Member Grundhoefer, and it carried 5:0.

New Business –

Request to Consider a Zoning and Future Land Use Map Amendment for the Voluntary Annexation of Two Parcels Owned by the City of Pensacola

Assistant Planning & Zoning Manager Harding introduced the item. Mr. Matt Coughlin, Pensacola International Airport Director, has requested that the City approve a voluntary annexation to incorporate the two parcels located at 2400 BLK Langley Avenue into the City limits. The annexation request for the subject parcels took place at the April 24 and May 8, 2025, City Council meetings. The parcels are contiguous to the city limits, located along Langley Avenue, and encompass approximately 0.4347 acres. The request indicates that the future plans for the parcels are to incorporate them into Pensacola International Airport property.

These parcels will require a map amendment to establish a zoning district and future land use map (FLUM) designation.

The city reviewed the adjacent zoning district for the proposed use and recommends “airport restricted zone” (ARZ) for the new zoning district and “Airport” (A) for the future land use category. City Departments have confirmed that there are no concerns with providing services to the area. After the overview, there were no concerns from City staff, the location was verified, no residential home around the area. **Board Member Villegas made the motion to approve, seconded by Board Member Powell, and it carried 5:0.**

Request to Consider a Zoning and Future Land Use Map Amendment for the Voluntary Annexation of three Parcels Owned by James -Oliver LLC

Assistant Planning & Zoning Manager introduced the item. The City has received a request for voluntary annexation from James-Oliver, LLC for property located at 3728 and 3800 BLK Creighton Road (O'Riley's Uptown Tavern). The parcels that make up the site are partially inside the City limits and partially in unincorporated Escambia County. PPD has confirmed that approval of the annexation request will help resolve Pensacola Police Department jurisdictional issues caused by the current City limit line dividing this commercial site. The first ordinance reading for the annexation request took place at the May 22, 2025, City Council meeting and the second ordinance reading will be on June 12, 2025. The parcels are contiguous to the city limits, located along Creighton Road, and encompass approximately 1.5161 acres.

These parcels will require a map amendment to establish a zoning district and future land use map (FLUM) designation.

The city reviewed the adjacent zoning district for the proposed use and recommends “commercial” (C-1) for the new zoning district and “Commercial” (C) for the future land use category. City Departments have confirmed that there are no concerns with providing services to the area. The building itself is in the City limits, the parking lot is currently in the County, the goal is to make it contiguous and allow the City of Pensacola Police department to have jurisdiction of the parking lot along with the building. There was a brief discussion of the history of the zoning parcels in question. The City did receive a few calls only to see what was going to be discussed.

Board Member Villegas made a motion to approve, seconded by Board Member Powell and it carried 5:0.

Request for Final Aesthetic Review – Reverb by Hard Rock Project, 352 W. Cedar Street/ Community Maritime Park, Lot 5

Inspired Communities of Florida is requesting *final aesthetic* review of a new mass-timber luxury apartment building and Reverb by Hard Rock hotel. Aesthetic review by Planning Board is required since the project is located in the Waterfront Redevelopment District (WRD-1). This project will utilize Florida's Live Local Act which allows for increased density and height for the provision of affordable housing units. As a result, and under the Live Local Act, a building height of 150' measured from the lowest occupiable floor is allowed by right, along with a density of 135 dwelling units per acre. This review is only for aesthetics.

This application has been routed through the various City departments and utility providers. The comments received to date have been provided within your packet.

Assistant Planning & Zoning Manager Harding introduced the item. Dennis Pemberton of the Dawson Company informed the board there would be a brief slide presentation and addressed the addition of windows to the building. Lester Yuen, design director for Gensler, then presented the slides to the board. The beginning of the slide presentation was of site plans showing an arial view of the existing conditions on the lot. The board wants more street activation, and they are providing that. A site planning diagram was shown; it gave a breakdown of the square footage and acreage of lot 4. They provided comparison slides, including slides shown in March and slides showing the changes that were made. They added pop-down retail along DeVilliers, these would be temporary and tucked under the building above them. A change was made to the paving pattern to make it more appealing. Next slide showed the plaza level, they lifted all three levels of parking, they are eight feet higher than previous plans. The board and audience then viewed slides of the typical level, the rooftop level, followed by the landscape plan and the planting plan. The East elevation will be the Hotel, presented with slides showing the materials being used, and for the West elevation, which is the residential side. North elevation may have a digital screen showing artwork, will not be used for advertising or brand recognition. Also, we saw a breakdown of all the levels in each building. The hotel section has not changed; the goal is to be a gathering place. The final slides provided a perspective of what is to come. Clarification of the height above the podium, confirmed it would be 150 feet. Board Member Van Hoose wanted to know about the issue of an escalator, the cost of building was too expensive and the repairs from damage being so close to salt water were not cost effective. They would be providing elevators for the public to use in place of an escalator. There will be bike storage for residents only, they will work on providing bike racks for the public. The lowest level was raised, and they were able to squeeze a few feet from the height of the residents to raise the parking levels so they would not be underground. A discussion was held about the pop-downs, the applicants feel it's preferable, they'll have access to power and water. It gives retailers flexibility, no need for long term leases, they will be able to be customized. Board Member Powell appreciated them addressing the permeable materials, she likes the digital artwork idea. The stormwater management site has an existing retention pond; they will tie into that. They had a brief discussion on why parking is an open area, they feel it brings in lighter and is airy. The delivery door will be painted to blend in with the building, they also discussed why some walls and doors are painted and some are not, discussed the reason behind it. They are above floodplain, briefly discussed the barrier materials in the parking lot.

Board Member Villegas made a motion to approve, seconded by Board Member Powell and it carried 5:0.

Open Forum – none

Discussion

A brief update was given regarding the Land Development Code Phase 2 project.

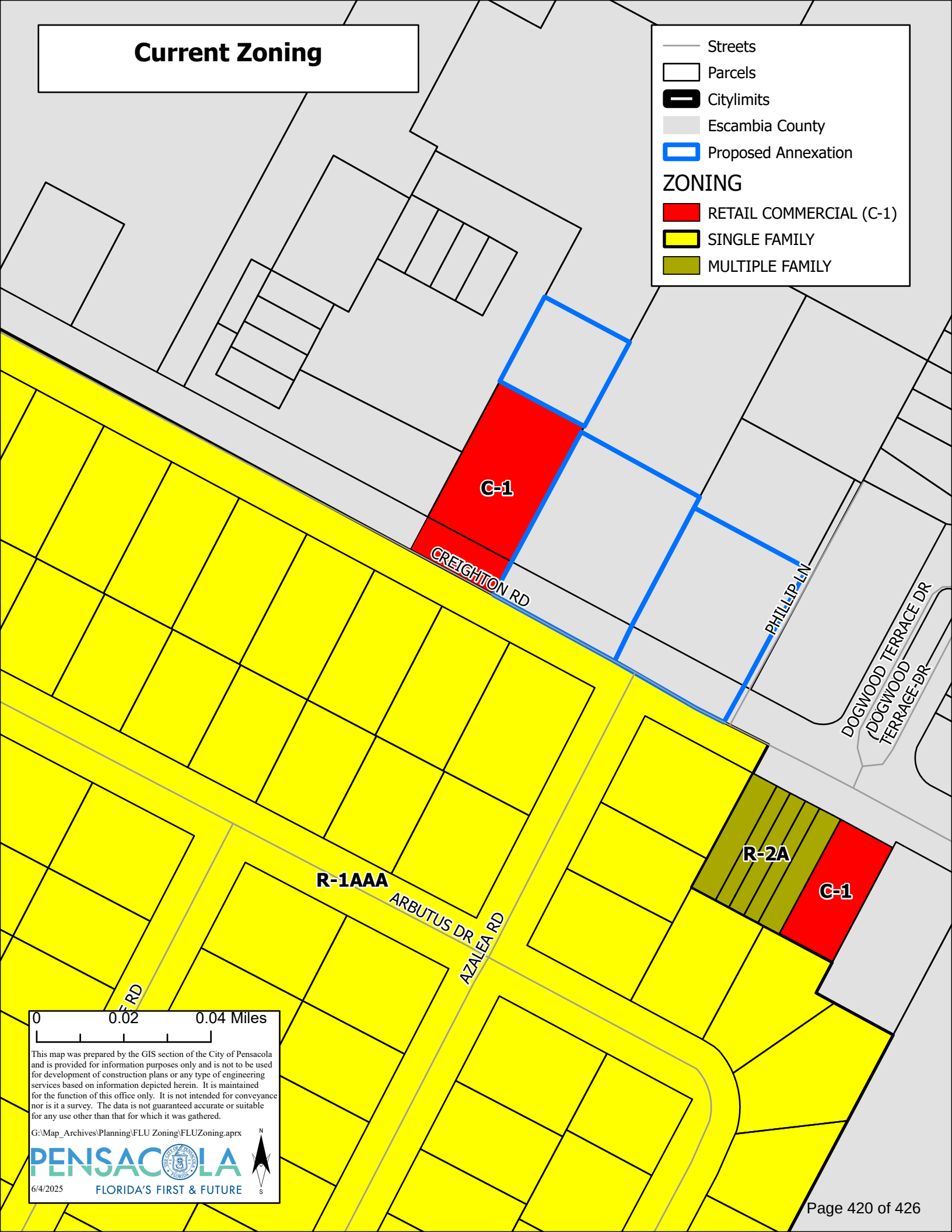
Adjournment – With no further business, the Board adjourned at 3:27 p.m.

Respectfully Submitted,

Gregg Harding, RPA
Assistant Planning & Zoning Manager
Secretary of the Board

Current Zoning

- Streets
 - Parcels
 - Citylimits
 - Escambia County
 - Proposed Annexation
- ZONING**
- RETAIL COMMERCIAL (C-1)
 - SINGLE FAMILY
 - MULTIPLE FAMILY



0 0.02 0.04 Miles

This map was prepared by the GIS section of the City of Pensacola and is provided for information purposes only and is not to be used for development of construction plans or any type of engineering services based on information depicted herein. It is maintained for the function of this office only. It is not intended for conveyance nor is it a survey. The data is not guaranteed accurate or suitable for any use other than that for which it was gathered.

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PENSACOLA
FLORIDA'S FIRST & FUTURE

6/4/2025



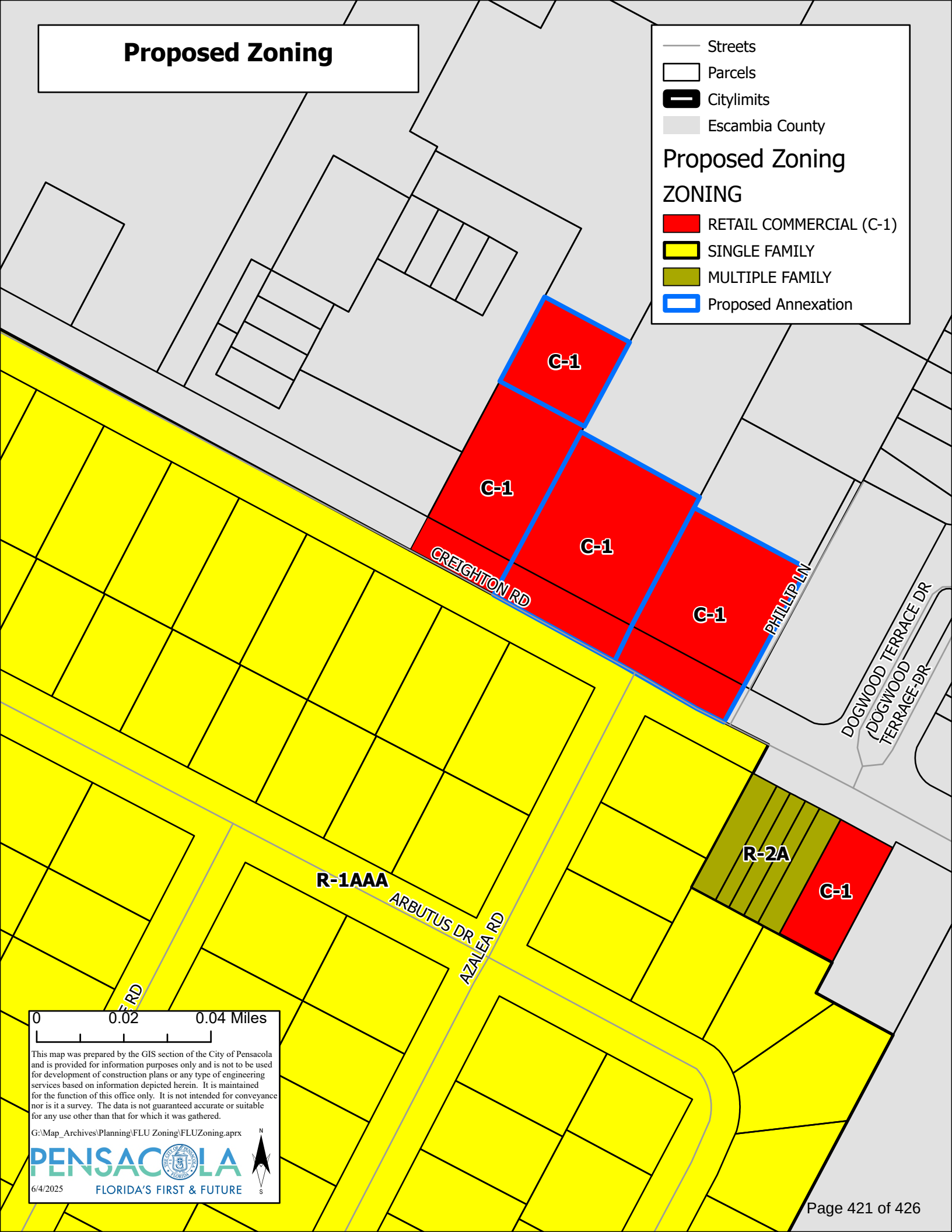
Proposed Zoning

- Streets
- Parcels
- Citylimits
- Escambia County

Proposed Zoning

ZONING

- RETAIL COMMERCIAL (C-1)
- SINGLE FAMILY
- MULTIPLE FAMILY
- Proposed Annexation



0 0.02 0.04 Miles

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PENSACOLA

6/4/2025 FLORIDA'S FIRST & FUTURE





City of Pensacola

222 West Main Street
Pensacola, FL 32502

Memorandum

File #: 25-1027

Agenda Conference

8/11/2025

RESOLUTION

SPONSOR: DC Reeves, Mayor

SUBJECT:

RESOLUTION NO. 2025-52 - APPROVAL OF TWO (2) APPLICATIONS TO FLORIDA DEPARTMENT OF ENVIRONMENTAL PROTECTION (FDEP) RESILIENT FLORIDA GRANT PROGRAM 2025-2026 - STORMWATER IMPROVEMENT - WEST STRONG STREET AND NORTH "R" STREET & WEST MAIN STREET FROM "B" STREET TO "G" STREET

RECOMMENDATION:

That City Council adopt Resolution No. 2025-52:

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF PENSACOLA, FLORIDA TO APPROVE THE CITY'S APPLICATION TO THE FLORIDA DEPARTMENT OF ENVIRONMENTAL PROTECTION'S RESILIENT FLORIDA GRANT PROGRAM; AUTHORIZING GRANT APPLICATIONS.

HEARING REQUIRED: No Hearing Required

SUMMARY:

This action will advance City of Pensacola Strategic Plan Goal #4: Resilient Waterfronts & Neighborhoods.

As a coastal community, the City of Pensacola bears disproportionate negative environmental and economic impacts associated with tropical events and sea level rise. The Public Works Department continues to make great strides to maintain and improve the City's capacity to effectively manage and mitigate the community's stormwater needs.

Signed into law in 2021, the Florida Department of Environmental Protection's Resilient Florida program provides discretionary funds to local governments to undertake resilience projects that protect inland waterways, coastlines, and shores, which serve as invaluable natural defenses against sea level rise.

The City's fiscal capacity to complete needed stormwater infrastructure projects has been expedited through the infusion of Resilient Florida grant program funding since 2022. Resilient Florida grants may provide up to 50% of a proposed project's funding, requiring applicants to

source the project's remaining costs through other means. The City utilizes Stormwater Assessment funds as match, essentially maximizing the impact the locally levied funds make in our community.

The City plans to submit two stormwater improvement projects for Resilient Florida grant funding consideration prior to the September 1, 2025, deadline. One is centered around the intersection of W Strong St and N R St, and the other is focused on W Main St, from B St to G St. The projects are strongly aligned with City of Pensacola's stormwater improvement priorities as well as Resilient Florida program priorities.

Demonstration of our local government's support of these projects through resolutions such as this one strengthens our applications to the already highly competitive Resilient Florida grant program.

PRIOR ACTION:

N/A

FUNDING:

Budget:	\$1,500,000	Strong and R Streets Stormwater Improvements
	<u>\$1,800,000</u>	W Main Street Phase III Stormwater Improvements
	\$3,300,000	Total
Actual:	\$750,000	Strong and R Streets Stormwater Imp. (Stormwater Improvement Funds)
	\$750,000	Strong and R Streets Stormwater Imp. (Resilient Florida Funds)
	\$900,000	W Main Street Phase III Stormwater Imp. (Stormwater Improvement Funds)
	<u>\$900,000</u>	W Main Street Phase III Stormwater Imp. (Resilient Florida Funds)
	\$3,300,000	Total

FINANCIAL IMPACT:

There is a 50% match requirement for this grant opportunity to which we are applying.

This resolution demonstrates City Council's support for applying for Resilient Florida grant funding for these two projects. Should the projects be selected for award, funding for 50% of each project will be provided through the Florida Department of Environmental Protection on a reimbursable basis upon task completion outlined in a formal grant agreement. The remaining 50% of each project will be provided through the City's Stormwater Improvement Funds.

As the City is in the application stage for discretionary grant funding, no supplemental budget resolution is required at this time.

LEGAL REVIEW ONLY BY CITY ATTORNEY: Yes

7/28/2025

STAFF CONTACT:

Tim Kinsella, City Administrator
Amy Miller, Deputy City Administrator
Amy Lovoy, Finance Director
Amy Tootle, Public Works Director
Brad Hinote, City Engineer
Joel Hollon, Grants Division Manager

ATTACHMENTS:

1. Resolution No. 2025-52

PRESENTATION: No

RESOLUTION
NO: 2025-52

A RESOLUTION
TO BE ENTITLED:

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF PENSACOLA, FLORIDA TO APPROVE THE CITY'S APPLICATION TO THE FLORIDA DEPARTMENT OF ENVIRONMENTAL PROTECTION'S RESILIENT FLORIDA GRANT PROGRAM; AUTHORIZING GRANT APPLICATIONS.

WHEREAS, the Florida Department of Environmental Protection administers a grant program pursuant to Section 380.093, Florida Statutes known as the "Resilient Florida" program;

WHEREAS, the Resilient Florida grant program provides discretionary funding opportunities to local governments desiring to undertake resilience projects that protect inland waterways, coastlines, and shores, which serve as invaluable natural defenses against sea level rise;

WHEREAS, The City of Pensacola seeks to apply for grant funding to enhance our capacity to undertake and complete local resilience projects;

WHEREAS, two stormwater improvement projects proposed by the Public Works Department—one surrounding the intersection of W Strong St and N R St, and another along W Main St, from B St to G St—are strongly aligned with The City of Pensacola's stormwater improvement priorities as well as Resilient Florida program priorities; and

WHEREAS, the Pensacola City Council approves application under the 2025-2026 Resilient Florida program;

NOW THEREFORE, BE IT RESOLVED BY THE CITY COUNCIL OF THE CITY OF PENSACOLA, FLORIDA:

Section 1. City Council supports submitting applications to the Resilient Florida grant program for the following two proposals:

GRANT APPLICATION SUMMARY:

No.	Project Title	Project Description	Total Project Cost and Source of Match Funds Provided	Amount of Resilient Florida Funding Requested
1	Strong and R Streets Stormwater Improvements	Stormwater improvements central and adjacent to W Strong St, including adjacent portions of Q, R, S, and T St.	\$1,500,000 Total Project Cost \$750,000 Stormwater Improvement Fund	\$750,000 in Resilient Florida Funding
2	W Main Street Phase III Stormwater Improvements	Stormwater improvements along W Main St, from B St to G St	\$1,800,000 Total Project Cost \$900,000 Stormwater Improvement Fund	\$900,000 in Resilient Florida Funding

Section 2. City Council hereby authorizes the Mayor to apply to the Florida Department of Environmental Protection's Resilient Florida grant program.

Section 3. City Council hereby authorizes the Mayor to take all actions necessary to execute all documents relating to these two Resilient Florida grant program applications.

Section 4. This resolution shall become effective on the fifth business day after the adoption, unless otherwise provided pursuant to Section 4.03(d) of the City Charter of The City of Pensacola.

Adopted: _____

Approved: _____
President of City Council

ATTEST:

City Clerk