



City of Pensacola

CITY COUNCIL

MINUTES

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

October 22, 2025

5:30 PM

City Council Chambers, 1st Floor

ROLL CALL

Council President Moore called the special meeting to order at 5:34 P.M.

Council Members Present: Jared Moore, Allison Patton, Charles Bare, Jennifer Brahier, Casey Jones

Council Members Absent: Teniade Broughton, Delarian Wiggins

Also Present: Mayor D.C. Reeves

DISCUSSION ITEMS

None

ACTION ITEMS

Council President Moore moved forward with the first action item, reading it into the record.

1. 25-1397 QUASI-JUDICIAL HEARING -- REVIEW OF ARCHITECTURAL REVIEW BOARD (ARB) DECISION - VARIANCE REGARDING 627 EAST GOVERNMENT STREET

Recommendation: That City Council conduct a quasi-judicial hearing on October 22, 2025, **for the purpose of reviewing a decision made by the ARB concerning a variance request at 627 East Government Street. Further, that City Council either confirm the ARB decision, reverse the ARB decision, or vacate the decision and remand back to the ARB for rehearing.**

Council President Moore read into the record the requirements for conducting a quasi-judicial hearing to hear this appeal, explaining the procedures to be followed, and the appropriate options before Council as indicated in the recommendation of the memorandum (contained in the agenda package). Further, since this matter is contested, he indicated that Council Members will need to disclose any ex parte communications. *None indicated.*

Firstly, Deputy City Attorney Goldsmith administered an oath to those individuals standing and raising their right hand, indicating they would like to provide testimony

in this matter. She then addressed the Council regarding whether there was procedural due process, whether the essential requirements of the law were followed, and whether the decision was supported by competent substantial evidence. She conceded there were procedural concerns and/or errors which took place during the hearing of this item under the Architectural Review Board (ARB), that could possibly be considered a reversible error, if this matter was confirmed and sent to the circuit court.

On behalf of the City providing evidence and testimony, Assistant Planning & Zoning Manager Harding summarized the issue before Council, as indicated in the memorandum and background materials (on file with agenda packet). He also referenced the guiding criteria used in considering a variance.

Council Members Brahier and Bare asked procedural questions related to sworn versus not sworn witnesses, with Deputy City Attorney Goldsmith responding accordingly.

Council President Moore then called for evidence and testimony on behalf of the appellant. Meredith D. Bush of Meredith Bush Law, representing clients Crown Cove HOA, Seville Place HOA, Christopher Carroll, Ilona Stephens, and Kevin Stephens, addressed Council indicating none of the three criteria (as indicated above by Deputy City Attorney Goldsmith) were met under the proceedings of the Architectural Review Board (ARB) and further elaborating deficiencies during the ARB hearing. She indicated her clients are requesting this issue either be reversed or remanded (back to the ARB).

Brian K. Spencer of SMP Architecture, applicant for the project, addressed Council providing testimony relaying his recollection of the hearing by the ARB.

Public testimony was heard as follows:

Kevin Stephens
Rod Magie
Tracey Preisser

Christy Emmanuel
Rick Emmanuel
Kathy Tanner

Some Council Members asked questions, with Deputy City Attorney Goldsmith and Assistant Planning & Zoning Manager Harding responding accordingly.

Council President Moore then allowed for rebuttal testimony, which City staff indicated they had none. Ms. Bush and Mr. Spencer each addressed Council providing rebuttal testimony.

At this time, public testimony was closed and Council moved into deliberations.

Assistant Planning & Zoning Manager Harding and Deputy City Attorney Goldsmith responded accordingly to questions from Council Members.

A motion to remand back to the ARB for rehearing was made by Council Vice President Patton and seconded by Council Member Jones.

Council Member Bare made comments indicating he would not be supporting the motion on the floor.

There being no further discussion, the vote was called.

The motion passed by the following vote:

Yes: 4 Jared Moore, Allison Patton, Jennifer Brahier, Casey Jones

No: 1 Charles Bare

2. 25-1399 LEGISLATIVE HEARING - REVIEW OF ARCHITECTURAL REVIEW BOARD (ARB) DECISION - DEMOLITION REQUEST - 627 E. GOVERNMENT ST.

Recommendation: That City Council conduct a legislative hearing on October 22, 2025, **for the purpose of reviewing a decision made by the ARB concerning a demolition request at 627 East Government Street. Further, that City Council either affirm the ARB decision, reverse the ARB decision, or vacate the decision and remand back to the ARB for rehearing.**

Assistant Planning & Zoning Manager Harding summarized the issue before Council, as indicated in the memorandum and background materials (on file with agenda packet). He also referenced the guiding criteria used in considering demolition of a structure.

Meredith D. Bush of Meredith Bush Law, representing clients Crown Cove HOA, Seville Place HOA, Christopher Carroll, Ilona Stephens, and Kevin Stephens, addressed Council explaining regarding the demolition component, clarifying that the hearing itself is inextricably intertwined with the earlier errors related to the variance. She indicated her clients are requesting demolition be vacated and remanded (back to the ARB).

Brian K. Spencer of SMP Architecture, applicant for the project, addressed Council regarding the demolition.

Public input was heard from Scott Holland and Robby Youd.

A motion to uphold the decision of the ARB was made by Council Member Bare and seconded by Council Member Jones.

Some discussion took place among Council. Upon conclusion of discussion, the

vote was called.

The motion passed by the following vote:

Yes: 5 Jared Moore, Allison Patton, Charles Bare, Jennifer Brahier, Casey Jones

No: 0 None

3. 25-1400 LEGISLATIVE HEARING -- REVIEW OF ARCHITECTURAL REVIEW BOARD (ARB) DECISION - CONCEPTUAL REVIEW AT 627 E. GOVERNMENT STREET

Recommendation: That City Council conduct a legislative hearing on October 22, 2025, **for the purpose of reviewing a decision made by the ARB concerning a conceptual review request at 627 East Government Street. Further, that City Council either affirm the ARB decision, reverse the ARB decision, or vacate the decision and remand back to the ARB for rehearing.**

Assistant Planning & Zoning Manager Harding summarized the issue before Council, as indicated in the memorandum and background materials (on file with agenda packet) regarding the ARB's conceptual review of a proposed development.

Meredith D. Bush of Meredith Bush Law, representing clients Crown Cove HOA, Seville Place HOA, Christopher Carroll, Ilona Stephens, and Kevin Stephens, addressed Council explaining the same as with the demolition component. The hearing itself is inextricably intertwined with the earlier errors related to the variance, and pointed to items missing in the application submittal. She indicated her clients are requesting conceptual review be vacated and remanded (back to the ARB).

Council Member Bare asked the applicant if the proposed development could be built without the variance. Mr. Spencer indicated, "No."

A motion to vacate and remand with instruction to consider the conceptual review following consideration of the variance was made by Council Member Bare and seconded by Council Member Jones.

Some discussion took place among Council with Mr. Spencer and Assistant Planning & Zoning Manager Harding responding accordingly to questions.

Upon conclusion of discussion, the vote was called.

The motion passed by the following vote:

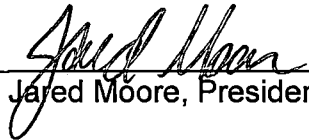
Yes: 5 Jared Moore, Allison Patton, Charles Bare, Jennifer Brahier, Casey Jones

No: 0 None

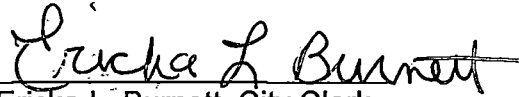
ADJOURNMENT

WHEREUPON the meeting was adjourned at 7:24 P.M.

Adopted: November 13, 2025

Approved: 
Jared Moore, President of City Council

Attest:


Ericka L. Burnett, City Clerk