



City of Pensacola

Agenda Conference

Agenda - Final

Monday, June 5, 2017, 3:30 PM

Hagler-Mason Conference Room,
2nd Floor

ROLL CALL

PRESENTATION ITEMS

REVIEW OF CONSENT AGENDA ITEMS

1. [17-00302](#) CITY OF PENSACOLA HOUSING DIVISION PUBLIC HOUSING AGENCY ANNUAL PLAN (FY2017-2018)

Recommendation: That City Council approve the Public Housing Agency (PHA) Annual Plan for the Housing Choice Voucher program for Fiscal Year 2017-2018 for submission to the U.S. Department of Housing and Urban Development (HUD). Further, that City Council designate the Mayor as the authorized official and signatory for required Certifications of Compliance to HUD.

Sponsors: Ashton J. Hayward, III

Attachments: [PHA Annual Plan, FY 2017-2018](#)
[PHA Annual Plan Ceritifications 2017-2018](#)

2. [17-00303](#) AIRPORT COMMERCE PARK - PROPERTY ACQUISITION E2404 - COLLEGE HEIGHTS

Recommendation: That City Council authorize the purchase of E2404 (Parcel ID#141S292100260001) from MTGLQ Investors LP for \$85,000, closing costs of \$1,900, and a 5% contingency in the amount of \$4,345 for a total amount of \$91,245.

Sponsors: Ashton J. Hayward, III

Attachments: [Airport Commerce Park Map, Updated June 2017](#)
[Summary Appraisal Report, Client File #E2404](#)
[Deed In Lieu, #E2404](#)
[Technical Appraisal Review, #E2404](#)

3. [17-00304](#) AIRPORT COMMERCE PARK - PROPERTY ACQUISITION E2406 - COLLEGE HEIGHTS

Recommendation: That City Council authorize the purchase of E2406 (Parcel ID#141S292100250001) from Shannon D. Bell for \$90,000 along with relocation assistance of \$18,597, closing costs of \$1,900, 5% contingency in the amount of \$5,525, rental re-establishment benefit \$25,000, and moving costs of \$5,000 for a total amount of \$146,022.

Sponsors: Ashton J. Hayward, III

Attachments: [Airport Commerce Park Map, Updated June 2017](#)
 [Summary Appraisal Report, Client File #E2406](#)
 [Technical Appraisal Review, #E2406](#)

4. [17-00311](#) AWARD OF CONTRACT - BID# 17-020 - PORT OF PENSACOLA FERRY LANDING WATERSIDE FEATURES

Recommendation: That City Council award a contract for construction of the Port of Pensacola Ferry Landing Waterside Features to Florida Floats Inc. dba Bellingham Marine, the only bidder with a base bid of \$938,251 plus a 10% contingency of \$93,825 for a total amount of \$1,032,076.

Sponsors: Ashton J. Hayward, III

Attachments: [Tabulation Sheet, Bid No: 17-020](#)
 [Vendor Reference Sheet, Bid No: 17-020](#)

REVIEW OF REGULAR AGENDA ITEMS (Sponsor)

5. [17-00057](#) PUBLIC HEARING - ANNEXATION OF PROPERTY - CAMPUS HEIGHTS

Recommendation: That City Council conduct the second of two required Public Hearings to consider the annexation of seventy-seven (77) parcels in the Campus Heights area, sixty-one (61) of which are owned by the Pensacola International Airport.

Sponsors: Ashton J. Hayward, III

Attachments: [Map of Annexation Area - Campus Heights](#)
 [PROOF OF PUBLICATION LEGAL AD NOTICE OF 1ST HEARING](#)

6. [10-17](#) PROPOSED ORDINANCE NO. 10-17 - ANNEXATION OF PROPERTY
 - CAMPUS HEIGHTS

Recommendation: That City Council approve Proposed Ordinance No. 10-17 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.

Sponsors: Ashton J. Hayward, III

Attachments: [Proposed Ordinance No. 10-17](#)
 [Survey, City of Pensacola Proposed Campus Heights Annexation Phase I](#)

7. [17-00324](#) PUBLIC HEARING: REQUEST TO VACATE RIGHT OF WAY - 500
 BAY BOULEVARD

Recommendation: That City Council conduct a public hearing on June 8, 2017 to consider the request to vacate a portion of the Bay Boulevard right of way adjacent to property located at 500 Bay Boulevard.

Sponsors: Ashton J. Hayward, III

Attachments: [Vacation of Right of Way Application, dated March 11, 2017](#)
 [Vicinity Map of Bay Boulevard Right-of-Way Request dated April 2017](#)
 [April 11, 2017 Planning Board Minutes](#)
 [Proposed Ordinance](#)

8. [18-17](#) PROPOSED ORDINANCE NO. 18-17 - VACATION RIGHT-OF-WAY -
 500 BAY BOULEVARD

Recommendation: That City Council approve Proposed Ordinance No. 18-17 on first reading.

AN ORDINANCE CLOSING, ABANDONING AND VACATING A PORTION OF THE BAY BOULEVARD RIGHT OF WAY; IN PENSACOLA, ESCAMBIA COUNTY, STATE OF FLORIDA; REPEALING CLAUSE; AND PROVIDING AN EFFECTIVE DATE.

Sponsors: Ashton J. Hayward, III

Attachments: [Proposed Ordinance No. 18-17](#)
 [Vacation of Right of Way Application, dated March 11, 2017](#)
 [Vicinity Map of Bay Boulevard Right-of-Way Request dated April 2017](#)
 [April 11, 2017 Planning Board Minutes](#)

9. [17-00330](#) PUBLIC HEARING: REQUEST FOR ZONING MAP AMENDMENT - 1103 NORTH 15TH AND THE 1400 BLOCK OF EAST GONZALEZ STREET.

Recommendation: That City Council conduct a public hearing on June 8, 2017 to consider the request to amend the City's zoning map for property located at 1103 North 15th Avenue and the 1400 Block of East Gonzalez Street.

Sponsors: Ashton J. Hayward, III

Attachments: [Rezoning Application, Del Gallo, dated April 10, 2017](#)
[Zoning Map, Del Gallo Rezoning Request, May 2017](#)
[May 9, 2017 Planning Board Minutes](#)
[Proposed Ordinance](#)

10. [19-17](#) PROPOSED ORDINANCE NO. 19-17 - REQUEST FOR ZONING MAP AMENDMENT - 1103 NORTH 15TH AVENUE AND THE 1400 BLOCK OF EAST GONZALEZ STREET

Recommendation: That City Council approve Proposed Ordinance No. 19-17 on first reading.

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; REPEALING CLAUSE AND EFFECTIVE DATE.

Sponsors: Ashton J. Hayward, III

Attachments: [Proposed Ordinance No. 19-17](#)
[Rezoning Application, Del Gallo, dated April 10, 2017](#)
[Zoning Map, Del Gallo Rezoning Request, May 2017](#)
[May 9, 2017 Planning Board Minutes](#)

11. [17-00332](#) PUBLIC HEARING: REQUEST FOR ZONING MAP AMENDMENT - 2311 AND 2305 NORTH 12TH AVENUE.

Recommendation: That City Council conduct a public hearing on June 8, 2017 to consider the request to amend the City's zoning map for property located at 2311 and 2305 North 12th Avenue.

Sponsors: Ashton J. Hayward, III

Attachments: [Rezoning Application, A Door Properties, dated March 20, 2017](#)
[Zoning Map, A Door Properties Rezoning Request, dated April 2017](#)
[April 11, 2017 Planning Board Minutes](#)
[Proposed Ordinance](#)

12. [20-17](#) PROPOSED ORDINANCE NO. 20-17 - REQUEST FOR ZONING MAP AMENDMENT - 2311 AND 2305 NORTH 12TH AVENUE.

Recommendation: That City Council approve Proposed Ordinance No. 20-17 on first reading.

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; REPEALING CLAUSE AND EFFECTIVE DATE.

Sponsors: Ashton J. Hayward, III

Attachments: [Proposed Ordinance No. 20-17](#)
 [Rezoning Application, A Door Properties, dated March 20, 2017](#)
 [Zoning Map, A Door Properties Rezoning Request, April 2017](#)
 [April 11, 2017 Planning Board Minutes](#)

13. [17-00348](#) PUBLIC HEARING: PROPOSED AMENDMENT TO THE URBAN INFILL AND REDEVELOPMENT AREA PLAN, TO PROVIDE THAT ALL COMMUNITY REDEVELOPMENT ACTIVITIES FINANCED BY TAX INCREMENT REVENUES IN THE URBAN INFILL AND REDEVELOPMENT AREA SHALL BE COMPLETED BY SEPTEMBER 30, 2045; AND PROVIDING AN EFFECTIVE DATE.

Recommendation: That City Council conduct a public hearing on June 8, 2017 to consider amending the Urban Infill and Redevelopment Area Plan to provide that all community redevelopment activities financed by tax increment revenues in the Urban Infill and Redevelopment Area shall be completed by September 30, 2045.

Sponsors: Jewel Cannada-Wynn

Attachments: [Proposed Ordinance No. 22-17](#)
 [Report of CRA Action - May 8, 2017](#)
 [Place Holder - Proof of Publication - June 8, 2017 Public Hearing Pensaco](#)

14. [22-17](#) PROPOSED ORDINANCE NO. 22-17 AMENDING ORDINANCE NO. 15-05, THE URBAN INFILL AND REDEVELOPMENT AREA PLAN, TO PROVIDE THAT ALL COMMUNITY REDEVELOPMENT ACTIVITIES FINANCED BY TAX INCREMENT REVENUES IN THE URBAN INFILL AND REDEVELOPMENT AREA SHALL BE COMPLETED BY SEPTEMBER 30, 2045; AND PROVIDING AN EFFECTIVE DATE.
END

RECOMMENDATION:

Recommendation: That City Council approve Proposed Ordinance No. 22-17 on first reading.

AN ORDINANCE AMENDING ORDINANCE NO. 15-05, THE URBAN INFILL AND REDEVELOPMENT AREA PLAN, TO PROVIDE THAT ALL COMMUNITY REDEVELOPMENT ACTIVITIES FINANCED BY TAX INCREMENT REVENUES IN THE URBAN INFILL AND REDEVELOPMENT AREA SHALL BE COMPLETED BY SEPTEMBER 30, 2045; AND PROVIDING AN EFFECTIVE DATE.

Sponsors: Jewel Cannada-Wynn

Attachments: [Proposed Ordinance No. 22-17](#)
 [Report of CRA Action - May 8, 2017](#)
 [Place Holder - Proof of Publication - June 8, 2017 First Reading](#)

15. [17-00359](#) PUBLIC HEARING: REPEAL OF SECTION 12-2-22 -
GOVERNMENTAL CENTER DISTRICT

Recommendation: That City Council conduct a public hearing on June 8, 2017 to consider repealing Section 12-2-22 of the Land Development Code to eliminate the Governmental Center District.

Sponsors: Ashton J. Hayward, III, Andy Terhaar

Attachments: [November 8, 2016 Planning Board Minutes](#)
 [Proposed Ordinance](#)

16. [27-17](#) PROPOSED ORDINANCE NO. 27-17 - REPEAL OF SECTION 12-2-22 -
GOVERNMENTAL CENTER DISTRICT

Recommendation: That City Council approve Proposed Ordinance No. 27-17 on first reading.

AN ORDINANCE REPEALING SECTION 12-2-22 OF THE CODE OF THE CITY OF PENSACOLA, FLORIDA; ELIMINATING THE GOVERNMENTAL CENTER DISTRICT; PROVIDING FOR SEVERABILITY; REPEALING CLAUSE; PROVIDING AN EFFECTIVE DATE.

Sponsors: Ashton J. Hayward, III, Andy Terhaar

Attachments: [Proposed Ordinance No. 27-17](#)
 [November 8 , 2016 Planning Board Minutes](#)

17. [17-00318](#) QUASI-JUDICIAL HEARING - FINAL SUBDIVISION PLAT - LA
FELICIANA

Recommendation: That City Council conduct a quasi-judicial hearing on June 8, 2017 to consider approval of the final subdivision plat - La Feliciana.

Sponsors: Ashton J. Hayward, III

Attachments: [Subdivision Plat Application, La Feliciana, dated April 6, 2017](#)
 [Final Plat, La Feliciana, dated May 2017](#)
 [Plat Boundary Survey, La Feliciana, dated March 2017](#)
 [May 9, 2017 Planning Board Minutes](#)

18. [17-00320](#) QUASI-JUDICIAL HEARING - FINAL SUBDIVISION PLAT -
HALLMARK

Recommendation: That City Council conduct a quasi-judicial hearing on June 8, 2017 to consider approval of the final subdivision plat - Hallmark.

Sponsors: Ashton J. Hayward, III

Attachments: [Subdivision Plat Application, Hallmark, dated April 12, 2017](#)
 [Final Plat, Hallmark, dated May 8, 2017](#)
 [Plat Boundary Survey, Hallmark, dated March 10, 2017](#)
 [May 9, 2017 Planning Board Minutes](#)

19. [24-17](#) PROPOSED ORDINANCE NO. 24-17 - REPEALING SECTION 8-1-28 -
REGULATION OF CONDUCT IN THE DOWNTOWN VISITORS'
DISTRICT

Recommendation: That City Council approve Proposed Ordinance No. 24-17, repealing Section 8-1-28 of the City Code on First Reading.

AN ORDINANCE REPEALING SECTION 8-1-28 OF THE CODE OF THE CITY OF PENSACOLA, FLORIDA, REGULATION OF CONDUCT IN THE DOWNTOWN VISITORS' DISTRICT; PROVIDING FOR SEVERABILITY; REPEALING CLAUSE; PROVIDING AN EFFECTIVE DATE

Sponsors: Sherri Myers

Attachments: [Proposed Ordinance 24-17 -- Repealing Section 8-1-28 -- Regulation of Cor](#)

20. [17-00354](#) ECONOMIC FEASIBILITY STUDY COMMITTEE FOR 50+ ACRES
CURRENTLY OCCUPIED BY THE PORT OF PENSACOLA

Recommendation: That City Council accept and approve the following names of four (4) individuals for service on this Committee and add an additional member at a later date and that an initial meeting date be established for this committee to meet.

John Myslak
Bill Greenhut
Donnie McMahon
Joe Meeks

Sponsors: Sherri Myers

21. [17-00333](#) APPROVAL OF STATE OF FLORIDA DEPARTMENT OF JUVENILE
JUSTICE GRANT - OUTDOOR RECREATION INSTRUCTION AND
ADVENTURE CAMP

Recommendation: That City Council approve and authorize the Mayor to execute the acceptance of the State of Florida Department of Juvenile Justice grant not to exceed \$28,801.80 for the Outdoor Recreation Instruction and Adventure Camp. Further that the City Council approve the supplemental budget resolution appropriating the grant funds. Finally, that City Council authorize the Mayor to take all actions necessary relating to the finalization of the grant award.

Sponsors: Ashton J. Hayward, III

Attachments: [Department of Juvenile Justice Contract 10506](#)
[Supplemental Budget Resolution No. 17-24](#)
[Supplemental Budget Explanation No 17-24](#)

22. [17-24](#) SUPPLEMENTAL BUDGET RESOLUTION NO. 17-24 - STATE OF FLORIDA, DEPARTMENT OF JUVENILE JUSTICE GRANT - OUTDOOR RECREATION INSTRUCTION AND ADVENTURE CAMP

Recommendation: That City Council adopt Supplemental Budget Resolution No. 17-24.

A RESOLUTION AUTHORIZING AND MAKING REVISIONS AND APPROPRIATIONS FOR THE FISCAL YEAR ENDING SEPTEMBER 30, 2017, PROVIDING FOR AN EFFECTIVE DATE.

Sponsors: Ashton J. Hayward, III

Attachments: [Supplemental Budget Resolution No. 17-24](#)
 [Supplemental Budget Explanation No. 17-24](#)

23. [17-00335](#) CRA MEETING SCHEDULE AND TIME

Recommendation: That the City Council consider rescheduling future Agenda Conference meetings to immediately follow CRA meetings to permit CRA meetings to be held at 3:30 p.m. each month.

Sponsors: Jewel Cannada-Wynn

24. [17-00358](#) AWARD OF CONTRACT FOR RFP #17-021 FORMER BLOUNT SCHOOL PROPERTY SALE AND REDEVELOPMENT

Recommendation: That Council approve the ranking of the selection committee and authorize the Mayor to negotiate and execute a contract and development agreement with Parsco, LLC, the firm identified by the committee as providing the best proposal for the sale and redevelopment of the former Blount School property.

Sponsors: Ashton J. Hayward, III, Jewel Cannada-Wynn

Attachments: [Ranking Matrix](#)
 [Tabulation of Proposals](#)
 [Final Vendor Reference List](#)
 [Appraisal Report N217-0097](#)
 [Parsco Proposal](#)

25. [17-00343](#) MIDTOWN COMMERCE PARK FACILITATION

Recommendation: That City Council agree to move forward with a de-annexation process for the portion of the Escambia Treating Superfund Site (aka Midtown Commerce Park) currently under City jurisdiction. Further, that City Council deed, at no cost, the real property located at 3910 N Palafox Street, Reference Number 05-2S-30-1001-002-017, to Escambia County; and agree to not annex any portion of the site, after development, for a period of 15 years, upon Escambia County acceptance of title to the federally owned Superfund parcels. Finally, that City Council authorize the Mayor to take any and all actions required to execute all documents necessary to complete the above actions and initiate contraction procedures per state law.

Sponsors: Ashton J. Hayward, III

Attachments: [Escambia County Recommendation Authorizing Conveyance of Real Proper Report of Council Action Acquisition for the Proposed Palafox Industrial Site](#)
[Jack Brown letter of March 31 2017](#)
[Eric Olson letter of April 6 2017](#)

26. [21-17](#) PROPOSED ORDINANCE NO. 21-17 - REQUEST FOR HISTORIC PRESERVATION AD VALOREM PROPERTY TAX EXEMPTION - IMPROVEMENTS TO 105 WEST JACKSON STREET

Recommendation: That City Council approve Proposed Ordinance No. 21-17 on first reading.

AN ORDINANCE GRANTING AN HISTORIC PRESERVATION AD VALOREM PROPERTY TAX EXEMPTION FOR 100% OF THE VALUE OF REAL PROPERTY IMPROVEMENTS UP TO \$644,926 PER YEAR FOR A TEN YEAR PERIOD FROM 2018-2028 FOR THE STRUCTURE LOCATED AT 105 WEST JACKSON STREET, PARCEL NUMBER 000S009010110019, ACCOUNT NUMBER 131127000.

Sponsors: Ashton J. Hayward, III

Attachments: [Proposed Ordinance No. 21-17](#)
 [City Code 3-4-91 - 3-4-103](#)
 [Florida Statute 196.1997- Ad Valorem Tax Exemptions - Historic Properties](#)
 [Application - Historic Properties Exemption - 105 West Jackson](#)
 [Covenant Agreement - 105 West Jackson](#)
 [Property Appraiser - Letter - Parcel Information - 105 West Jackson](#)
 [ARB Minutes - May 21, 2015](#)
 [Legal Opinion - Lysia H. Bowling, City Attorney - 105 W Jackson](#)
 [National Register - North Hill Preservation District](#)

27. [23-17](#) PROPOSED ORDINANCE NO. 23-17 AMENDING ORDINANCE NO. 16-05 TO PROVIDE FOR EXTENSION OF THE EASTSIDE NEIGHBORHOOD REDEVELOPMENT TRUST FUND ESTABLISHED UNDER THE AUTHORITY OF CHAPTER 163, PART III; FLORIDA STATUTES; AND PROVIDING AN EFFECTIVE DATE.

Recommendation: That City Council approve Proposed Ordinance No. 23-17 on first reading.

AN ORDINANCE AMENDING ORDINANCE NO. 16-05 TO PROVIDE FOR EXTENSION OF THE EASTSIDE NEIGHBORHOOD REDEVELOPMENT TRUST FUND ESTABLISHED UNDER THE AUTHORITY OF CHAPTER 163, PART III; FLORIDA STATUTES; AND PROVIDING AN EFFECTIVE DATE.

Sponsors: Jewel Cannada-Wynn

Attachments: [Proposed Ordinance No. 23-17](#)
 [Report of CRA Action - April 10, 2017](#)
 [Place Holder - Proof of Publication - June 8, 2017 First Reading](#)

28. [25-17](#) PROPOSED ORDINANCE NO. 25-17 - AMENDING SECTION 3-3-2 -
REGULATING CONTRACTING AND PURCHASE OF
COMMODITIES AND SERVICES

Recommendation: That City Council approve Proposed Ordinance No. 25-17 - Amending Section 3-3-2 of the Code - Regulating contracting and purchase of commodities and services adding language to cover purchase of legal services, on first reading.

AN ORDINANCE AMENDING SECTION 3-3-2 OF THE CODE OF THE CITY OF PENSACOLA, FLORIDA; CONTRACTS FOR PUBLIC WORK AND PURCHASES OF OTHER COMMODITIES AND SERVICES; LOWEST AND BEST RESPONSIBLE BIDDER; REJECTION OF BIDS; APPROVAL OF COUNCIL AND MAYOR; EMERGENCY PURCHASES; REGULATING CONTRACTING AND PURCHASE OF LEGAL SERVICES; PROVIDING FOR SEVERABILITY; REPEALING CLAUSE; PROVIDING AN EFFECTIVE DATE.

Sponsors: Sherri Myers

Attachments: [Proposed Ordinance No. 25-17](#)

29. [17-00346](#) APPROVAL OF LOT PURCHASE WITHIN THE EASTSIDE URBAN
INFILL & REDEVELOPMENT AREA FOR CHAPPIE JAMES
MUSEUM AND FLIGHT ACADEMY PARKING

Recommendation: That City Council approve the purchase of 1700 Dr. Martin Luther King, Jr. Drive (Parcel #000S009020001101) within the Eastside Urban Infill & Redevelopment Area for Chappie James Museum and Flight Academy parking at the agreed upon purchase price of \$55,000 plus survey and closing expenses. Further that the CRA Chairperson be authorized to execute all documents necessary for transfer.

Sponsors: Jewel Cannada-Wynn

Attachments: [Purchase Contract](#)
 [Parcel Map](#)
 [Appraisal Report](#)

30. [17-00328](#) CITY COUNCIL ENDORSEMENT OF TPO DRAFT PROJECT
PRIORITIES

Recommendation: That City Council endorse the Florida-Alabama Transportation Planning Organization (TPO) DRAFT Fiscal Year 2019-2023 Project Priorities.

Sponsors: Ashton J. Hayward, III

Attachments: [DRAFT Fiscal Year 2019-2023 Project Priorities](#)

31. [17-00356](#) INTERLOCAL AGREEMENT FOR AIRPORT HAZARD AND INCOMPATIBLE LAND USE ZONING, PURSUANT CHAPTER 333, FLORIDA STATUTES BETWEEN ESCAMBIA COUNTY, FLORIDA AND THE CITY OF PENSACOLA, FLORIDA
- Recommendation:** That City Council approve an Interlocal Agreement with Escambia County, Florida for the adoption, administration, and enforcement of airport zoning regulations in accordance with the requirements of Florida Statute 333.03(1)(b) (1). Further that City Council authorize the Mayor to take any and all actions necessary to execute the Interlocal Agreement.
- Attachments:** [Interlocal Agreement for Airport Hazard](#)
32. [17-25](#) SUPPLEMENTAL BUDGET RESOLUTION NO. 17-25 - APPROPRIATE FUNDING FOR THE COMMUNITY MARITIME PARK
- Recommendation:** That City Council adopt Supplemental Budget Resolution No. 17-25 appropriating funding for the Community Maritime Park.
- A RESOLUTION AUTHORIZING AND MAKING REVISIONS AND APPROPRIATIONS FOR THE FISCAL YEAR ENDING SEPTEMBER 30, 2017, PROVIDING FOR AN EFFECTIVE DATE.
- Sponsors:** Ashton J. Hayward, III
- Attachments:** [Supplemental Budget Resolution No. 17-25](#)
[Supplemental Budget Explanation No. 17-25](#)
33. [17-00357](#) SCHEDULE WORKSHOP FOR QUASI-JUDICIAL PROCESS AND INQUIRIES AND INVESTIGATIONS
- Recommendation:** That City Council schedule a workshop for the Quasi-Judicial Process and Inquiries and Investigations Process and that this workshop be scheduled as soon as possible in consultation with the City Attorney.
- Sponsors:** Jewel Cannada-Wynn

34. [14-17](#) PROPOSED ORDINANCE NO. 14-17 - AMENDING CHAPTER 12-2 AIRPORT LAND USE DISTRICT; CHAPTER 12-11 AIRPORT AND CHAPTER 12-14 DEFINITIONS

Recommendation: That City Council adopt Proposed Ordinance No. 14-17 on second reading.

AN ORDINANCE AMENDING CHAPTER 12-2 AIRPORT LAND USE DISTRICT; CHAPTER 12-11 AIRPORT AND CHAPTER 12-14 DEFINITIONS OF THE CODE OF THE CITY OF PENSACOLA, FLORIDA; PROVIDING FOR SEVERABILITY; REPEALING CLAUSE; PROVIDING AN EFFECTIVE DATE.

Sponsors: Ashton J. Hayward, III

Attachments: [Proposed Ordinance No. 14-17](#)
[Planning Board Minutes Dated April 11, 2017](#)

35. [15-17](#) PROPOSED ORDINANCE NO. 15-17, AMENDING SECTION 2-4-52(D) OF THE CITY CODE - BUDGET ANALYST

Recommendation: That City Council adopt Proposed Ordinance No. 15-17 amending Section 2-4-52(d) of the City Code - Budget Analyst on second reading.

AN ORDINANCE AMENDING SECTION 2-4-52(d) OF THE CODE OF THE CITY OF PENSACOLA, FLORIDA, PERTAINING TO BUDGET ANALYST CLASSIFICATION AND SALARY; PROVIDING FOR SEVERABILITY; REPEALING CLAUSE; PROVIDING AN EFFECTIVE DATE.

Sponsors: Sherri Myers

Attachments: [ORDINANCE NO. 10-16 -- Budget Analyst](#)
[Proposed Ordinance No. 15-17](#)

FOR DISCUSSION

36. [17-00337](#) HOMELESS INITIATIVE

Sponsors: Jewel Cannada-Wynn

Attachments: [Task Force on Improving Human Services -Dr. Marbut's Recommendations](#)
[EscaRosa Coalition on the Homeless - I-Care Program Expansion Proposal](#)

37. [17-00338](#) LONG TERM RECOVERY AFTER A DISASTER

Sponsors: Jewel Cannada-Wynn

Attachments: [Long Term Recovery Guide](#)

38. [17-00362](#) SUMMER YOUTH EMPLOYMENT PROGRAM

Sponsors: Jewel Cannada-Wynn

INFORMATIONAL ITEMS**CONSIDERATION OF ANY ADD-ON ITEMS****READING OF ITEMS FOR COUNCIL AGENDA****COMMUNICATIONS****City Administrator's Communication****39. [17-00155](#) CITY ADMINISTRATOR COMMUNICATION - ERIC W. OLSON**

Sponsors: Ashton J. Hayward, III

City Attorney's Communication**Monthly Crime Report-Chief Tommi Lyter****40. [17-00196](#) POLICE CHIEF LYTER'S MONTHLY CRIME REPORT**

Sponsors: Ashton J. Hayward, III

Monthly Financial Report - Chief Financial Officer Richard Barker, Jr.**41. [17-00146](#) MONTHLY FINANCIAL REPORT - CHIEF FINANCIAL OFFICER
RICHARD BARKER, JR.**

Sponsors: Ashton J. Hayward, III

Attachments: [Financial Report - Six Months Ending March 31, 2017](#)

**42. [17-00312](#) QUARTERLY FINANCIAL REPORT - SIX MONTHS ENDING
MARCH 31, 2017 - CHIEF FINANCIAL OFFICER RICHARD
BARKER, JR.**

Sponsors: Ashton J. Hayward, III

Attachments: [Financial Report - Six Months Ending March 31, 2017.pdf](#)

City Council Communication**ADJOURNMENT**

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 #: 17-00302

City Council

6/8/2017

LEGISLATIVE ACTION ITEM

SPONSOR: Ashton J. Hayward, III, Mayor

SUBJECT:

CITY OF PENSACOLA HOUSING DIVISION PUBLIC HOUSING AGENCY ANNUAL PLAN (FY2017-2018)

RECOMMENDATION:

That City Council approve the Public Housing Agency (PHA) Annual Plan for the Housing Choice Voucher program for Fiscal Year 2017-2018 for submission to the U.S. Department of Housing and Urban Development (HUD). Further, that City Council designate the Mayor as the authorized official and signatory for required Certifications of Compliance to HUD.

HEARING REQUIRED: No Hearing Required

SUMMARY:

The City of Pensacola Housing Division, as a Public Housing Agency (PHA), is required by the Quality Housing Work Responsibility Act of 1998 to develop and submit an Annual PHA Plan, stating the PHA's mission, goals, objectives, and progress in serving the needs of the community. As a high performing agency, the Pensacola Housing Division is allowed by HUD to present a streamlined Plan.

Input for the Plan preparation was gathered from four Resident Advisory Board meetings, held during February and March, 2017, as well as a Public Hearing held on April 27, 2017. All participant comments were considered in the Plan preparation and are included.

The Plan must be approved by the governing board of the PHA in accordance with approved program requirements, and Certifications of Compliance must be signed by an authorized official. The approved Plan and Certifications must be submitted to HUD by July 18, 2017.

PRIOR ACTION:

June 16, 2016 - City Council approved the PHA Annual Plan (FY2016-2017) for the Housing Choice Voucher Program.

FUNDING:

N/A

FINANCIAL IMPACT:

None

CITY ATTORNEY REVIEW: Yes

5/12/2017

STAFF CONTACT:

Eric W. Olson, City Administrator
Marcie Whitaker, Housing Administrator

ATTACHMENTS:

- 1) PHA Annual Plan, FY 2017-2018
- 2) PHA Annual Plan Certifications 2017-2018

PRESENTATION: No

Streamlined Annual PHA Plan (HCV Only PHAs)	U.S. Department of Housing and Urban Development Office of Public and Indian Housing	OMB No. 2577-0226 Expires 02/29/2016
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Purpose. The 5-Year and Annual PHA Plans provide a ready source for interested parties to locate basic PHA policies, rules, and requirements concerning the PHA's operations, programs, and services, and informs HUD, families served by the PHA, and members of the public of the PHA's mission, goals and objectives for serving the needs of low- income, very low- income, and extremely low- income families

Applicability. Form HUD-50075-HCV is to be completed annually by **HCV-Only PHAs**. PHAs that meet the definition of a Standard PHA, Troubled PHA, High Performer PHA, Small PHA, or Qualified PHA do not need to submit this form. Where applicable, separate Annual PHA Plan forms are available for each of these types of PHAs.

Definitions.

- (1) **High-Performer PHA** – A PHA that owns or manages more than 550 combined public housing units and housing choice vouchers, and was designated as a high performer on both of the most recent Public Housing Assessment System (PHAS) and Section Eight Management Assessment Program (SEMAP) assessments if administering both programs, or PHAS if only administering public housing.
- (2) **Small PHA** - A PHA that is not designated as PHAS or SEMAP troubled, or at risk of being designated as troubled, that owns or manages less than 250 public housing units and any number of vouchers where the total combined units exceeds 550.
- (3) **Housing Choice Voucher (HCV) Only PHA** - A PHA that administers more than 550 HCVs, was not designated as troubled in its most recent SEMAP assessment, and does not own or manage public housing.
- (4) **Standard PHA** - A PHA that owns or manages 250 or more public housing units and any number of vouchers where the total combined units exceeds 550, and that was designated as a standard performer in the most recent PHAS and SEMAP assessments.
- (5) **Troubled PHA** - A PHA that achieves an overall PHAS or SEMAP score of less than 60 percent.
- (6) **Qualified PHA** - A PHA with 550 or fewer public housing dwelling units and/or housing choice vouchers combined, and is not PHAS or SEMAP troubled.

A	PHA Information																									
A.1	PHA Name: <u>City of Pensacola Housing Division</u> PHA Code: <u>FL092</u> PHA Plan for Fiscal Year Beginning: (MM/YYYY): <u>10/2017</u> PHA Inventory (Based on Annual Contributions Contract (ACC) units at time of FY beginning, above) Number of Housing Choice Vouchers (HCVs): <u>2288 and 182 VASH Vouchers</u> PHA Plan Submission Type: ☒ Annual Submission ☐ Revised Annual Submission Availability of Information. In addition to the items listed in this form, PHAs must have the elements listed below readily available to the public. A PHA must identify the specific location(s) where the proposed PHA Plan, PHA Plan Elements, and all information relevant to the public hearing and proposed PHA Plan are available for inspection by the public. Additionally, the PHA must provide information on how the public may reasonably obtain additional information of the PHA policies contained in the standard Annual Plan, but excluded from their streamlined submissions. At a minimum, PHAs must post PHA Plans, including updates, at the main office or central office of the PHA. PHAs are strongly encouraged to post complete PHA Plans on their official website. The proposed PHA Plan, PHA Plan Elements, and all other relevant information are available for inspection by the public at the City of Pensacola Housing Office, located at 420 W. Chase Street, Pensacola, Florida, 32501. The PHA Plan and Five-Year Plan are also available for viewing on the City of Pensacola website at http://cityofpensacola.com/198/Plans-Announcements. Additional information on PHA policies are contained within the PHA Administrative Plan, also located in the central office and online at the above website. ☐ PHA Consortia: (Check box if submitting a joint Plan and complete table below) <table border="1"> <thead> <tr> <th>Participating PHAs</th> <th>PHA Code</th> <th>Program(s) in the Consortia</th> <th>Program(s) not in the Consortia</th> <th>No. of Units in Each Program</th> </tr> </thead> <tbody> <tr> <td>Lead HA:</td> <td></td> <td></td> <td></td> <td></td> </tr> <tr> <td></td> <td></td> <td></td> <td></td> <td></td> </tr> <tr> <td></td> <td></td> <td></td> <td></td> <td></td> </tr> <tr> <td></td> <td></td> <td></td> <td></td> <td></td> </tr> </tbody> </table>	Participating PHAs	PHA Code	Program(s) in the Consortia	Program(s) not in the Consortia	No. of Units in Each Program	Lead HA:																			
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Lead HA:																										

B.	Annual Plan.				
B.1	Revision of PHA Plan Elements. (a) Have the following PHA Plan elements been revised by the PHA since its last Annual Plan submission? Y N ✓ Housing Needs and Strategy for Addressing Housing Needs. ✓ Deconcentration and Other Policies that Govern Eligibility, Selection, and Admissions. ☐ ☐ Financial Resources. ✓ Rent Determination. ✓ Operation and Management. ✓ Informal Review and Hearing Procedures. ✓ Homeownership Programs. ✓ Self Sufficiency Programs and Treatment of Income Changes Resulting from Welfare Program Requirements. ✓ Substantial Deviation. ✓ Significant Amendment/Modification. (b) If the PHA answered yes for any element, describe the revisions for each element(s): N/A				
B.2	New Activities (a) Does the PHA intend to undertake any new activities related to the following in the PHA's current Fiscal Year? Y N ✓ Project Based Vouchers. (b) If this activity is planned for the current Fiscal Year, describe the activities. Provide the projected number of project-based units and general locations, and describe how project-basing would be consistent with the PHA Plan. N/A				
B.3					
B.4	Most Recent Fiscal Year Audit. (a) Were there any findings in the most recent FY Audit? Y N N/A ✓ (b) If yes, please describe: N/A				
B.5	Certification by State or Local Officials. <u>Form HUD 50077-SL</u>, <i>Certification by State or Local Officials of PHA Plans Consistency with the Consolidated Plan</i>, must be submitted by the PHA as an electronic attachment to the PHA Plan. Attached				
B.6	Progress Report. Provide a description of the PHA's progress in meeting its Mission and Goals described in its 5-Year PHA Plan. Attached				

B.7	Resident Advisory Board (RAB) Comments. (a) Did the RAB(s) provide comments to the PHA Plan? Y N ✓ (a) If yes, comments must be submitted by the PHA as an attachment to the PHA Plan. PHAs must also include a narrative describing their analysis of the RAB recommendations and the decisions made on these recommendations. Attached: Narrative and comments

Instructions for Preparation of Form HUD-50075-HCV Annual PHA Plan for HCV Only PHAs

A. PHA Information. All PHAs must complete this section. (24 CFR §903.23(4)(e))

A.1 Include the full PHA Name, PHA Code, PHA Type, PHA Fiscal Year Beginning (MM/YYYY), Number of Housing Choice Vouchers (HCVs), PHA Plan Submission Type, and the Availability of Information, specific location(s) of all information relevant to the public hearing and proposed PHA Plan.

PHA Consortia: Check box if submitting a Joint PHA Plan and complete the table. (24 CFR §943.128(a))

B. Annual Plan. All PHAs must complete this section. (24 CFR §903.11(c)(3))

B.1 Revision of PHA Plan Elements. PHAs must:

Identify specifically which plan elements listed below that have been revised by the PHA. To specify which elements have been revised, mark the "yes" box. If an element has not been revised, mark "no."

☐ **Housing Needs and Strategy for Addressing Housing Needs.** Provide a statement addressing the housing needs of low-income, very low-income families who reside in the PHA's jurisdiction and other families who are on the Section 8 tenant-based waiting list. The statement must identify the housing needs of (i) families with incomes below 30 percent of area median income (extremely low-income), (ii) elderly families and families with disabilities, and (iii) households of various races and ethnic groups residing in the jurisdiction or on the waiting list based on information provided by the applicable Consolidated Plan, information provided by HUD, and other generally available data. The identification of housing needs must address issues of affordability, supply, quality, accessibility, size of units, and location. (24 CFR §903.7(a)(1) and 24 CFR §903.7(a)(2)(i)). Provide a description of the PHA's strategy for addressing the housing needs of families in the jurisdiction and on the waiting list in the upcoming year. 24 CFR §903.7(a)(2)(ii)

☐ **Deconcentration and Other Policies that Govern Eligibility, Selection, and Admissions.** A statement of the PHA's policies that govern resident or tenant eligibility, selection and admission including admission preferences for HCV. (24 CFR §903.7(b))

☐ **Financial Resources.** A statement of financial resources, including a listing by general categories, of the PHA's anticipated resources, such as PHA HCV funding and other anticipated Federal resources available to the PHA, as well as tenant rents and other income available to support tenant-based assistance. The statement also should include the non-Federal sources of funds supporting each Federal program, and state the planned use for the resources. (24 CFR §903.7(e))

☐ **Rent Determination.** A statement of the policies of the PHA governing rental contributions of families receiving tenant-based assistance, discretionary minimum tenant rents, and payment standard policies. (24 CFR §903.7(d))

☐ **Operation and Management.** A statement that includes a description of PHA management organization, and a listing of the programs administered by the PHA. (24 CFR §903.7(e)(3)(4)).

☐ **Informal Review and Hearing Procedures.** A description of the informal hearing and review procedures that the PHA makes available to its applicants. (24 CFR §903.7(f))

☐ **Homeownership Programs.** A statement describing any homeownership programs (including project number and unit count) administered by the agency under section 8y of the 1937 Act, or for which the PHA has applied or will apply for approval. (24 CFR §903.7(k))

☐ **Self Sufficiency Programs and Treatment of Income Changes Resulting from Welfare Program Requirements.** A description of any PHA programs relating to services and amenities coordinated, promoted, or provided by the PHA for assisted families, including those resulting from the PHA's partnership with other entities, for the enhancement of the economic and social self-sufficiency of assisted families, including programs provided or offered as a result of the PHA's partnerships with other entities, and activities under section 3 of the Housing and Community Development Act of 1968 and under requirements for the Family Self-Sufficiency Program and others. Include the program's size (including required and actual size of the FSS program) and means of allocating assistance to households. (24 CFR §903.7(l)(i)) Describe how the PHA will comply with the requirements of section 12(c) and (d) of the 1937 Act that relate to treatment of income changes resulting from welfare program requirements. (24 CFR §903.7(l)(iii)).

☐ **Substantial Deviation.** PHA must provide its criteria for determining a "substantial deviation" to its 5-Year Plan. (24 CFR §903.7(r)(2)(i))

☐ **Significant Amendment/Modification.** PHA must provide its criteria for determining a "Significant Amendment or Modification" to its 5-Year and Annual Plan. Should the PHA fail to define 'significant amendment/modification', HUD will consider the following to be 'significant amendments or modifications': a) changes to rent or admissions policies or organization of the waiting list; or b) any change with regard to homeownership programs. See guidance on HUD's website at: [Notice PIH 1999-51](#). (24 CFR §903.7(r)(2)(ii))

If any boxes are marked "yes", describe the revision(s) to those element(s) in the space provided.

B.2 New Activity. If the PHA intends to undertake new activity using Housing Choice Vouchers (HCVs) for new Project-Based Vouchers (PBVs) in the current Fiscal Year, mark "yes" for this element, and describe the activities to be undertaken in the space provided. If the PHA does not plan to undertake this activity, mark "no." (24 CFR §983.57(b)(1) and Section 8(13)(C) of the United States Housing Act of 1937.

☐ **Project-Based Vouchers (PBV).** Describe any plans to use HCVs for new project-based vouchers. If using PBVs, provide the projected number of project-based units and general locations, and describe how project-basing would be consistent with the PHA Plan.

B.3 Most Recent Fiscal Year Audit. If the results of the most recent fiscal year audit for the PHA included any findings, mark "yes" and describe those findings in the space provided. (24 CFR §903.11(c)(3), 24 CFR §903.7(p))

B.4 Civil Rights Certification. Form HUD-50077, *PHA Certifications of Compliance with the PHA Plans and Related Regulation*, must be submitted by the PHA as an electronic attachment to the PHA Plan. This includes all certifications relating to Civil Rights and related regulations. A PHA will be considered in compliance with the AFFH Certification if: it can document that it examines its programs and proposed programs to identify any impediments to fair housing choice within those programs; addresses those impediments in a reasonable fashion in view of the resources available; works with the local jurisdiction to implement any of the jurisdiction's initiatives to affirmatively further fair housing; and assures that the annual plan is consistent with any applicable Consolidated Plan for its jurisdiction. (24 CFR §903.7(o))

B.5 Certification by State or Local Officials. Form HUD-50077-SL, *Certification by State or Local Officials of PHA Plans Consistency with the Consolidated Plan*, including the manner in which the applicable plan contents are consistent with the Consolidated Plans, must be submitted by the PHA as an electronic attachment to the PHA Plan. (24 CFR §903.15)

B.6 Progress Report. For all Annual Plans following submission of the first Annual Plan, a PHA must include a brief statement of the PHA's progress in meeting the mission and goals described in the 5-Year PHA Plan. (24 CFR §903.11(c)(3), 24 CFR §903.7(r)(1))

B.7 Resident Advisory Board (RAB) comments. If the RAB provided comments to the annual plan, mark "yes," submit the comments as an attachment to the Plan and describe the analysis of the comments and the PHA's decision made on these recommendations. (24 CFR §903.13(c), 24 CFR §903.19)

This Information collection is authorized by Section 511 of the Quality Housing and Work Responsibility Act, which added a new section 5A to the U.S. Housing Act of 1937, as amended, which introduced the Annual PHA Plan. The Annual PHA Plan provides a ready source for interested parties to locate basic PHA policies, rules, and requirements concerning the PHA's operations, programs, and services, and informs HUD, families served by the PHA, and members of the public for serving the needs of low- income, very low- income, and extremely low- income families.

Public reporting burden for this information collection is estimated to average 4.5 hour per response, including the time for reviewing instructions, searching existing data sources, gathering and maintaining the data needed, and completing and reviewing the collection of information. HUD may not collect this information, and respondents are not required to complete this form, unless it displays a currently valid OMB Control Number.

Privacy Act Notice. The United States Department of Housing and Urban Development is authorized to solicit the information requested in this form by virtue of Title 12, U.S. Code, Section 1701 et seq., and regulations promulgated thereunder at Title 12, Code of Federal Regulations. Responses to the collection of information are required to obtain a benefit or to retain a benefit. The information requested does not lend itself to confidentiality

**Mission and Goals Progress Report
Fiscal Year 2017-2018**

PHA Mission: The mission of the Pensacola Housing Division is accomplished through consistent cooperation with other agencies and private local businesses who share the same goals. The Housing Division continues to partner with Escambia County, the Escarosa Coalition on the Homeless, the Veterans Administration, the Pensacola Association of Realtors, nonprofit housing providers, local landlords and contractors, and other Housing Authorities across the region. The Housing Office participates in community events, such as HUD's Point in Time count, Escarosa Coalition on the Homeless U Count event, and Escambia-Pensacola Human Relations Commission Fair Housing workshops. Housing assistance provided ranges from SHIP and HOME down payment and closing cost assistance for home buyers, housing rehabilitation for low-income home owners, to rental assistance for eligible voucher families and VASH assistance for homeless veterans. The Housing Division seeks new and creative projects to provide housing assistance throughout the community.

PHA GOAL: Increase the availability of decent, safe and affordable housing

1. Apply for additional rental vouchers: The City of Pensacola Housing Division will continue to apply for Housing Choice Vouchers as HUD makes them available. In 2016, the Housing Division received funding for 18 Tenant Based Rental Assistance Vouchers (TBRA) from the Florida Housing Finance Corporation through a state administered HOME Investment Partnership Act allocation. Currently this program has housed 16 homeless families for 12 months, with two families pending Housing Assistance Payments Contracts. The families were referred by the Escarosa Coalition on the Homeless. The Pensacola Housing Division plans to utilize HOME funding as it is made available.

The Pensacola Housing Division also continues in partnership with the Pensacola VA Medical Center Clinic (VMAC), housing local homeless veterans. The Pensacola Housing Division was allocated twenty-five (25) new vouchers in July of 2016, and most of those vouchers have been utilized. The Pensacola Housing Division continues to work closely with the Santa Rosa County Housing Authority through portability, and recently began working with Foley, Alabama and Baldwin County as the VMAC in Pensacola also provides services to veterans in those jurisdictions. Currently, Pensacola Housing has approximately 6 vouchers of the 182 available. The Housing Division and the VA continue to work to acquire more vouchers.

The Housing Division is considering revisions to the Housing Choice Voucher Program Administrative Plan, which have been made available by the recent streamlining of regulations. One of these measures, biennial inspections, has resulted in time savings and cost savings for the agency. Further changes, including a change in minimum rent requirements and use of criminal background information to determine eligibility are under consideration at this time.

2. Leverage private or other public funds to create additional housing opportunities:

- A. For Fiscal Year 2016, 72 families closed on new homes utilizing the SHIP and HOME homebuyer's assistance programs, which provided down payment and closing cost assistance.
- B. The SHIP program also provided informational first time homebuyer meetings quarterly and foreclosure educational meetings monthly. The Affordable Housing Advisory Committee (AHAC), consisting of 12 community members, met monthly throughout the year.
- C. The City provided housing rehabilitation assistance through the HOME reconstruction, CDBG rehabilitation, and SHIP repair programs. Twenty-five existing homes were rehabilitated with CDBG funds, three homes were newly reconstructed with HOME funds and three were rehabilitated with SHIP funds.
- D. The City of Pensacola City Council has established a Housing Initiatives fund, which will support housing programs such as the homebuyer and rental development programs.
- E. City Council amended the property disposition policy to allow disbursement of city owned parcels to the Housing Division in support of affordable housing development.

3. Encourage owners and landlords to participate in the HCV programs: The Pensacola Housing Division has placed special emphasis on improving customer service for participating landlords. Through the new HUD streamlining regulations, the Housing Division instituted the verification of HQS minor rental unit repairs through photographs and email. All HAP payments are now made monthly through direct deposits to owners/landlords. Biennial inspections of rental units have also been instituted. Rent Reasonableness is updated upon landlord request, and to reflect local market condition through partnership with the Pensacola Association of Realtors.

PHA GOAL: Improve the Quality of Assisted Housing

The Housing Division conducts regularly scheduled quality control inspections by a qualified housing inspector, who provides routine feedback to the regular inspection team to ensure decent, safe housing for clients. Further, tenant request inspections are conducted upon tenant's request. Participants are encouraged to seek newer, more energy efficient rental units during both eligibility and recertification meetings. Rent Reasonableness reviews are conducted at the request of the property owner or manager to ensure rents reflect market conditions. Per program guidelines, the

Division conducts an annual review of the payment standards and the utility allowance schedules, ensuring affordability for participants.

The Housing staff presented information on the HCV program to approximately 30 attendees of the Gulf Coast Real Estate Investors Association in September, 2016, to explain the program to potential landlords and hopefully obtain more available units for the rental assistance program. This is part of the ongoing effort to make outreach to the community.

Staff partnered with and presented at two Fair Housing workshops with the Pensacola Association of Realtors and the Escambia –Pensacola Human Relations Commission. VASH case managers were in attendance.

PHA GOAL: Promote self-sufficiency and asset development for families and individuals

The Pensacola Housing Division provides first time homebuyer and foreclosure classes on a monthly basis, as well as counseling to assist families with improving their credit and financial literacy in order to prepare them to become homebuyers, as a natural progression toward self-sufficiency. The HCV and VASH clients are especially encouraged to work towards achieving self-sufficiency. Veterans are also counseled to use their GI Bill benefits or apply for the vocational rehabilitation program benefits, to improve their employment opportunities.

Housing Division Attn: Housing Division
DEPT OF HOUSING/LEGAL ADS
PO BOX 12910

PENSACOLA FL 32502

Published Daily-Pensacola, Escambia County, FL

PROOF OF PUBLICATION

State of Florida
County of Escambia:

Before the undersigned authority personally appeared Brittni Pendington, who on oath says that he or she is a Legal Advertising Representative of the Pensacola News Journal, a daily newspaper published in Escambia County, Florida that the attached copy of advertisement, being a Legal Ad in the matter of

LEGAL NOTICE The Residen

as published in said newspaper in the issue(s) of:

03/25/17

Affiant further says that the said Pensacola News Journal is a newspaper in said Escambia County, Florida and that the said newspaper has heretofore been continuously published in said Escambia County, Florida, and has been entered as second class matter at the Post Office in said Escambia County, Florida, for a period of one year next preceding the first publication of the attached copy of advertisement; and affiant further says that he or she has neither paid nor promised any person, firm or coporation any discount, rebate, commission or refund for the purpose of securing this advertisement for publication in the said newspaper.

Sworn to and Subscribed before me this 27th of March 2017, by Brittni Pendington who is personally known to me

Affiant

Mark Dee Kent
Notary Public for the State of Florida
My Commission expires October 27, 2019

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Ad No: 0002020653
Customer No: PNJ-20423050

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APR 10 2017

Housing Dept.

MARK DEE KENT
Notary Public - State of Florida
Comm. Expires October 27, 2019
Comm. No. FF 931266

LEGAL NOTICE

The Resident Advisory Board has met and discussed the City of Pensacola's Public Housing Agency (PHA) Annual Plan and proposed changes to the Annual Plan for Fiscal Year 2017-2018. The Plan outlines the goals and objectives for serving the needs of the City's rental assistance program participants, and is submitted to the U.S. Department of Housing and Urban Development on an annual basis.

A copy of the PHA Annual Plan and the PHA 5-Year Plan is available for public review at the Pensacola Housing Office, 420 W Chase Street; online at <http://www.cityofpensacola.com/DocumentCenter/Home/View/3569>; or may be provided electronically upon request. Comments are encouraged and should be submitted by April 27, 2017 to the City of Pensacola Housing Office, P.O. Box 12910, Pensacola, FL 32521, hand delivered to the Housing Office; faxed to Marsha Bazinet at 850-595-0113, or emailed to mbazinet@cityofpensacola.com.

A Public Hearing is scheduled for Thursday, April 27, 2017 at 3:00 p.m. at the City Housing Office, 420 W. Chase Street. All interested persons may appear and provide comment on the PHA Annual Plan.

The City of Pensacola adheres to the Americans with Disabilities Act and will make reasonable modifications for access to City services, programs, and activities. Please call 858-0350 (or T.D.D. 850-595-0102) for further information. Requests must be made at least 48 hours in advance of the event in order to allow the City time to provide the requested services.

Ashton J. Hayward, III
Mayor
Legal ad# 2020653 March 25, 2017

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Ashton J. Hayward, III
Mayor
Legal ad# 2020653 March 25, 2017

Resident Advisory Board (RAB) Comments 2017

Based upon an analysis of unit data, over half the Housing Choice Voucher (HCV) program participants reside in a multi-family complex. To reach a sampling of program participants, the City of Pensacola Housing Division solicited Resident Advisory Board members from four rental complexes in this Housing Agency's jurisdiction, two in the City of Pensacola and two in Escambia County, sending approximately two hundred invitations to Housing Choice Voucher (HCV) program participants and the on-site apartment management associates to attend meetings located in the community rooms of each property. A brief comment sheet was attached to each invitation, requesting input from residents who were unable to attend and suggesting topics of discussion.

The meeting agenda was selected from among topics that the Housing Division will address when a revision of the HCV program Administrative Plan is completed in Fiscal Year 2018, although any additional comments regarding the program are accepted and considered. Input on the Housing Division's customer service to clients is always requested, as occasionally program procedures change, and input is necessary to determine the impact those procedures are having on clients and if they may be improved. Overall, comments regarding the Housing Division's customer service were generally very positive and complimentary.

The Housing Division has temporarily closed the HCV Waiting List effective May 1, 2017, as the program has leased up to its capacity, and vouchers will be issued based on attrition. The current waiting list is composed of approximately 1,500 new applicants. The Housing Division is considering new methods of accepting applications in the future, such as on-line. The Advisory Board participants were fairly accepting of this proposal, although they did note that this may present a difficulty to the elderly/disabled applicants.

Also discussed were possible changes to the minimum rent, which at the current time is \$50.00 per family. This does not mean that the rent portion begins at \$50.00, only the amount where the Housing Assistance calculation begins. Housing staff explained that if the minimum rent were decreased, it may mean fewer families would be assisted; if it remained the same or increased, it may mean more families could be assisted. The general consensus was to leave the minimum rent at \$50.00. Also discussed were proposed changes to the overpayment policies, in which families would be allowed no more than one overpayment or they would be subject to termination of assistance.

Current visitor policies were discussed, as one of the main basis for complaints is the presence of unauthorized persons residing in the household. Since the definition of family was updated, there are fewer complaints, however, the housing policies define the difference between visitors and residents. This is mostly important in elderly facilities when children visit beyond the prescribed limits, as their presence may disturb other residents.

Minutes of each RAB meeting follow this summary, as well as the comments submitted by HCV Resident Advisory Board members.

City of Pensacola Housing Office

Resident Advisory Board Minutes

Arbours at Ensley Apartments – February 22, 2017

The Resident Advisory Board for the Housing Choice Voucher Program met in the Community room of the Arbours at Ensley Apartments, 8810 Sonnyboy Lane, Pensacola, at 4:30 p.m. Present were Karen Thompson and Marsha Bazinet, Administrative Officers for the City of Pensacola Housing Division, Tommie Kirby, Apartment Manager and her assistant, Sim Moran, and Deborah Robinson, a five-year program participant.

The meeting began with Marsha Bazinet, who introduced Housing staff and explained the purpose of the Annual Plan; setting goals and adjusting the Administrative Plan in order to comply with changes in regulations that may occur. Copies of FY 2016's Plan were distributed to the participants for review.

Discussion of these topics followed:

- Biennial inspections on this tax credit property appear to be sufficient. The property managers and their maintenance personnel coordinate with the Housing Inspector to make the inspections for new apartments as efficient as possible. Repairs are sometimes made while the Housing Inspector is present as a time-saving practice.

The property maintenance staff does quarterly inspections, and they present housekeeping awards to those tenants they feel make an exceptional effort to keep their units clean and orderly, to show that their efforts are appreciated. This could be adopted by the Housing Division as a reward to good tenants.

- Ms. Robinson introduced the issue of portability, stating she had used portability to move to Pensacola approximately 5 years ago and she appreciated the ease with which she was housed. Her son lives out of state and he has applied for housing for himself but was advised he is ineligible. The eligibility criteria was discussed in detail.
- The customer service provided by the Housing Division was discussed, and the consensus was that the Housing Counselors are very polite and professional; the apartment manager did request that the inspectors be a little more accommodating of tenants who work; they should allow the apartment managers to open the door for the inspectors if the tenant has consented.

Arbours at Ensley Minutes

February 22, 2017

Page 2

- Program participants said they feel better knowing the Housing Division is screening participants; and said they don't think the current policies are too stringent, although they acknowledge that the arrest policies must be adjusted.
- The participants stated they believe that the current minimum rent is reasonable.

The meeting terminated at 6:45 p.m.

Respectfully Submitted,

Marsha Bazinet

City of Pensacola Housing Office

Resident Advisory Board Minutes

Morris Court Community Room – March 1, 2017

The meeting of the Resident Advisory Board for Fiscal Year 2017/2018 was held in the community room of the Morris Court II apartment complex, and began at 4:30 p.m., with light refreshments being served.

Housing's Administrative Officer's Karen Thompson and Marsha Bazinet were present, as was Morris Court Assistant Manager Shirita Simmons,, as well as the following program participants:

Ashley Gideon	Adrian Lee (applicant)
Tommie Carroll	Rose Hunter
Eloise Jackson	Starbril Jenkins
Ronnie Banks	

Marsha Bazinet opened the meeting by welcoming the attendees. She explained the purpose of the meeting and the Annual Plan, inviting all attendees to voice their opinions in an effort to improve the Housing Choice Voucher Program and the nature of the anticipated changes to the current Administrative Plan in order to remain in compliance with the federal regulations that govern the program.

Discussion of these topics followed:

- The Application Process: Ms. Lee, who is an applicant and unfamiliar with the Housing Assistance procedures, asked many questions related to the call-in system, the certification process, and the rent calculations. At that time there was also a discussion regarding the move process (finding another unit and the rent limits.) The closing of the waiting list was also explained.
- The Recertification Process: Participants were generous with their praise of the Housing staff, all have been treated respectfully and staff is very professional and helpful. They do like the walk in hours and are satisfied with bi-annual inspections. They were informed of the complaint inspection process if necessary, but they should first contact their property managers for maintenance before contacting Housing.

Resident Advisory Board Minutes
Morris Court II
Page 2

- Overpayments: Participants were informed of the necessity of reporting changes of income and household composition in a timely manner, and that, with proposed changes to the Administrative Plan, only one overpayment would be allowed before termination resulted.
- Minimum rents: The Housing Division currently is using a \$50.00 minimum rent in its Housing Assistance calculations. We are now considering adjusting that amount and requested participant input, as this may have a slight effect on the family's portion of rent, and it may affect the number of families who receive assistance.

The meeting closed at 5:35 p.m.

Respectfully Submitted,

Marsha Bazinet

City of Pensacola Housing Office

Resident Advisory Board Minutes

Wesley Scott Place Senior Apartment Complex – March 8, 2017

The Resident Advisory Board for the Housing Choice Voucher Program met in the Community room at Wesley Scott Place Senior Apartments, 3300 West Scott Street, beginning at 10:00 a.m. Present were Karen Thompson and Marsha Bazinet, Administrative Officers for the City of Pensacola Housing Division, as well as the following program participants:

Romie Richardson	Geneva Burke
Mary F. Williams	Dorothy Baldwin
Betty Dortch	

The meeting began with Marsha Bazinet explaining that the Annual Plan is a HUD requirement, that Housing agencies seek input from program participants as to how the program is working for them and to explain regulatory updates that the Housing Division will be instituting in the coming year. Participants agreed that the program was essential to them and expressed their gratitude for the assistance.

Comments were complimentary toward the current walk-in recertification process, and one participant expressed the opinion that yearly recertifications were better than the proposed bi-annual recertifications.

Discussion of these topics followed:

- Participants were informed that the waiting list would be closing, as the Housing Program is currently in lease-up status, and due to the uncertainty of the upcoming federal budget.
- Participants stated that they think the inspection process is working out well; management is very responsive to any problems or complaints regarding the physical condition of the rental units, and the inspectors are courteous and prompt. The new biennial inspection process is working out well.
- Minimum rent was explained, and the possibility that the current minimum rent may be adjusted. The participants agreed that the current \$50.00 was reasonable and did not think it was necessary to lower it, as it may result in less funding available for new voucher families to be admitted to the program.

- Portability was discussed, advising participants that they have the option of transferring to other housing agencies in the country, to be closer to family if they so desired.
- Participants also were advised that the caseloads had shifted for their Housing Specialists and that there was some turnover, so they may have a different Housing Specialist at the next recertification appointment.
- Participants were requested to contact Marsha Bazinet of the Housing Division for any information or referrals of homeless veterans. One of the participants informed Housing staff that the local churches made meals available to the homeless; many have participated in hosting these families.

The meeting closed at 11:15 a.m., with an invitation from the apartment manager to return next year, and a thank you from the participants for being included in the Resident Advisory Board process.

Respectfully Submitted,

Marsha Bazinet

City of Pensacola Housing Office

Resident Advisory Board Minutes

Englewood Senior Apartments – March 15, 2017

The Resident Advisory Board for the Housing Choice Voucher Program met in the Theatre room at Englewood Senior Apartments at 10:00 a.m. Present were Karen Thompson and Marsha Bazinet, Administrative Officers for the City of Pensacola Housing Division, as well as the following program participants:

Taffi Steinoff	Shirley Green	Dale Bracey
Johnny Johnson	Carmen Foster	Yvonne Winters
Phillippe Flutinet	Barbara Ransom	Theresa Clapper
Mary Dobbins	Mary Watson	Margaret Richards
Terry Gitao	Judy Price	Willie Adkins

The meeting began with an introduction to the Five-Year Plan and PHA Annual Plan, which are required by the Department of Housing and Urban Development. Copies of FY 2016's Plans were distributed to the participants.

Discussion of these topics followed:

- The first topic discussed was the Housing Division's waiting list. Participants stated that the call-in system could be frustrating. Housing staff stated that the Housing Choice Voucher program has reached lease-up and the waiting list will be closed effective May 1, 2017, until further notice.
- The recertification process was discussed and the biennial inspections that have been instituted; the tenant requested inspection process was also explained as some residents have issues with the complex's maintenance. The Housing Division has explored the possibility of bi-annual recertifications, but decided not to institute that process in the near future.
- A discussion ensued regarding changes to the minimum rent; participants stated that they feel the current rents are reasonable and do not necessarily advocate for lowering the minimum rents. Disability and medical deductions were also explained and discussed.
- Housing staff called attention to the visitor policies; as this is an elderly complex, families should be considerate of others by limiting the visits of children to the facility and the disruptions that could occur.

Resident Advisory Board Minutes
Englewood Apartments 3/15/2017
Page 2

- Some apartment residents complained about “noise pollution” in the neighborhood, especially at night, which is due to the proximity of the bar across the street. They were advised of the location of similar tax credit units in the city and the county, and advised that they are welcome to move in accordance with the terms of their leases.

The meeting closed at 11:30 a.m.

Respectfully Submitted,

Marsha Bazinet

City of Pensacola PHA Annual Plan for Fiscal year 2017-2018

Resident Advisory Board Agenda

1. Welcome and Introduction to the PHA Annual Plan
2. The Housing Division's Customer Service, i.e., the application process, recertification process, moving process, inspection process
3. Possible change in Minimum Rents (TTP)
4. Overpayment policies change
5. Visitors Policy; Absences from the unit
6. Questions and open discussion: how can we make your experiences with the Housing Office better and more convenient for you?

Attachments:

Annual Plan FY2015-2016

Visitors Policy

Arbours at Ensley	Wednesday, 2/22/2017	4:30 p.m. Arbours Community Room
Morris Court II & III	Wednesday, 3/1/2017	4:30 p.m. Morris Court Community Room
Wesley Scott Place	Wednesday, 3/8/2017	10:00 a.m. Wesley Scott Community Room
Englewood Senior	Wednesday, 3/15/2017	10:00 a.m. Englewood Theatre Room

Guest unit dep \$56.00
BD

RECEIVED

MAR 28 2017

Housing Choice Voucher Program

Housing Dept.

Resident Advisory Board - Comments and Suggestions 2017

Attention: Marsha Bazinet, HCV Coordinator

The Housing Office is requesting participants comments and suggestions for inclusion in the submission of the Annual Plan to the Department of Housing and Urban Development (HUD) for the coming year.

Suggested topics are:

- Our customer service to you
- The Waiting List process (phone in)
- The Recertification process (appointments/walk in)
- The Inspection process
- The Moving process and/or the Portability process
- Moving to a low poverty area
- Criminal History and program participation

How are we doing and how can we make your experiences with us better?

Dear Ms Bazinet

Thank you for giving us the opportunity to express our comments and suggestions on HCV. Your customer services are excellent at all regards: fast and courteous, reliable and efficient. My recertification process would really be clear and smooth and methodical. Very reassuring for senior citizens like me. The inspection was great, it is really a following up on our comfort. Moving in a "poor" area has its pluses because the life is cheaper in terms of prices. For the security it is really a matter of each of us common sense. We enjoy 2 pharmacies three blocks from here, food markets and restaurants. We have a bus stop right here. Once again, thank you for your visit.

Sincerely
Philippe J. Huet

Housing Choice Voucher Program

Resident Advisory Board - Comments and Suggestions 2016

Attention: Marsha Bazinet, HCV Coordinator

The Housing Office is requesting participants comments and suggestions for inclusion in the submission of the Annual Plan to the Department of Housing and Urban Development (HUD) for the coming year.

Suggested topics are: Our customer service to you

The Waiting List process (phone in)

The Recertification process (appointments/walk in)

The Inspection process

The Moving process and/or the Portability process

Moving to a low poverty area

Criminal History and program participation

How are we doing and how can we make your experiences with us better?

I think you are doing an excellent job.

I also think you should re evaluate your process when someone tries to do better by getting a job. I was hired for a job that fell through. The process should take place in May 2017

Regina Detsow

RECEIVED

APR 03 2017

Housing Dept.

Philippe HUTINET
Apt 425 Englewood Senior Apartments

Housing Choice Voucher Program

Resident Advisory Board - Comments and Suggestions 2016

Attention: Marsha Bazinet, HCV Coordinator

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The Inspection process

The Moving process and/or the Portability process

Moving to a low poverty area

Criminal History and program participation

RECEIVED

FEB 21 2017

Housing Dept.

How are we doing and how can we make your experiences with us better?

Your action is very satisfying

Thank you

Ph. Hutinet

Dear Mrs Bazinet,
Pensacola February 11
Thank you for your invitation. I will do my best to attend the meeting at Englewood

Sincerely,
Philippe J. Hutinet

MAR 22 2017 AM 7:38

Housing Choice Voucher Program

Resident Advisory Board - Comments and Suggestions 2016

Attention: Marsha Bazinet, HCV Coordinator

The Housing Office is requesting participants comments and suggestions for inclusion in the submission of the Annual Plan to the Department of Housing and Urban Development (HUD) for the coming year.

Suggested topics are: Our customer service to you

The Waiting List process (phone in)

The Recertification process (appointments/walk in)

The Inspection process

The Moving process and/or the Portability process

Moving to a low poverty area

Criminal History and program participation

How are we doing and how can we make your experiences with us better?

As far as I'm concerned my experiences couldn't have been better. Everyone was very courteous and professional. I was very pleased with the process from the phone call to my move to Pensacola.

Thank you Pensacola Housing
Reville Shirley Kelly

Housing Choice Voucher Program

Card pulled
9510 Sanyang Lane
apt 8101
Baltimore, MD 32514

Resident Advisory Board - Comments and Suggestions 2016

Attention: Marsha Bazinet, HCV Coordinator

The Housing Office is requesting participants comments and suggestions for inclusion in the submission of the Annual Plan to the Department of Housing and Urban Development (HUD) for the coming year.

Suggested topics are: Our customer service to you

1. The Waiting List process (phone in)
2. The Recertification process (appointments/walk in)
3. The Inspection process
4. The Moving process and/or the Portability process
5. Moving to a low poverty area
6. Criminal History and program participation

How are we doing and how can we make your experiences with us better?

1. OK
2. OK
3. OK
4. OK
5. it would be ok but I am scared to ride down empty or empty lane because it has so many drug people, but I have living here I don't go out night because of the people that are on the Rd, I wished they could clean this place up (the streets)
6. I like

I won't be able to make it to the apt, but I wrote everything down

RECEIVED

FEB 15 2017

Housing Dept.

Housing Choice Voucher Program

Resident Advisory Board - Comments and Suggestions 2016/17

Attention: Marsha Bazinet, HCV Coordinator

The Housing Office is requesting participants comments and suggestions for inclusion in the submission of the Annual Plan to the Department of Housing and Urban Development (HUD) for the coming year.

Suggested topics are: Our customer service to you

The Waiting List process (phone in)

The Recertification process (appointments/walk in)

The Inspection process

The Moving process and/or the Portability process

Moving to a low poverty area

Criminal History and program participation

How are we doing and how can we make your experiences with us better?

I've been on the program for a while now its a very big help to me with my situation and being sick and unemployed due to medical reasons. The recertification process is ok and the inspection process I have no problem with that process. I wish we had more housing/apartments that except HUD we really don't have that many around here and with me being single or for anyone being by themselves. I enjoy living in my complex its very quiet and nice. The only issue I have with my complex is the privacy gate being open. I wish we had more HUD complexes with private gated community makes me so safe.

RECEIVED

FEB 20 2017

Housing Dept.

Marsha Bazinet

From: mgchap2 <mgchap2@aol.com>
Sent: Friday, March 03, 2017 11:01 AM
To: Marsha Bazinet
Subject: Per our conversation re: Resident Advisory Board and Englewood Apts

Dear Marsha,

I felt I could get this to you quicker by email.

As we discussed on the phone I can't participate as part of advisory board due to my agoraphobia, however I have many ideas and much to say.

I was on the waiting list for over 3 years. I believe that time would have been less had people receiving help from sec 8, not taking advantage of it. Many people are given this help which is supposed to be for a certain number of people in household, however once they move in the household doubles or triples in size.

I feel that after hours unscheduled visits as well as weekend visits would catch these people breaking contract hence making wait list a bit shorter and winging out the criminals.

Also sec 8 residing in Apts that include water and garbage and sewer, it's amazing how a one bedroom apartment can use so much water and cause all others rent to increase when you see people bringing garbage bags of laundry on weekends, yes that's a lot of free water someone is washing clothes with, also having house full of kids in live in an apt retirement community and yes my grandbabies visit however they do not run around unattended or go to the pool area ever unattended READ LEASE ; LEASE HOLDER MUST ACCOMPANY ANY MINOR AND OR ALL GUEST AND ARE LIMITED TO 2 GUEST PER LEASES HOLDER.

Which brings me to Englewood in the 6 years I have lived here we are now on Property manager #5 who started Feb 20, 2017 I don't even know her name, I do know when my homemaker went to pay my rent on March 2nd no one was in the office to take it. WHY DURING RENT DAYS WOULD YOU NOT BE IN THE OFFICE, I DON'T GO THERE MY HOMEMAKER IS OFF TILL SATURDAY SO IF I CAN'T FIND SOME ONE I TRUST TO TAKE MY RENT BACK TO THE OFFICE ARE THEY GOING TO SAY I WAS LATE?

Lin left she was the old property manager, the leasing agent followed suit, we haven't had a maintenance man in about a year, when the work orders pile up they send Wes over from the Pines and we are told we are not allowed to ask him to fix anything. He is only here to catch up work orders that are backed up.

I donated money to a lady that lives here's son 3 times to fix my ceiling fan in my living room because I have copied and have to feel air, I don't like using my o2 I don't want to become dependant on it completely, finally the ceiling fan burnt out it took 3 1/2 weeks for them to get Wes over to replace, they felt it wasn't a priority even though it was a medical need.

The office never answers the phone.

The entire front parking lot has been turned into private parking for any one who can get there MD to say they need it lol Re: one lady took them to court to get a close spot and won so everyone else followed suit, Englewood chose to just give in.

So next there's maybe 3 handicap parking spots ridiculous.

Next when I moved here the drop off and pick up was 15 minutes, now they make me have 2 people take off work one to sit in car while one helps me finish getting ready with whatever I need,

Each property manager picks and choose whichever part of the lease at any moment they decide to enforce then if you don't comply your given a 3 or 7 day notice.

Also pets people think that they can call a pet a companion and have pet fee waived SO UNTRUE EVEN IF YOUR MD WRITES A SCRIPT FOR A COMPANION PET THAT PET MUST BE CERTIFIED AND OR REGISTERED AS A COMPANION PET AND THEY WILL HAVE PAPERWORK, AND ID,

There is a lot going on at Englewood, much involves poor management as well as sec8 contracts not being followed up and broken, violence, people letting people in security doors when they shouldn't. If it's not your guest they should use call box. To many no residents getting in.

So Marsha I could keep going but I feel like I said alot and have gotten my point across.
I love my home, but I stay in it only leaving for Dr appointments.
I hope this is helpful.

Sincerely

Melissa G Chapman

1810 W. Cervantes st Apt 106

Pensacola fl, 3501

Sent via the Samsung Galaxy Note5, an AT&T 4G LTE smartphone

Violence Against Women Policy
Exerpt from the City of Pensacola Housing Administrative Plan

3.4 The Violence Against Women Act (VAWA)

In compliance with the Violence against Women and Department of Justice Reauthorization Act of 2005 (VAWA), as well as the Violence Against Women Reauthorization Act of 2013 (VAWA 2013), Pensacola Housing will not deny admission to the HCV program to any applicant who has been a victim of domestic violence, dating violence, stalking, or sexual assault, provided they have met the other admission requirements.

In addition, Pensacola Housing will adhere to the following guidelines when administering the HCV program to applicants or participants who are victims of domestic abuse:

1. Being a victim of domestic violence, dating violence, stalking, or sexual assault (collectively known as "abuse") is not a basis for denial of assistance to HCV programs.
2. Incidents or threats of abuse will not be regarded as "serious or repeated violations of the lease" for termination of assistance, tenancy, or occupancy rights of a victim of abuse.
3. Criminal activity directly relating to abuse, engaged in by a member of a tenant's household or any guest or other person under the tenant's control, shall not be a cause for termination of assistance, tenancy, or occupancy rights if the tenant or an affiliated individual of the tenant is the victim or threatened victim of that abuse. VAWA 2013 defines an affiliated individual as a spouse, parent, brother, sister, or child of that individual; or an individual to whom that individual stands *in loco parentis*; or any individual, tenant, or lawful occupant living in the household of that individual.
4. The Housing Office or owner/manager may remove a household member from a lease without regard to whether the household member is a signatory to the lease, in order to evict, remove, terminate occupancy rights, or terminate assistance to any individual who is a lawful tenant or lawful occupant and who engages in criminal activity directly relating to domestic violence, dating violence, sexual assault, or stalking against an affiliated individual or other individual, without evicting, removing, terminating assistance, or otherwise penalizing the victim of such activity, who is also a tenant or lawful occupant.
5. Such eviction, removal, termination of occupancy rights, or termination of assistance shall be effected in accordance with the procedures prescribed by federal, state, or local law for termination of leases or assistance. This federal statute authority takes precedence over any federal, state, or local law to the contrary; however, any eviction or removal or termination of assistance must be in accordance with procedures prescribed by federal, state, and local law (for example, the Landlord-Tenant Act, or HCV program regulations).
6. The family may request to move or port, in violation of the lease, if the family has met all other requirements and has moved out of the assisted unit to protect the health or safety of an individual who was the victim of abuse and who reasonably believed he or she was imminently threatened by further abuse if he or she remained in the unit.

In order to protect their ongoing assistance, participants who are victims of abuse may be asked to certify that incidences of abuse are bona fide. Form HUD-50066 may be used for this purpose. The certification must contain the name of the perpetrator, but only if the name of the perpetrator is known to the victim, and the name can be provided safely. Certification must be provided within 10 business days after Pensacola Housing's request for it. If the certification is not provided within this timeframe, Pensacola Housing may terminate assistance.

In lieu of the tenant completing form HUD-50066, Pensacola Housing will also accept documentation signed by an employee, agent, or volunteer of a victim service provider, an attorney, a medical professional, or a mental health professional, or a record from an administrative agency from which the victim has sought assistance, in which the professional or agency official attests under penalty of perjury that the incident(s) are bona fide. Federal, state, tribal, territorial or local police or court record will also be acceptable.

All information provided by the victim is confidential. Applicants and program participants will be informed of their rights under VAWA and VAWA 2013 at admission, during eligibility and recertification meetings, and in notifications informing them that assistance has been denied or terminated.

**Certifications of Compliance with
PHA Plans and Related Regulations
(Standard, Troubled, HCV-Only, and
High Performer PHAs)**

U.S. Department of Housing and Urban Development
Office of Public and Indian Housing
OMB No. 2577-0226
Expires 02/29/2016

**PHA Certifications of Compliance with the PHA Plan and Related Regulations including
Required Civil Rights Certifications**

Acting on behalf of the Board of Commissioners of the Public Housing Agency (PHA) listed below, as its Chairman or other authorized PHA official if there is no Board of Commissioners, I approve the submission of the ___ 5-Year and/or ☒ Annual PHA Plan for the PHA fiscal year beginning 2017, hereinafter referred to as "the Plan", of which this document is a part and make the following certifications and agreements with the Department of Housing and Urban Development (HUD) in connection with the submission of the Plan and implementation thereof:

1. The Plan is consistent with the applicable comprehensive housing affordability strategy (or any plan incorporating such strategy) for the jurisdiction in which the PHA is located.
2. The Plan contains a certification by the appropriate State or local officials that the Plan is consistent with the applicable Consolidated Plan, which includes a certification that requires the preparation of an Analysis of Impediments to Fair Housing Choice, for the PHA's jurisdiction and a description of the manner in which the PHA Plan is consistent with the applicable Consolidated Plan.
3. The PHA has established a Resident Advisory Board or Boards, the membership of which represents the residents assisted by the PHA, consulted with this Resident Advisory Board or Boards in developing the Plan, including any changes or revisions to the policies and programs identified in the Plan before they were implemented, and considered the recommendations of the RAB (24 CFR 903.13). The PHA has included in the Plan submission a copy of the recommendations made by the Resident Advisory Board or Boards and a description of the manner in which the Plan addresses these recommendations.
4. The PHA made the proposed Plan and all information relevant to the public hearing available for public inspection at least 45 days before the hearing, published a notice that a hearing would be held and conducted a hearing to discuss the Plan and invited public comment.
5. The PHA certifies that it will carry out the Plan in conformity with Title VI of the Civil Rights Act of 1964, the Fair Housing Act, section 504 of the Rehabilitation Act of 1973, and title II of the Americans with Disabilities Act of 1990.
6. The PHA will affirmatively further fair housing by examining their programs or proposed programs, identifying any impediments to fair housing choice within those programs, addressing those impediments in a reasonable fashion in view of the resources available and work with local jurisdictions to implement any of the jurisdiction's initiatives to affirmatively further fair housing that require the PHA's involvement and by maintaining records reflecting these analyses and actions.
7. For PHA Plans that includes a policy for site based waiting lists:
 - The PHA regularly submits required data to HUD's 50058 PIC/IMS Module in an accurate, complete and timely manner (as specified in PIH Notice 2010-25);
 - The system of site-based waiting lists provides for full disclosure to each applicant in the selection of the development in which to reside, including basic information about available sites; and an estimate of the period of time the applicant would likely have to wait to be admitted to units of different sizes and types at each site;
 - Adoption of a site-based waiting list would not violate any court order or settlement agreement or be inconsistent with a pending complaint brought by HUD;
 - The PHA shall take reasonable measures to assure that such a waiting list is consistent with affirmatively furthering fair housing;
 - The PHA provides for review of its site-based waiting list policy to determine if it is consistent with civil rights laws and certifications, as specified in 24 CFR part 903.7(c)(1).
8. The PHA will comply with the prohibitions against discrimination on the basis of age pursuant to the Age Discrimination Act of 1975.
9. The PHA will comply with the Architectural Barriers Act of 1968 and 24 CFR Part 41, Policies and Procedures for the Enforcement of Standards and Requirements for Accessibility by the Physically Handicapped.
10. The PHA will comply with the requirements of section 3 of the Housing and Urban Development Act of 1968, Employment Opportunities for Low-or Very-Low Income Persons, and with its implementing regulation at 24 CFR Part 135.
11. The PHA will comply with acquisition and relocation requirements of the Uniform Relocation Assistance and Real Property Acquisition Policies Act of 1970 and implementing regulations at 49 CFR Part 24 as applicable.

12. The PHA will take appropriate affirmative action to award contracts to minority and women's business enterprises under 24 CFR 5.105(a).
13. The PHA will provide the responsible entity or HUD any documentation that the responsible entity or HUD needs to carry out its review under the National Environmental Policy Act and other related authorities in accordance with 24 CFR Part 58 or Part 50, respectively.
14. With respect to public housing the PHA will comply with Davis-Bacon or HUD determined wage rate requirements under Section 12 of the United States Housing Act of 1937 and the Contract Work Hours and Safety Standards Act.
15. The PHA will keep records in accordance with 24 CFR 85.20 and facilitate an effective audit to determine compliance with program requirements.
16. The PHA will comply with the Lead-Based Paint Poisoning Prevention Act, the Residential Lead-Based Paint Hazard Reduction Act of 1992, and 24 CFR Part 35.
17. The PHA will comply with the policies, guidelines, and requirements of OMB Circular No. A-87 (Cost Principles for State, Local and Indian Tribal Governments), 2 CFR Part 225, and 24 CFR Part 85 (Administrative Requirements for Grants and Cooperative Agreements to State, Local and Federally Recognized Indian Tribal Governments).
18. The PHA will undertake only activities and programs covered by the Plan in a manner consistent with its Plan and will utilize covered grant funds only for activities that are approvable under the regulations and included in its Plan.
19. All attachments to the Plan have been and will continue to be available at all times and all locations that the PHA Plan is available for public inspection. All required supporting documents have been made available for public inspection along with the Plan and additional requirements at the primary business office of the PHA and at all other times and locations identified by the PHA in its PHA Plan and will continue to be made available at least at the primary business office of the PHA.
22. The PHA certifies that it is in compliance with applicable Federal statutory and regulatory requirements, including the Declaration of Trust(s).

City of Pensacola Housing Office
PHA Name

FL092

PHA Number/HA Code

X Annual PHA Plan for Fiscal Year 2017-2018

 5-Year PHA Plan for Fiscal Years 20 - 20

I hereby certify that all the information stated herein, as well as any information provided in the accompaniment herewith, is true and accurate. **Warning:** HUD will prosecute false claims and statements. Conviction may result in criminal and/or civil penalties. (18 U.S.C. 1001, 1010, 1012; 31 U.S.C. 3729, 3802).

Name of Authorized Official Ashton J. Hayward, III

Title Mayor

Signature

Date

**Certification by State or Local
Official of PHA Plans Consistency
with the Consolidated Plan or
State Consolidated Plan
(All PHAs)**

U. S Department of Housing and Urban Development

Office of Public and Indian Housing

OMB No. 2577-0226

Expires 2/29/2016

**Certification by State or Local Official of PHA Plans
Consistency with the Consolidated Plan or State Consolidated Plan**

I, Ashton J. Hayward, III, the Mayor of the City of Pensacola, Florida
Official's Name *Official's Title*

certify that the 5-Year PHA Plan and/or Annual PHA Plan of the

City of Pensacola Housing Division
PHA Name

is consistent with the Consolidated Plan or State Consolidated Plan and the Analysis of
Impediments (AI) to Fair Housing Choice of the

Pensacola/Escambia County, Florida
Local Jurisdiction Name

pursuant to 24 CFR Part 91.

Provide a description of how the PHA Plan is consistent with the Consolidated Plan or State
Consolidated Plan and the AI.

The Annual PHA Plan for the City of Pensacola Division of Housing is consistent with the
Consolidated Plan and the AI in its mission and goals (as stated in the Annual Plan) to provide
decent, safe, affordable housing to low income residents in the jurisdiction. The Consolidated Plan
and the AI may be viewed at <http://www.cityofpensacola.com/198/Plans-Announcements>.

I hereby certify that all the information stated herein, as well as any information provided in the accompaniment herewith, is true and accurate. Warning: HUD will
prosecute false claims and statements. Conviction may result in criminal and/or civil penalties. (18 U.S.C. 1001, 1010, 1012; 31 U.S.C. 3729, 3802)

<u>Ashton J. Hayward, III</u> Name of Authorized Official	<u>Mayor</u> Title
 Signature	 Date



City of Pensacola

222 West Main Street
Pensacola, FL 32502

Memorandum

File #: 17-00303

City Council

6/8/2017

LEGISLATIVE ACTION ITEM

SPONSOR: Ashton J. Hayward, III, Mayor

SUBJECT:

AIRPORT COMMERCE PARK - PROPERTY ACQUISITION E2404 - COLLEGE HEIGHTS

RECOMMENDATION:

That City Council authorize the purchase of E2404 (Parcel ID#141S292100260001) from MTGLQ Investors LP for \$85,000, closing costs of \$1,900, and a 5% contingency in the amount of \$4,345 for a total amount of \$91,245.

HEARING REQUIRED: No Hearing Required

SUMMARY:

The 2000 Airport Master Plan identified 65 acres of property adjacent to the northwest quadrant of the Airport for future land acquisition and development. In 2004, the Airport began the preliminary planning for the acquisition and development of this area for an Airport Commerce Park and performed an inventory of the properties in the designated area and held public meetings with both residential and business property owners.

The Airport contacted the property owner (MTGLQ Investors LP) of parcel E2404 and expressed an interest in purchasing the parcel located in the College Heights neighborhood. After discussions with the property owner, an offer was made based on a fair market value appraisal and a technical review appraisal performed by independent MAI certified appraisers. The offer was subsequently accepted by the property owner.

A State of Florida Department of Economic Opportunity (DEO) Grant is in place that will fund a portion of the acquisition. The remaining balance will be covered by a Florida Department of Transportation (FDOT) grant and Airport Capital Funds. There was a provision within the FDOT Grant that required the Airport to repay FDOT 25% of the amount drawn within 10 years. The FDOT authorized the Airport to use its prior capital purchases of property as an in-kind contribution to offset the 25% repayment provision.

This parcel contains an unoccupied home and therefore relocation assistance in accordance with federal relocation guidelines is not required. The purchase price, closing/miscellaneous costs, legal fees, and 5% contingency for the property on the following page.

PRIOR ACTION:

August 2006 - January 2017: City Council approved the purchase of 89 residential and 24 commercial parcels as identified on the attached site map.

FUNDING:

Budget:	\$ 58,505	DEO
	203,970	FDOT
	<u>67,990</u>	Airport
	<u>\$ 330,465</u>	Total
Actual:	\$ 85,000	Purchase Price
	500	Title, Examination, and Issuance
	500	Recording and Doc Stamps
	400	Legal Fees
	<u>500</u>	Estimated Survey
	<u>\$ 86,900</u>	Sub-Total
	<u>4,345</u>	5% Contingency
	<u>\$ 91,245</u>	Total

FINANCIAL IMPACT:

Funds are available from DEO grant proceeds, FDOT grant proceeds, and the FY 2017 Airport Capital Improvement Account.

CITY ATTORNEY REVIEW: Yes

5/17/2017

STAFF CONTACT:

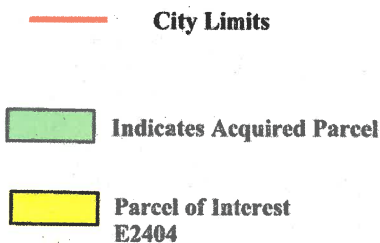
Eric W. Olson, City Administrator
Daniel E. Flynn, Airport Director

ATTACHMENTS:

- 1) Airport Commerce Park Map, Updated June 2017
- 2) Summary Appraisal Report, Client File #E2404
- 3) Deed In Lieu, #E2404
- 4) Technical Appraisal Review, #E2404

PRESENTATION: No

Updated June 2017



 Form 100.04	Client File #:	E2404	Appraisal File #:	RL17042X-E
	Summary Appraisal Report • Residential			
	Appraisal Company: Fruitticher-Lowery Appraisal Group, Inc.			
	Address: 3000 Langley Avenue, Suite 402, Pensacola, FL 32504			
Phone: 850-477-0419		Fax:		Website:
Appraiser: Rodger K. Lowery, MAI		Co-Appraiser:		
AI Membership (if any): ☐ SRA ☒ MAI ☐ SRPA		AI Membership (if any): ☐ SRA ☐ MAI ☐ SRPA		
AI Status (if any): ☐ Candidate for Designation ☐ Practicing Affiliate		AI Status (if any): ☐ Candidate for Designation ☐ Practicing Affiliate		
Other Professional Affiliation:		Other Professional Affiliation:		
E-mail: RLowery@FLAG1.Net		E-mail:		
Client: City of Pensacola		Contact: Mr. Michael B. Laven, CPA, A.A.E.		
Address: 2430 Airport Boulevard, Suite 225, Pensacola, FL 32504				
Phone: 850-436-5000		Fax:		E-mail:
SUBJECT PROPERTY IDENTIFICATION				
Address: 2404 Emily St				
City: Pensacola		County: Escambia		State: FL ZIP: 32504
Legal Description: Lot 26, Block 1, College Heights				
Tax Parcel #: 01-2396-000		RE Taxes: 473.57		Tax Year: 2016
Use of the Real Estate As of the Date of Value:		Single Family Residential		
Use of the Real Estate Reflected in the Appraisal:		Single Family Residential		
Opinion of highest and best use (if required):		Single-Family Residential		
SUBJECT PROPERTY HISTORY				
Owner of Record: MTGLQ Investors, LP				
Description and analysis of sales within 3 years (minimum) prior to effective date of value: The subject transferred as Deed in Lieu of Foreclosure on February 3, 2017 from Michel J and Karen G. Fontaine to MTGLQ Investors, L.P. No other sales were noted in the three years prior to this assignment. The subject is under consideration for acquisition by the City of Pensacola, under specific guidelines of the FAA giving full value support from transactions taken outside the project area, so as to minimize the value impact of previous acquisitions in the project area.				
Description and analysis of agreements of sale (contracts), listings, and options: No agreement for sale was presented to the appraiser. This appraisal is being prepared for use by the client for the purpose of acquiring the subject for the Airport Commerce Park.				
RECONCILIATIONS AND CONCLUSIONS				
Indication of Value by Sales Comparison Approach		\$ 85,000		
Indication of Value by Cost Approach		\$ 27,500		
Indication of Value by Income Approach		\$ N/A		
Final Reconciliation of the Methods and Approaches to Value: The subject property is a single-family occupied residential home that is in good condition. Although many properties in the subject's neighborhood are tenant occupied, the primary valuation method used by investors is the sales comparison approach. Considering this, only the sales comparison approach was utilized in valuing the subject. Based upon a direct comparison of the subject to recently sold competing properties, the sales comparison approach reflected a value for the subject as-is of \$85,000. Assuming the lot were vacant with no improvements, the lot value would be approximately \$27,500.				
Opinion of Value as of: 5/9/2017		\$ 85,000		
Exposure Time: 6 months				
The above opinion is subject to: ☐ Hypothetical Conditions and/or ☒ Extraordinary Assumptions cited on the following page.				

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Client:	City of Pensacola	Client File #:	E2404
Subject Property:	2404 Emily St, Pensacola, FL 32504	Appraisal File #:	RL17042X-E

ASSIGNMENT PARAMETERS

Intended User(s): City of Pensacola - Pensacola International Airport

Intended Use: For use by the client for the purpose of acquiring properties for the Airport Commerce Park.

This report is not intended by the appraiser for any other use or by any other user.

Type of Value: Market Value

Effective Date of Value: 5/9/2017

Interest Appraised: ☒ Fee Simple ☐ Leasehold ☐ Other

Hypothetical Conditions: (A hypothetical condition is that which is contrary to what exists, but is asserted by the appraiser for the purpose of analysis. Any hypothetical condition may affect the assignment results.)

Extraordinary Assumptions: (An extraordinary assumption is directly related to a specific assignment and presumes uncertain information to be factual. If found to be false this assumption could alter the appraiser's opinions or conclusions. Any extraordinary assumption may affect the assignment results.)

This value reported is based upon the extraordinary assumption that all public and private utilities are available to the property. It is also based upon the extraordinary assumption that there are no structural deficiencies that would negatively impact the use of the residence.

In accordance with Standard Rule 2-2(b) of the Uniform Standard of Professional Appraisal Practice (USPAP), this is a summary appraisal report.

SCOPE OF WORK

Definition: The scope of work is the type and extent of research and analysis in an assignment. Scope of work includes the extent to which the property is identified, the extent to which tangible property is inspected, the type and extent of data research, and the type and extent of analysis applied to arrive at credible opinions or conclusions. The specific scope of work for this assignment is identified below and throughout this report.

Scope of Subject Property Inspection/Data Sources Utilized**Approaches to Value Developed**

Appraiser

Property Inspection: ☒ Yes ☐ No

Date of Inspection: 5/9/2017

Describe scope of Property Inspection, Source of Area Calculations and Data Sources Consulted: Inspected the interior and exterior of the property and measured the improvements. Used the ECPA website to determine land size. Resources used were Pensacola MLS and public records.

Cost Approach:

- ☐ Is necessary for credible results and is developed in this analysis
☒ Is not necessary for credible results; not developed in this analysis
☐ Is not necessary for credible results but is developed in this analysis

Sales Comparison Approach:

- ☒ Is necessary for credible results and is developed in this analysis
☐ Is not necessary for credible results; not developed in this analysis
☐ Is not necessary for credible results but is developed in this analysis

Co-Appraiser

Property Inspection: ☐ Yes ☐ No

Date of Inspection:

Describe scope of Property Inspection, Source of Area Calculations and Data Sources Consulted:

Income Approach:

- ☐ Is necessary for credible results and is developed in this analysis
☒ Is not necessary for credible results; not developed in this analysis
☐ Is not necessary for credible results but is developed in this analysis

Additional Scope of Work Comments: I inspected the interior and exterior of the subject property and the subject's neighborhood as well as competing neighborhoods. I researched comparable improved residential sales similar to the subject as well as similar lot sales for use in the sales comparison approach to determine the current market value of the property as well as the value assuming the improvements were razed and the lot was vacant. Interior and exterior photographs are included in the report.

Significant Real Property Appraisal Assistance: ☒ None ☐ Disclose Name(s) and contribution:

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Client:	City of Pensacola	Client File #:	E2404
Subject Property:	2404 Emily St, Pensacola, FL 32504	Appraisal File #:	RL17042X-E

MARKET AREA ANALYSIS

Location ☒ Urban ☐ Suburban ☐ Rural	Built Up ☐ Under 25% ☐ 25-75% ☒ Over 75%	Growth ☐ Rapid ☒ Stable ☐ Slow	Supply & Demand ☐ Shortage ☒ In Balance ☐ Over Supply	Value Trend ☒ Increasing ☐ Stable ☐ Decreasing	Typical Marketing Time ☐ Under 3 Months ☒ 3-6 Months ☐ Over 6 Months
---	--	--	---	--	--

Neighborhood Single Family Profile <table> <tr> <td>Price</td> <td>Age</td> </tr> <tr> <td>40 Low</td> <td>40</td> </tr> <tr> <td>150 High</td> <td>60</td> </tr> <tr> <td>80 Predominant</td> <td>50</td> </tr> </table>			Price	Age	40 Low	40	150 High	60	80 Predominant	50	Neighborhood Land Use <table> <tr> <td>1 Family</td> <td>60%</td> <td>Commercial</td> <td>20%</td> </tr> <tr> <td>Condo</td> <td>10%</td> <td>Vacant</td> <td>5%</td> </tr> <tr> <td>Multifamily</td> <td>5%</td> <td></td> <td>%</td> </tr> </table>			1 Family	60%	Commercial	20%	Condo	10%	Vacant	5%	Multifamily	5%		%	Neighborhood Name: Airport Commerce Park PUD ☐ Condo ☐ HOA: \$ / Amenities:		
Price	Age																											
40 Low	40																											
150 High	60																											
80 Predominant	50																											
1 Family	60%	Commercial	20%																									
Condo	10%	Vacant	5%																									
Multifamily	5%		%																									

Market area description and characteristics: The subject neighborhood is considered to be the areas around the north, east and west sides of the Pensacola International Airport bound to the east by Spanish Trail, the airport to the south, Ninth Avenue to the north and west. This area includes the Scenic Heights and College Heights residential neighborhoods which appear to have been developed during the same time frame. These two residential neighborhoods reflect a similar mix of owner-occupancy and tenant occupied residences. The neighborhood is located in close proximity to Cordova Mall, Pensacola State College, Sacred Heart Hospital as well as numerous other office, retail and restaurant properties. Values in the subject's subdivision have been stagnant due to the pending purchase of properties by the Pensacola International Airport for the Airport Commerce Park.

SITE ANALYSIS

Dimensions: 75' x 126.6'	Area: 9,495 Sq.Ft.
View: Interior Residential	Shape: Rectangular
Drainage: Appears to be adequate	Utility: Average
Site Similarity/Conformity To Neighborhood	
Size: ☐ Smaller than Typical ☒ Typical ☐ Larger than Typical	View: ☐ Favorable ☒ Typical ☐ Less than Favorable
Zoning/Deed Restriction Zoning: MDR, Medium Density Residential ☒ Legal ☐ No zoning ☐ Legal, non-conforming ☐ Illegal	
Covenants, Condition & Restrictions ☐ Yes ☒ No ☐ Unknown Documents Reviewed ☐ Yes ☒ No Ground Rent \$ /	
Utilities	
Electric ☒ Public ☐ Other Gas ☒ Public ☐ Other Water ☒ Public ☐ Other Sewer ☒ Public ☐ Other	Off Site Improvements Street ☒ Public ☐ Private Alley ☐ Public ☐ Private Sidewalk ☐ Public ☐ Private Street Lights ☐ Public ☐ Private

Site description and characteristics: The subject consists of an approximate 9,495 square foot site located along the north side of Emily Street east of 12th Avenue and west of the Pensacola International Airport. The site is level and appears to have good utility. No adverse site conditions were noted during my inspection.

HIGHEST AND BEST USE ANALYSIS

☒ Present Use ☐ Proposed Use ☐ Other	Summary of highest and best use analysis: The highest and best use as vacant and as improved is single-family residential.
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Client:	City of Pensacola	Client File #:	E2404
Subject Property:	2404 Emily St, Pensacola, FL 32504	Appraisal File #:	RL17042X-E

IMPROVEMENTS ANALYSIS

General	Design: Ranch	No. of Units: 1	No. of Stories: 1	Actual Age: 53	Effective Age: 35
☒ Existing ☐ Under Construction ☐ Proposed ☐ Attached ☒ Detached ☐ Manufactured ☐ Modular					
Other:					
Exterior Elements	Roofing: Composite Shingle	Siding: Brick/Concrete Block		Windows: Single-Pane Aluminum	
☒ Patio		☐ Deck	☒ Porch Covered Porch	☐ Pool	☒ Fence Chain Link
Other:					
Interior Elements	Flooring: Tile/Vinyl/Carpet	Walls: Drywall		☐ Fireplace #	
Kitchen: ☐ Refrigerator ☒ Range ☒ Oven ☒ Fan/Hood ☐ Microwave ☐ Dishwasher Countertops: Vinyl Laminate					
Other: Wood Cabinets					
Foundation	☒ Crawl Space Wood Sub-Floor		☐ Slab		☐ Basement
Other:					
Attic	☐ None ☒ Scuttle		☐ Drop Stair	☐ Stairway	☐ Finished
Mechanicals	HVAC: Central		Fuel: Electric		Air Conditioning: Central
Car Storage	☒ Driveway Concrete		☐ Garage	☐ Carport	☐ Finished
Other Elements	Utility Room				

Above Grade Gross Living Area (GLA)

	Living	Dining	Kitchen	Den	Family	Rec.	Bdrms	# Baths	Utility	Other	Area Sq. Ft.
Level 1	1	Area	1				3	1	1		1,238
Level 2											
Finished area above grade contains:	Bedroom(s): 3					Bath(s): 1			GLA: 1,238		

Summarize Above Grade Improvements: The improvements appear to be in fair to average condition. The property includes a covered front and back porch. The residence has central heat and air conditioning.

Below Grade Area or Other Area

	Living	Dining	Kitchen	Den	Family	Rec.	Bdrms	# Baths	Utility	% Finished	Area Sq. Ft.
Below Grade											
Other Area											

Summarize below grade and/or other area improvements:

Discuss physical depreciation and functional or external obsolescence: Based upon my interior and exterior inspection of the property the physical condition of the property is fair to average with an effective age of approximately 35-years.

Discuss style, quality, condition, size, and value of improvements including conformity to market area: The subject is a ranch-style home built in 1964 consisting of a three-bedroom/one bath residence. The improvements are considered to be average quality in fair to average condition. Overall the effective age is estimated to be 35 years.

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Client:	City of Pensacola	Client File #:	E2404
Subject Property:	2404 Emily St, Pensacola, FL 32504	Appraisal File #:	RL17042X-E

SITE VALUATION**Site Valuation Methodology**

- ☒ **Sales Comparison Approach:** A set of procedures in which a value indication is derived by comparing the property being appraised to similar properties that have been sold recently, then applying appropriate units of comparison and making adjustments to the sale prices of the comparables based on the elements of comparison. The sales comparison approach may be used to value improved properties, vacant land, or land being considered as though vacant; it is the most common and preferred method of land valuation when an adequate supply of comparable sales are available.
- ☐ **Market Extraction:** A method of estimating land value in which the depreciated cost of the improvements on the improved property is estimated and deducted from the total sale price to arrive at an estimated sale price for the land; most effective when the improvements contribute little to the total sale price of the property.
- ☐ **Alternative Method:** (Describe methodology and rationale)

Site Valuation

ITEM	SUBJECT	COMPARISON 1		COMPARISON 2		COMPARISON 3	
Address	2404 Emily St Pensacola, FL 32504	3850 Whispering Pines Dr. Pensacola, FL 32503		6530 Sanders Avenue Pensacola, FL 32504		750 Farmington Road Pensacola, FL 32504	
Proximity to Subject							
Data Source/ Verification		MLS #489702		MLS #505962		MLS #505988	
Sales Price	\$		\$ 27,500		\$ 30,000		\$ 29,000
Price / Sq.Ft.	\$		\$ 2.76		\$ 0.85		\$ 4.61
Sale Date		1/27/2016		3/30/2017		9/12/2016	
Location	College Heights	Scenic Heights		Scenic Heights		The Grove	
Site Size	9,495 Sq.Ft.	9,960 SF		35,285 SF		6,288 SF	
Site View	Interior Residential	Interior Res.		Residential		Interior Res.	
Site Improvements	Assumed Vacant	Vacant		Vacant		Vacant	
Net Adjustment		☐ + ☐ - \$		☐ + ☒ - \$ -3,500		☐ + ☒ - \$ -5,000	
Indicated Value		Net Adj. %		Net Adj. 11.7 %		Net Adj. 17.2 %	
		Gross Adj. % \$ 27,500		Gross Adj. 11.7 % \$ 26,500		Gross Adj. 17.2 % \$ 24,000	
Prior Transfer History	Foreclosure in February 2017. \$100	Foreclosure 6/2015 \$100 CT		None noted three years prior.		None noted three years prior.	

Site Valuation Comments: Comparable one is the most recent single-family lot sales in the subject's neighborhood or adjoining neighborhoods. Comparable one is smaller and comparables two and three are in superior neighborhoods. The subject property, assuming it were vacant would compare most similar to comparable one and inferior to comparables two and three for location and size. Based upon a direct comparison of the subject to the three comparable lots, and assuming the subject was vacant land, it is my opinion that the value of the lot would be \$27,500.

Site Valuation Reconciliation: Based upon a comparison of the subject parcel (assuming it was vacant land) to the comparable, I would reconcile the subject's lot value at \$27,500.

Opinion of Site Value**\$ 27,500**

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Client:	City of Pensacola	Client File #:	E2404
Subject Property:	2404 Emily St, Pensacola, FL 32504	Appraisal File #:	RL17042X-E

COST APPROACH**Cost Approach Definitions**

- ☐ **Reproduction Cost** is the estimated cost to construct, at current prices as of the effective appraisal date, an exact duplicate or replica of the building being appraised, using the same materials, construction standards, design, layout, and quality of workmanship, and embodying all of the deficiencies, superadequacies, and obsolescence of the subject building.
- ☐ **Replacement Cost** is the estimated cost to construct, at current prices as of the effective appraisal date, a building with utility equivalent to the building being appraised, using modern materials and current standards, design and layout.

Cost Approach Analysis**Estimated Cost New**

Above Grade Living Area	1,238	Sq. Ft @ \$	= \$
Finished Below Grade Area		Sq. Ft @ \$	= \$
Unfinished Below Grade Area		Sq. Ft @ \$	= \$
Other Area		Sq. Ft @ \$	= \$
Car Storage	262	Sq. Ft @ \$	= \$
			\$
			\$
			\$

Total Estimated Cost New

\$

Less Depreciation

Physical	58.33	% = \$	
Functional		% = \$	
External		% = \$	
Total Depreciation		\$	

Depreciated Value of Improvements

\$

Contributory Value of Site Improvements

\$

\$

\$

\$

Opinion of Site Value

\$

27,500

Indicated Value

\$

27,500

Cost Approach Comments (Data Sources, Depreciation Basis, Site Value, Etc.):

Cost Approach Reconciliation:**Indication of Value by Cost Approach**

\$ 27,500

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Client:	City of Pensacola	Client File #:	E2404
Subject Property:	2404 Emily St, Pensacola, FL 32504	Appraisal File #:	RL17042X-E

INCOME APPROACH**Market Rent Analysis**

ITEM	SUBJECT	RENTAL 1	RENTAL 2	RENTAL 3
Address	2404 Emily St Pensacola, FL 32504			
Proximity to Subject				
Data Source/ Verification				
Lease Term				
Date of Lease				
Rent /	\$	\$	\$	\$
Rent Concession				
Less Utilities				
Less				
Adjusted Market Rent		\$	\$	\$
Location	College Heights			
Site/View				
Quality of Construction	Average			
Age	53			
Condition	Fair to Average			
Above Grade Bedrooms	Bedrooms 3	Bedrooms	Bedrooms	Bedrooms
Above Grade Baths	Baths 1	Baths	Baths	Baths
Gross Living Area	1,238 Sq.Ft.	Sq.Ft.	Sq.Ft.	Sq.Ft.
Below Grade Area	Sq.Ft.	Sq.Ft.	Sq.Ft.	Sq.Ft.
Other Area	Sq.Ft.	Sq.Ft.	Sq.Ft.	Sq.Ft.
Heating/Cooling	Central Heat/WU			
Car Storage				
Net Adjustment		☐ + ☐ - \$	☐ + ☐ - \$	☐ + ☐ - \$
Indicated Market Rent		Net Adj. % Gross Adj. % \$	Net Adj. % Gross Adj. % \$	Net Adj. % Gross Adj. % \$

Rent comparable analysis and reconciliation of market rent of subject property:

Opinion of Market Rent \$

Gross Rent Multiplier Analysis

ADDRESS	DATE	SALE PRICE	GROSS RENT	GRM	COMMENTS

Comment and reconciliation of the gross rent multiplier (GRM):

Opinion of Market Rent: \$ _____ x _____ GRM = \$

Indication of Value by Income Approach \$ N/A

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Client:	City of Pensacola	Client File #:	E2404
Subject Property:	2404 Emily St, Pensacola, FL 32504	Appraisal File #:	RL17042X-E

SALES COMPARISON APPROACH

ITEM	SUBJECT	COMPARISON 1		COMPARISON 2		COMPARISON 3	
Address	2404 Emily St Pensacola, FL 32504	6360 Judkins Dr Pensacola, FL 32504		3661 Wellington Rd Pensacola, FL 32504		3820 Summer Dr Pensacola, FL 32504	
Proximity to Subject		0.22 miles NW		1.20 miles NE		1.19 miles E	
Data Source/ Verification		MLS #508885 Public Records		MLS #508534 Public Records		MLS #503520 Public Records	
Original List Price	\$		\$ 108,995		\$ 119,000		\$ 120,000
Final List Price	\$		\$ 108,995		\$ 119,000		\$ 120,000
Sale Price	\$		\$ 109,500		\$ 115,000		\$ 115,000
Sale Price % of Original List	%		100.5 %		96.6 %		95.8 %
Sale Price % of Final List	%		100.5 %		96.6 %		95.8 %
Closing Date		12/27/2016		1/13/2017		10/26/2016	
Days On Market		1		18		57	
Price/Gross Living Area	\$	\$ 106.83		\$ 100.52		\$ 95.83	
	DESCRIPTION	DESCRIPTION	+(-) Adjustment	DESCRIPTION	+(-) Adjustment	DESCRIPTION	+(-) Adjustment
Financing Type	Cash to Seller	FHA		Conventional		FHA	
Concessions	None	None noted		None noted.		None Noted	
Contract Date	N/A	11/15/2016		11/22/2016		9/12/2016	
Location	College Heights	College Court		Eastgate		Scenic Heights	
Site Size	9,495 Sq.Ft.	8,053 SF		21,118 SF	-10,000	9,600 SF	
Site Views/Appeal	Residential/Avg.	Residential/Avg.		Residential/Avg.		Residential/Avg.	
Design and Appeal	Ranch/Avg.	Ranch/Avg.		Ranch/Avg.		Ranch/Avg.	
Quality of Construction	Average	Average		Average		Average	
Age	53	60, Eff. 35		55, Eff. 35		55, Eff. 35	
Condition	Fair to Average	Good	-20,000	Good	-20,000	Good	-20,000
Above Grade Bedrooms	Bedrooms 3	Bedrooms 3		Bedrooms 3		Bedrooms 3	
Above Grade Baths	Baths 1	Baths 2	-3,000	Baths 1.1	-1,500	Baths 2	-3,000
Gross Living Area	1,238 Sq.Ft.	1,025 Sq.Ft.	+3,200	1,144 Sq.Ft.	+1,400	1,200 Sq.Ft.	
Below Grade Area	None	None		None		None	
Below Grade Finish	N/A	N/A		N/A		N/A	
Other Area	None	None		None		None	
Functional Utility	Average	Average		Average		Average	
Heating/Cooling	Central Heat/WU	Central		Central		Central	
Car Storage	Drive Only	1-Car Garage	-3,000	1-Car Garage	-3,000	1-Car Garage	-3,000
	Cvd Porch/Fence	CvdPorch/Fence		Cvd Pch/Fence		FP/Fence/Patio	
Utility Storage	Yes	Yd. Bldg		Yes		No	+500
Net Adjustment (total)		☐ + ☒ - \$ -22,800		☐ + ☒ - \$ -33,100		☐ + ☒ - \$ -25,500	
Adjusted Sale Price		Net Adj. 20.8 %		Net Adj. 28.8 %		Net Adj. 22.2 %	
		Gross Adj. 26.7 % \$ 86,700		Gross Adj. 31.2 % \$ 81,900		Gross Adj. 23.0 % \$ 89,500	
Prior Transfer History	Foreclosed 2/3/2017 \$100	Sold 9/2014 for \$86,000.		None noted 3 years prior.		None noted 3 years prior.	

Comments and reconciliation of the sales comparison approach: See additional comments on the following addendum. The three comparables sales are considered the best available in the neighborhood having occurred within the past year. Adjustments were applied to the comparables for variances in age, condition, improvement size and bathrooms as well as variances in other features such as car storage variances and other site improvements. After the adjustments, the three comparables reflect an adjusted range of \$81,900 to \$89,500. With about equal weight to each sale, I reconciled the subject's current market value at \$85,000.

Indication of Value by Sales Comparison Approach **\$ 85,000**

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Supplemental AddendumFile No. **RL17042X-E**

Client	City of Pensacola			
Property Address	2404 Emily St			
City	Pensacola	County	Escambia	State FL Zip Code 32504
Owner	MTGLQ Investors, LP			

Comments:**Sales Comparison Approach:**

I performed a search for recent comparable improved sales to compare to the subject property. My search revealed a total of 12 sales occurring in the last year ranging in price from \$57,500 to \$120,000 with an average price of \$91,950 and a median price of \$103,450. However, many of the homes were either in superior condition, located in a superior location as compared to the subject and/or much larger in size. Of the 12 sales located, the three selected for comparison purposes were considered to be the most comparable to the subject.

The condition of all three sales was superior to the subject with a downward adjustment of \$20,000 applied to each.

The subject includes one and one-half bathrooms. Sales one and three included two bathrooms with sale two having one and a half baths. The adjustment for a half bath versus a full bath is approximately \$1,500 for homes in this price range. Therefore sales one and three are adjusted down \$3,000 with sale two adjusted down \$1,500.

The size of the subject is similar to sale three and larger than sales one and two. Using an depreciated cost new adjustment of \$15/SF for the difference in size, an upward size adjustment of \$3,200 is applied to sale one with an upward adjustment of \$ \$1,400 applied to sale two.

The subject has drive-only car storage with all three sales having a one-car garage. An downward adjustment of \$3,000 is applied to the sales for superior car storage.

The subject includes a covered porch as well as chain link fencing, which is similar to all three sales. An upward adjustment of \$500 is applied to sale three for the lack of a utility/storage room.

Once the above noted adjustments have been applied, the three comparable sales reflect a range from \$81,900 to \$89,500. With about equal weight to each adjusted sale, I reconcile the subject's value via the sales comparison approach at \$85,000.

Client:	City of Pensacola	Client File #:	E2404
Subject Property:	2404 Emily St, Pensacola, FL 32504	Appraisal File #:	RL17042X-E

STATEMENT OF ASSUMPTIONS AND LIMITING CONDITIONS

This appraisal is subject to the following assumptions and limiting conditions:

- This report is prepared using forms developed and copyrighted by the Appraisal Institute. However, the content, analyses, and opinions set forth in this report are the sole product of the appraiser. The Appraisal Institute is not liable for any of the content, analyses, or opinions set forth herein.
- No responsibility is assumed for matters legal in character or nature. No opinion is rendered as to title, which is assumed to be good and marketable. All existing liens, encumbrances, and assessments have been disregarded, unless otherwise noted, and the property is appraised as though free and clear, having responsible ownership and competent management.
- I have examined the property described herein exclusively for the purposes of identification and description of the real property. The objective of our data collection is to develop an opinion of the highest and best use of the subject property and make meaningful comparisons in the valuation of the property. The appraiser's observations and reporting of the subject improvements are for the appraisal process and valuation purposes only and should not be considered as a warranty of any component of the property. This appraisal assumes (unless otherwise specifically stated) that the subject is structurally sound and all components are in working condition.
- I will not be required to give testimony or appear in court because of having made an appraisal of the property in question, unless specific arrangements to do so have been made in advance, or as otherwise required by law.
- I have noted in this appraisal report any significant adverse conditions (such as needed repairs, depreciation, the presence of hazardous wastes, toxic substances, etc.) discovered during the data collection process in performing the appraisal. Unless otherwise stated in this appraisal report, I have no knowledge of any hidden or unapparent physical deficiencies or adverse conditions of the property (such as, but not limited to, needed repairs, deterioration, the presence of hazardous wastes, toxic substances, adverse environmental conditions, etc.) that would make the property less valuable, and have assumed that there are no such conditions and make no guarantees or warranties, express or implied. I will not be responsible for any such conditions that do exist or for any engineering or testing that might be required to discover whether such conditions exist. Because I am not an expert in the field of environmental hazards, this appraisal report must not be considered as an environmental assessment of the property. I obtained the information, estimates, and opinions furnished by other parties and expressed in this appraisal report from reliable public and/or private sources that I believe to be true and correct.
- I will not disclose the contents of this appraisal report except as provided for in the Uniform Standards of Professional Appraisal Practice, and/or applicable federal, state or local laws.
- The Client is the party or parties who engage an appraiser (by employment contract) in a specific assignment. A party receiving a copy of this report from the client does not, as a consequence, become a party to the appraiser-client relationship. Any person who receives a copy of this appraisal report as a consequence of disclosure requirements that apply to an appraiser's client, does not become an intended user of this report unless the client specifically identified them at the time of the assignment. The appraiser's written consent and approval must be obtained before this appraisal report can be conveyed by anyone to the public through advertising, public relations, news, sales, or other media.
- If this valuation conclusion is subject to satisfactory completion, repairs, or alterations, it is assumed that the improvements will be completed competently and without significant deviation.

VALUE DEFINITION

☒ **Market Value Definition (below)**

☐ **Alternate Value Definition (attached)**

MARKET VALUE is defined as the most probable price which a property should bring in a competitive and open market under all conditions requisite to a fair sale, the buyer and seller each acting prudently and knowledgeably, and assuming the price is not affected by undue stimulus. Implicit in this definition is the consummation of a sale as of a specified date and the passing of title from seller to buyer under conditions whereby:

1. buyer and seller are typically motivated;
2. both parties are well informed or well advised and acting in what they consider their own best interests;
3. a reasonable time is allowed for exposure in the open market;
4. payment is made in terms of cash in U.S. dollars or in terms of financial arrangements comparable thereto; and
5. the price represents the normal consideration for the property sold unaffected by special or creative financing or sales concessions granted by anyone associated with the sale.

Source: *The Dictionary of Real Estate Appraisal*, 5th ed., Appraisal Institute

*** NOTICE:** The Appraisal Institute publishes this form for use by appraisers where the appraiser deems use of the form appropriate. Depending on the assignment, the appraiser may need to provide additional data, analysis and work product not called for in this form. The Appraisal Institute plays no role in completing the form and disclaims any responsibility for the data, analysis or any other work product provided by the individual appraiser(s).

AI Reports® AI-900.04 Certification, Assumptions and Limiting Conditions

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January 2013

Client:	City of Pensacola	Client File #:	E2404
Subject Property:	2404 Emily St, Pensacola, FL 32504	Appraisal File #:	RL17042X-E

APPRAISER CERTIFICATION

I certify that, to the best of my knowledge and belief:

- The statements of fact contained in this report are true and correct.
- The reported analysis, opinions, and conclusions are limited only by the report assumptions and limiting conditions, and are my personal, unbiased professional analysis, opinions, and conclusions.
- I have no present (unless specified below) or prospective interest in the property that is the subject of this report, and I have no (unless specified below) personal interest with respect to the parties involved.
- I have no bias with respect to any property that is the subject of this report or to the parties involved with this assignment.
- My engagement in this assignment was not contingent upon the developing or reporting predetermined results.
- My compensation for completing this assignment is not contingent upon the development or reporting of a predetermined value or direction in value that favors the cause of the client, the amount of the value opinion, the attainment of a stipulated result, or the occurrence of a subsequent event directly related to the intended use of this appraisal.
- My analysis, opinions, and conclusions were developed, and this report has been prepared, in conformity with the Uniform Standards of Professional Appraisal Practice.
- Individuals who have provided significant real property appraisal assistance are named below. The specific tasks performed by those named are outlined in the Scope of Work section of this report.

☒ None ☐ Name(s)

As previously identified in the Scope of Work section of this report, the signer(s) of this report certify to the inspection of the property that is the subject of this report as follows:

Property inspected by Appraiser ☒ Yes ☐ No

Property inspected by Co-Appraiser ☐ Yes ☐ No

- Services provided, as an appraiser or in any other capacity, regarding the property that is the subject of this report within the three-year period immediately preceding acceptance of this assignment: ☒ None ☐ Specify services provided:

ADDITIONAL CERTIFICATION FOR APPRAISAL INSTITUTE MEMBERS

Appraisal Institute Designated Member, Candidate for Designation, or Practicing Affiliate Certify:

- The reported analyses, opinions, and conclusions were developed, and this report has been prepared, in conformity with the requirements of the Code of Professional Ethics and the Standards of Professional Appraisal Practice of the Appraisal Institute, which include the Uniform Standards of Professional Appraisal Practice.
- The use of this report is subject to the requirements of the Appraisal Institute relating to review by its duly authorized representatives.

- I am a Designated Member of the Appraisal Institute.
As of the date of this report, I have completed the continuing education program of the Appraisal Institute.

APPRAISER:

Signature _____

Name Rodger K. Lowery, MAI

Report Date 5/10/2017

Trainee ☐ Licensed ☐ Certified Residential ☐ Certified General ☒

License # Cert. Gen. RZ1922 State Florida

Expiration Date 11/30/2018

CO-APPRAISER:

Signature _____

Name _____

Report Date _____

Trainee ☐ Licensed ☐ Certified Residential ☐ Certified General ☐

License # _____ State _____

Expiration Date _____

*** NOTICE:** The Appraisal Institute publishes this form for use by appraisers where the appraiser deems use of the form appropriate. Depending on the assignment, the appraiser may need to provide additional data, analysis and work product not called for in this form. The Appraisal Institute plays no role in completing the form and disclaims any responsibility for the data, analysis or any other work product provided by the individual appraiser(s).

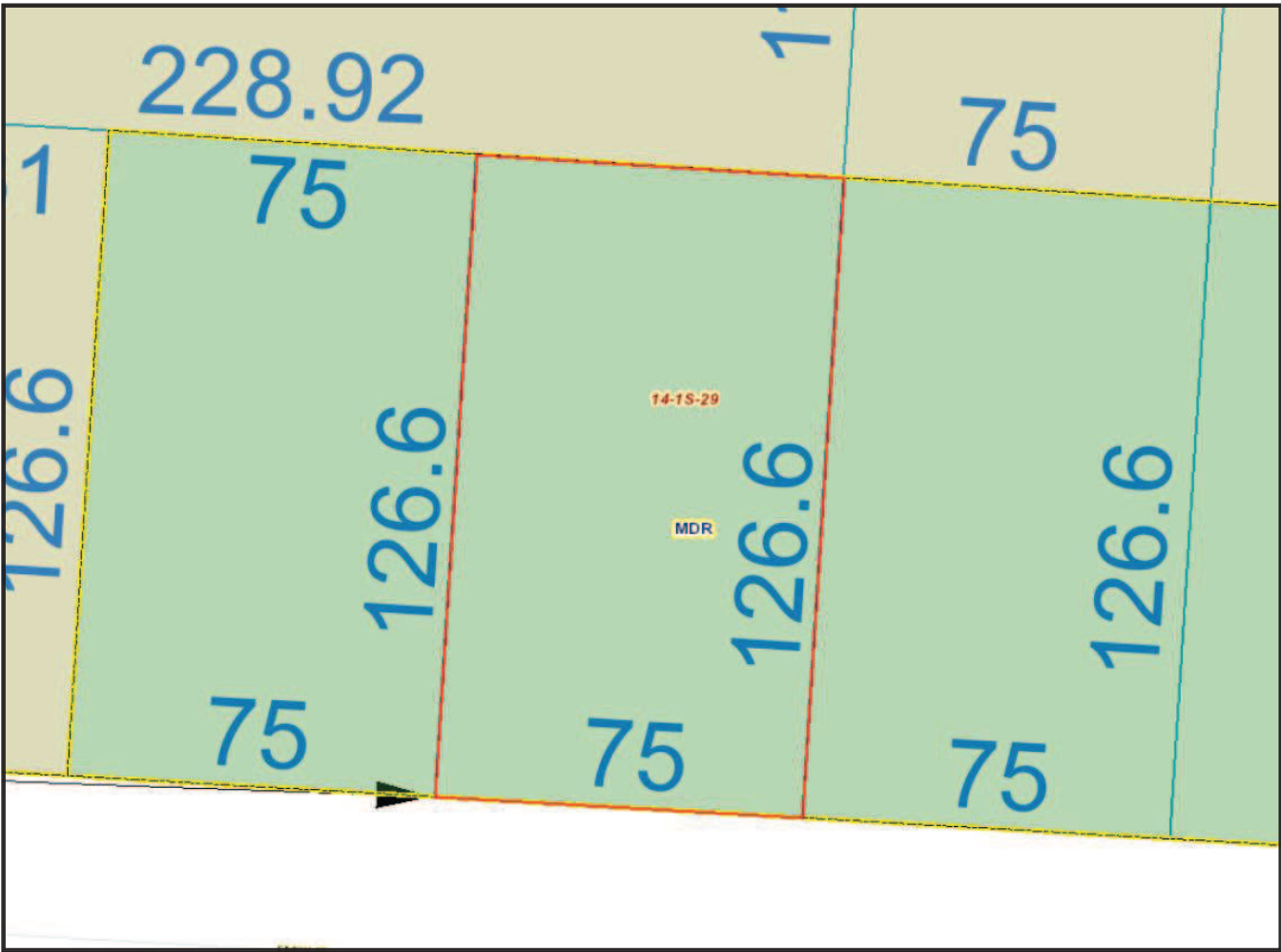
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January 2013

Site Map

Client	City of Pensacola			
Property Address	2404 Emily St			
City	Pensacola	County	Escambia	State FL Zip Code 32504
Owner	MTGLQ Investors, LP			



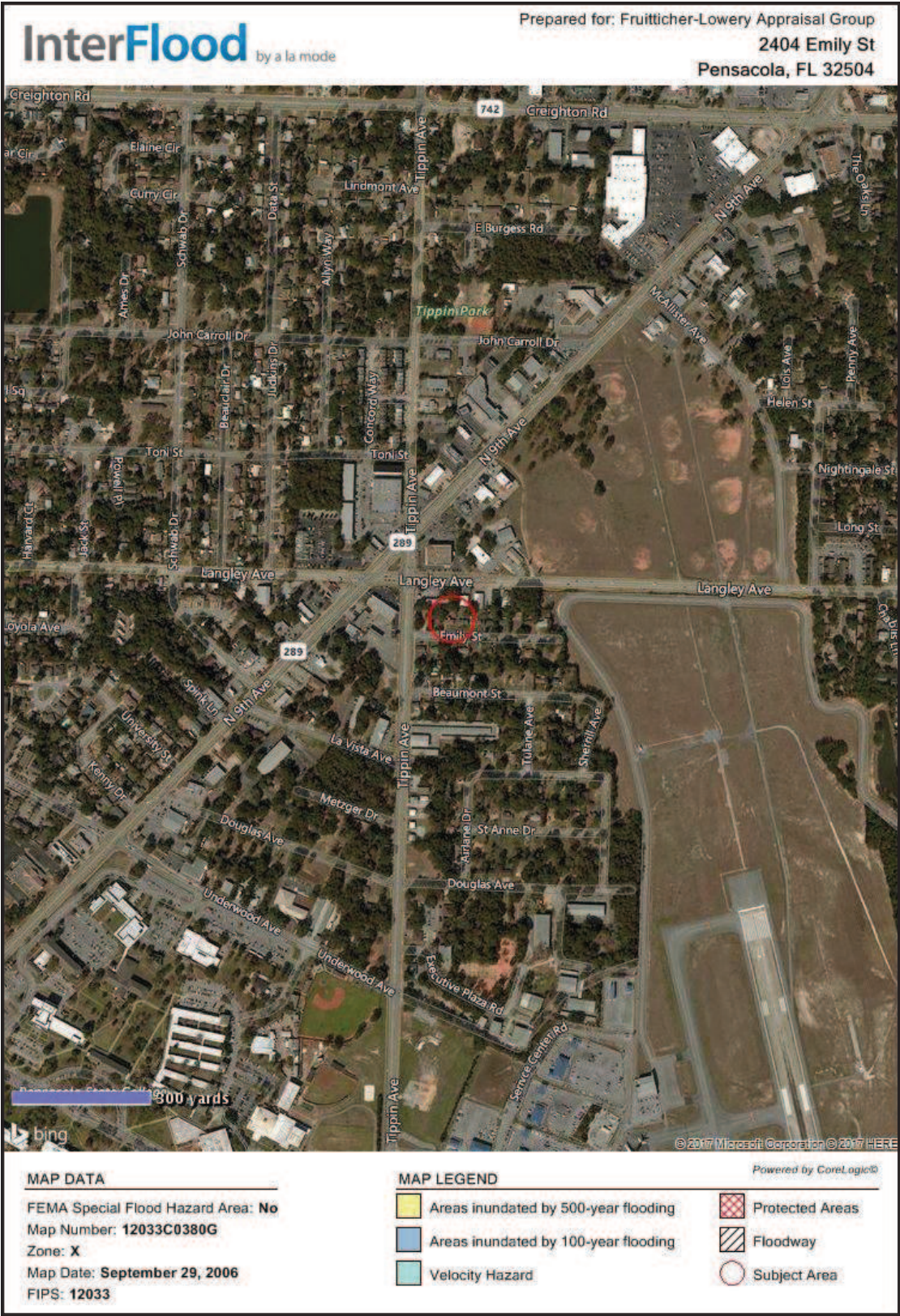
Aerial Map

Client	City of Pensacola			
Property Address	2404 Emily St			
City	Pensacola	County	Escambia	State FL Zip Code 32504
Owner	MTGLQ Investors, LP			



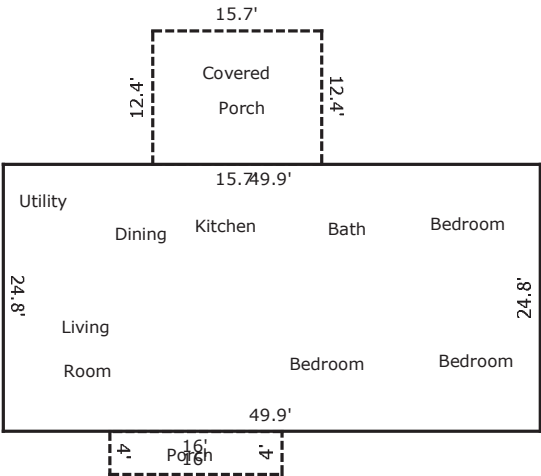
Flood Map

Client	City of Pensacola			
Property Address	2404 Emily St			
City	Pensacola	County	Escambia	State FL Zip Code 32504
Owner	MTGLQ Investors, LP			



Building Sketch

Client	City of Pensacola			
Property Address	2404 Emily St			
City	Pensacola	County	Escambia	State FL Zip Code 32504
Owner	MTGLQ Investors, LP			



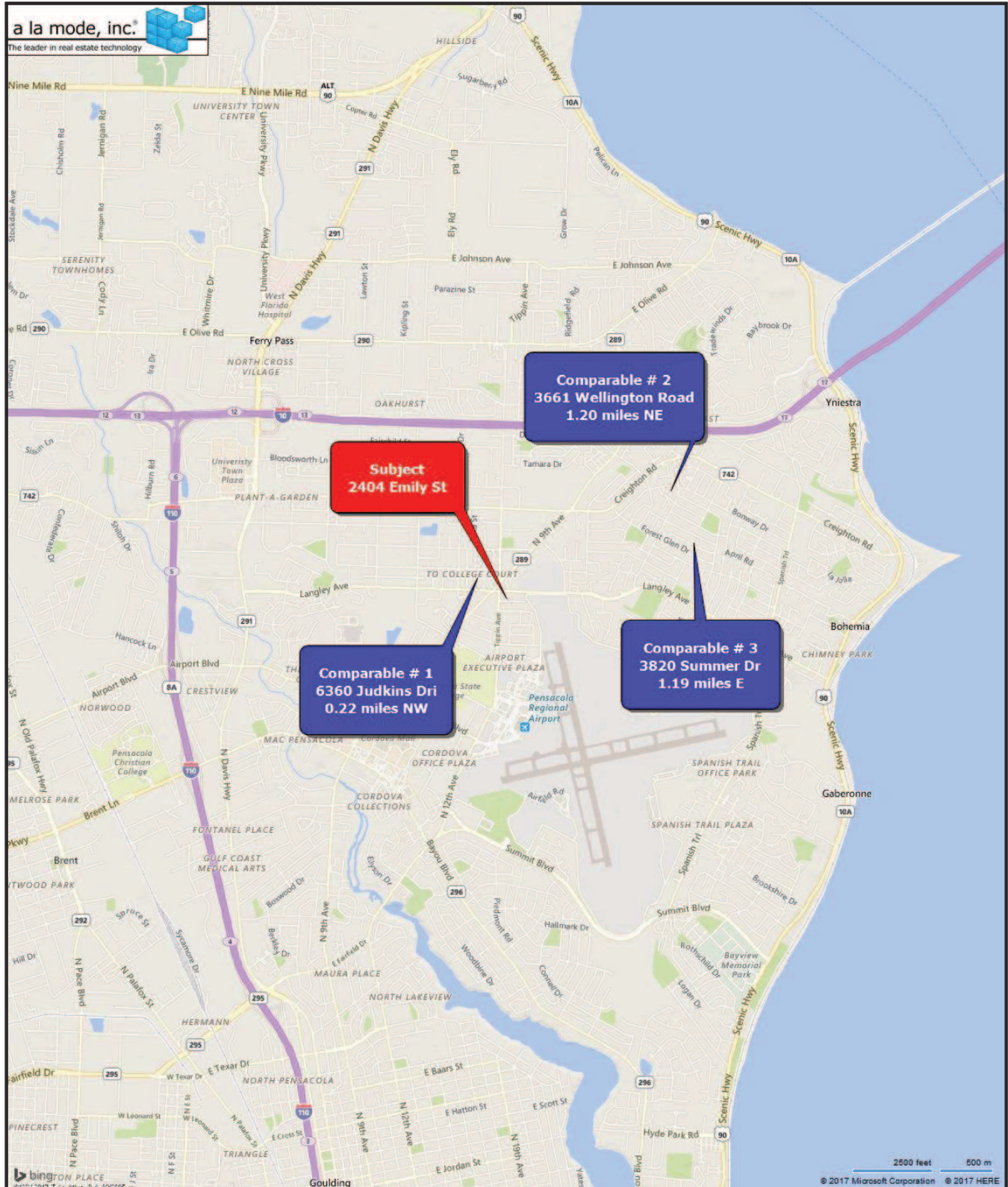
TOTAL Sketch by a la mode, inc.

Area Calculations Summary

Living Area	
First Floor	1237.52 Sq ft
Total Living Area (Rounded):	1238 Sq ft
Non-living Area	
Covered Porch	64 Sq ft
Covered Porch	194.68 Sq ft

Location Map

Client	City of Pensacola			
Property Address	2404 Emily St			
City	Pensacola	County	Escambia	State FL Zip Code 32504
Owner	MTGLQ Investors, LP			



Photograph Addendum

Client	City of Pensacola				
Property Address	2404 Emily St				
City	Pensacola	County	Escambia	State	FL Zip Code 32504
Owner	MTGLQ Investors, LP				



Subject Front



Subject Rear

Commitment Number: 160330214

This instrument prepared by: Jay A. Rosenberg, Esq., Rosenberg LPA, Attorneys At Law, 3805
Edwards Road, Suite 550, Cincinnati, Ohio 45209 (513) 247-9605 Fax: (866) 611-0170.

After Recording Mail/Return To:
10385 Westmoor Drive, Suite 200
Westminster, CO 80021
Attention: Denver DIL Title

Mail Tax Statements To:
MTGLO INVESTORS, L.P.
6011 CONNECTION DRIVE, 5TH FLOOR, IRVING TX 75039.

DEED IN LIEU OF FORECLOSURE

KNOWN ALL MEN BY THESE PRESENTS, that MICHEL J. FONTAINE and KAREN G. FONTAINE, a married couple, whose mailing address is 3570 Oak Harbor Drive, Apt. 717, Slidell, LA 70461, hereinafter called grantors, for \$1.00 and the consideration hereinafter stated, do hereby grant, bargain, sell and convey unto MTGLO INVESTORS, L.P., whose tax mailing address is 6011 CONNECTION DRIVE, 5TH FLOOR, IRVING TX 75039, hereinafter called GRANTEE, and unto grantee's successors and assigns all of that certain real property with the tenements, hereditaments and appurtenances thereto belonging or in any way appertaining, situated in Escambia County, Florida, described as follows:

SEE EXHIBIT "A" ATTACHED HERETO FOR LEGAL DESCRIPTION

SEE EXHIBIT "B" ATTACHED HERETO AS ESTOPPEL AFFIDAVIT

Property Address: 2404 EMILY STREET, PENSACOLA, FL 32504

This being the identical property conveyed to the GRANTOR herein by Deed recorded in Book 1127, Page 819

To have and to hold the same unto the said grantee and grantee's successors and assigns forever.

This deed is absolute in effect and conveys fee simple title of the premises above described to the grantee and does not operate as a mortgage, deed of trust or security of any kind.

Grantor does hereby assign and transfer to grantee any equity of redemption and statutory rights of redemption concerning the real property and the mortgage described below.

Grantor is not acting under any misapprehension as to the legal effect of this deed, nor under duress, undue influence or misrepresentation of grantee, its agent, attorney or any other person. Grantor declares that this conveyance is freely and fairly made.

The transfer of the Property to Grantee is voluntary and free of coercion and duress. This Deed in Lieu of Foreclosure relates to real property secured by the following mortgage or deed of trust:

**SEE EXHIBIT "C" ATTACHED HERETO FOR DESCRIPTION OF MORTGAGE OR
DEED OF TRUST**

Grantor represents, warrants, covenants, and agrees as follows:

- (i) the execution, delivery, and recordation of the Deed is intended to and shall effect an absolute conveyance and transfer of the Property and shall not constitute a mortgage, trust conveyance, or security interest of any kind therein;
- (ii) it is the intention of Grantor to convey, and by the Deed, Grantor has conveyed to Grantee therein, all of Grantor's right, title, and interest absolutely in and to the Property;
- (iii) Possession of the Property is intended to and will be surrendered to Grantee concurrent with the conveyance of title to Grantee;
- (iv) Grantor shall have no right, title, lien, or claim, now or hereafter, on or against the Property or Grantee, all other rights, titles, liens, and claims of Grantor, by agreement, at law, or in equity being hereby expressly waived; and to the extent that any court shall seek to find any right, title, lien, or claim in favor of Grantor, Grantor agrees that such right, title, lien, or claim shall be limited to a right to damages and not to any lien or claim on the Property.

No Merger. Grantor agrees and acknowledges that its entry into this Deed in Lieu of Foreclosure and any other documents contemplated hereby shall not result in a merger of Assignee's interest under the Deed of Trust with Grantee's interest under the Deed in Lieu of Foreclosure. The terms, covenants, representations, and warranties of this Agreement shall not merge into the Deed but shall survive the close of the transaction contemplated hereby.

In construction this deed and where the context so requires, the singular included the plural and the plural includes the singular and all grammatical changes shall be implied to make the provisions hereof apply equally to corporations and to individuals.

Property Address: 2404 EMILY STREET, PENSACOLA, FL 32504

Representations and Warranties. Grantor represents, warrants, and acknowledges that:

(a) it is in default of its obligations under the Loan and the Note and that the unpaid principal balance thereof together with interest thereupon is immediately due and payable to MTGLO INVESTORS, L.P., without offset, defense, or counterclaim;

(b) the Note and the Deed of Trust or Mortgage are valid and binding agreements enforceable in accordance with their terms;

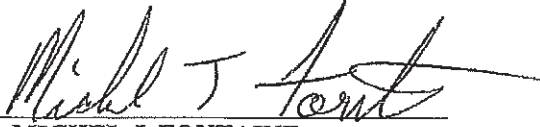
(c) Grantor is entering into this Release by Debtor freely and voluntarily, and free from any coercion or duress, having received the advice of both real estate and bankruptcy legal counsel.

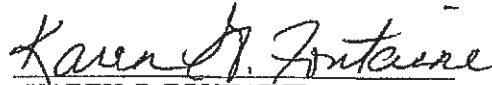
Advice of Counsel. Grantor hereby agrees, represents, and warrants that it has had advice of competent counsel of its own choosing in negotiations for and the preparation of this Deed, or that Grantor has voluntarily forgone the advice of counsel, that Grantor has read this Deed or has had the same read to it by its counsel, that it has had this Deed has been fully explained by such counsel, and that it is fully aware of its contents and legal effect, even if Grantor did not voluntarily choose, of its own free will, to retain counsel.

RIGHT TO FORECLOSE

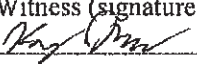
TRANSFEROR AGREES AND ACKNOWLEDGES THAT NOTHING CONTAINED HEREIN SHALL AFFECT, AND TRANSFEREE HEREBY EXPRESSLY RESERVES, THE RIGHT TO FORECLOSE THE "MORTGAGE", "DEED TO SECURE DEBT" OR "DEED OF TRUST" BY JUDICIAL OR, TO THE EXTENT PERMITTED BY APPLICABLE LAW, NONJUDICIAL FORECLOSURE AND, IN CONNECTION WITH ANY SUCH FORECLOSURE, TRANSFEROR AND/OR GUARANTOR MAY, IN TRANSFEREE'S SOLE DISCRETION, BE NAMED AS A PARTY DEFENDANT, AND TO THE EXTENT PERMITTED BY APPLICABLE LAW, TRANSFEROR SHALL AGREE TO ANY CONSENT TO JUDGMENT (OR SIMILAR PROCESS) AVAILABLE TO TRANSFEREE, AND TRANSFEREE WILL BE PERMITTED TO SEEK, OBTAIN, AND SATISFY A JUDGMENT IN ANY SUCH FORECLOSURE PROCEEDINGS, PROVIDED, HOWEVER, THAT TRANSFEROR AND GUARANTOR SHALL NOT BE PERSONALLY LIABLE FOR SATISFACTION OF SUCH JUDGMENT. IF TRANSFEREE PURSUES ITS RIGHTS UNDER THIS SECTION, IT MAY DETRIMENTALLY AFFECT TRANSFEROR'S CREDIT RATING.

WITNESS the hand of said Grantor this 3 day of February, 2017.


MICHEL J. FONTAINE


KAREN G. FONTAINE

Signed, Sealed and Delivered
in the presence of these Witnesses
(one of whom may be the Notary):

Witness (signature on above line) 	Printed Name Tim Fontaine
Witness (signature on above line) 	Printed Name Kenneth Serpas

STATE OF Louisiana
COUNTY OF ST. TAMMANY

The foregoing instrument was acknowledged before me on 3 February, 2017 by MICHEL J. FONTAINE and KAREN G. FONTAINE who are personally known to me or have produced LA and FL ID as identification, and furthermore, the aforementioned persons have acknowledged that their signatures were their free and voluntary act for the purposes set forth in this instrument.


Notary Public



Tammy A. Mineo
Notary Public
St. Tammany Parish
Commission for Life
Notary ID #88656

Property Address: 2404 EMILY STREET, PENSACOLA, FL 32504

EXHIBIT A (LEGAL DESCRIPTION)

**LOT 26, BLOCK 1, COLLEGE HEIGHTS, ACCORDING TO THE PLAT THEREOF
RECORDED IN PLAT BOOK 5, PAGE 9, PUBLIC RECORDS OF ESCAMBIA COUNTY,
FLORIDA.**

COMMONLY known as: **2404 EMILY STREET, PENSACOLA, FL 32504**
Assessor's Parcel Number: **141S292100260001**

EXHIBIT "B"
ESTOPPEL AFFIDAVIT

STATE OF LOUISIANA
COUNTY OF ST TAMMANY

MICHEL J. FONTAINE and KAREN G. FONTAINE, being first duly sworn, depose and say: That he/she/they are the identical party or parties who made, executed, and delivered that certain Deed in Lieu of Foreclosure to MTGLO INVESTORS, L.P., conveying the following described property, to-wit:

SEE EXHIBIT "A" ATTACHED HERETO FOR LEGAL DESCRIPTION

That the aforesaid deed was intended to be and was an absolute conveyance of the title to said premises to MTGLO INVESTORS, L.P., and was not and is not now intended as a mortgage, trust conveyance, or security of any kind; that it was the intention of affiants as grantors in said deed to convey, and by said deed these affiants did convey to MTGLO INVESTORS, L.P., therein all their right, title, and interest absolutely in and to said premises; that possession of said premises has been surrendered to MTGLO INVESTORS, L.P.;

That in the execution and delivery of said deed affiants were not acting under any misapprehension as to the effect thereof, and acted freely and voluntarily and were not acting under coercion or duress;

That aforesaid deed was not given as a preference against any other creditor or the deponents or either of them; that at the time it was given there was no other person or persons, firms or corporations, other than MTGLO INVESTORS, L.P., who have interest, either directly or indirectly, in said premises; that these deponents are solvent and have not other creditors whose rights would be prejudiced by such conveyance, and that deponents are not obligated upon any bond or mortgage or other security whereby any lien has been created or exists against the premises described in said deed.

Property Address: 2404 EMILY STREET, PENSACOLA, FL 32504

That the consideration for said deed was and is payment to affiants of the sum of \$1.00 by MTGLO INVESTORS, L.P., agreement to forebear taking any action against affiants to collect on the obligations secured by the mortgage described below, other than by foreclosure of that mortgage and to not seek, obtain or permit a deficiency judgment against affiants in such foreclosure action. The mortgage referred to herein as described as follows:

**SEE EXHIBIT "C" ATTACHED HERETO FOR DESCRIPTION OF MORTGAGE OR
DEED OF TRUST**

At the time of making said deed in lieu of foreclosure affiants believed and now believe that the aforesaid consideration therefore represents the fair value of the property so deeded, or more.

This affidavit is made for the protection and benefit of MTGLO INVESTORS, L.P., its successors and assigns, and all other parties hereafter dealing with or who may acquire an interest in the property herein described.

I understand and agree that I have waived or released any and all claims, known or unknown, that I have or might have against the Grantee and/or Rushmore Loan Management; and/or Servicelink, and/or their accountants, agents, attorneys, directors, employees, managers, members, officers, servants, and/or shareholders.

That affiants, and each of them will testify, declare, depose, or certify before any competent tribunal, officer, or person, in any case now pending or which may hereafter be instituted, to the truth of the particular facts hereinabove set forth.

I OR WE (THE BORROWER OR BORROWERS) UNDERSTAND THAT I OR WE HAD A RIGHT TO OBTAIN LEGAL ADVICE BEFORE SIGNING THE AFORESAID DEED. I OR WE HAVE EITHER DONE SO OR HAVE ELECTED TO PROCEED WITHOUT LEGAL ADVICE.

Dated: 3 February 2017

Michel J. Fontaine
MICHEL J. FONTAINE

Karen G. Fontaine
KAREN G. FONTAINE

Signed, Sealed and Delivered
in the presence of these Witnesses
(one of whom may be the Notary):

Witness (signature on above line) <u>Tim Fontaine</u>	Printed Name Tim Fontaine
Witness (signature on above line) <u>Kenneth Serpas</u>	Printed Name Kenneth Serpas

STATE OF Louisiana
COUNTY OF ST. TAMMANY

The foregoing instrument was acknowledged before me on 3 February 2017 by MICHEL J. FONTAINE and KAREN G. FONTAINE who are personally known to me or have produced LA and FL ID as identification, and furthermore, the aforementioned persons have acknowledged that their signatures were their free and voluntary act for the purposes set forth in this instrument.



Tammy A. Mineo
Notary Public
Tammy A. Mineo
Notary Public
St. Tammany Parish
Commission for Life
Notary ID #88656

Property Address: 2404 EMILY STREET, PENSACOLA, FL 32504

EXHIBIT A (LEGAL DESCRIPTION)

**LOT 26, BLOCK 1, COLLEGE HEIGHTS, ACCORDING TO THE PLAT THEREOF
RECORDED IN PLAT BOOK 5, PAGE 9, PUBLIC RECORDS OF ESCAMBIA COUNTY,
FLORIDA.**

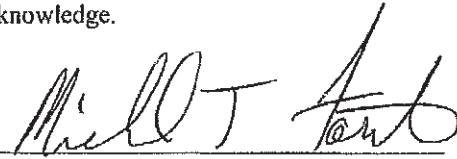
**COMMONLY known as: 2404 EMILY STREET, PENSACOLA, FL 32504
Assessor's Parcel Number: 141S292100260001**

GRANTOR(S) AFFIDAVIT

State of Louisiana
County of St. Tammany

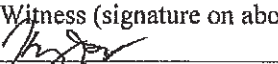
MICHEL J. FONTAINE and KAREN G. FONTAINE, named in the attached deed, being first duly sworn upon oath, each for himself or herself and not one for the other, deposes and says:

That he or she has read the attached deed and knows the contents thereof, and that every statement contained in the terms, warranties and covenants therein set forth is true of his or her own knowledge.


MICHEL J. FONTAINE


KAREN G. FONTAINE

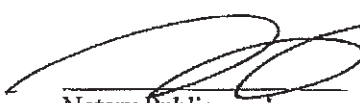
Signed, Sealed and Delivered
in the presence of these Witnesses
(one of whom may be the Notary):

Witness (signature on above line) 	Printed Name <u>Tim Fontaine</u>
Witness (signature on above line) 	Printed Name <u>Kenneth Serpas</u>

STATE OF Louisiana
COUNTY OF ST. TAMMANY

The foregoing instrument was acknowledged before me on 3 February, 2017 by **MICHEL J. FONTAINE** and **KAREN G. FONTAINE** who are personally known to me or have produced LA FIA D/L as identification, and furthermore, the aforementioned persons have acknowledged that their signatures were their free and voluntary act for the purposes set forth in this instrument.




Notary Public
Tammy A. Mineo
88656
St. Tammany Parish
Commission Expires for Life
Notary ID #88656

Property Address: 2004 EMILY STREET, PENSACOLA, FL 32504

EXHIBIT C
(DESCRIPTION OF MORTGAGE(S) OR DEED(S) OF TRUST)

MORTGAGE FROM MICHEL J. FONTAINE AND KAREN G. FONTAINE, HUSBAND AND WIFE TO MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC. "MERS, INC.", AS NOMINEE FOR ACCREDITED HOME LENDERS, INC., A CALIFORNIA CORPORATION, A CORPORATION IN BOOK 6292, PAGE 403, INSTRUMENT NO 2008015087 IN THE AMOUNT OF \$80,000.00, DATED 02/19/2008, RECORDED 02/26/2008, IN ESCAMBIA COUNTY RECORDS.

a. ASSIGNMENT OF RECORD BETWEEN MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC. AS NOMINEE FOR ACCREDITED HOME LENDERS, INC. AND THE CIT GROUP/CONSUMER FINANCE, INC. AS SET FORTH IN BOOK 6786, PAGE 1327, INSTRUMENT NO 2011080964, DATED 10/10/2011, RECORDED 11/16/2011 IN ESCAMBIA COUNTY RECORDS.

b. ASSIGNMENT OF RECORD BETWEEN THE CIT GROUP/CONSUMER FINANCE, INC. AND VERICREST FINANCIAL, INC. AS SET FORTH IN BOOK 6786, PAGE 1328, INSTRUMENT NO 2011080965, DATED 10/12/2011, RECORDED 11/16/2011 IN ESCAMBIA COUNTY RECORDS.

c. ASSIGNMENT OF RECORD BETWEEN VERICREST FINANCIAL, INC. AND DEUTSCHE BANK NATIONAL TRUST COMPANY, AS TRUSTEE FOR ACCREDITED ACCEPTANCE CORP. 2008-1 TRUST, BY VERICREST FINANCIAL, INC. AS SET FORTH IN BOOK 6905, PAGE 1040, INSTRUMENT NO 2012069273, DATED 08/21/2012, RECORDED 09/11/2012 IN ESCAMBIA COUNTY RECORDS.

d. ASSIGNMENT OF RECORD BETWEEN DEUTSCHE BANK NATIONAL TRUST COMPANY, AS TRUSTEE FOR ACCREDITED ACCEPTANCE CORP. 2008-1 TRUST, BY CALIBER HOME LOANS, INC., F/K/A VERICREST FINANCIAL, INC., AS ITS ATTORNEY IN FACT AND U.S. BANK TRUST, N.A., AS TRUSTEE FOR VOLT RLP ASSET HOLDINGS TRUST AS SET FORTH IN BOOK 7335, PAGE 1109, INSTRUMENT NO 2015031390, DATED 04/10/2015, RECORDED 04/28/2015 IN ESCAMBIA COUNTY RECORDS.

e. ASSIGNMENT OF RECORD BETWEEN DEUTSCHE BANK NATIONAL TRUST COMPANY, AS TRUSTEE FOR ACCREDITED ACCEPTANCE CORP. 2008-1 TRUST, BY VERICREST FINANCIAL, INC., SOLELY IN ITS CAPACITY AS SERVICER AND US BANK, TRUST, N.A., AS TRUSTEE FOR VOLT RLP ASSET HOLDINGS TRUST AS SET FORTH IN BOOK 7363, PAGE 730, INSTRUMENT NO 2015046577, DATED 07/27/2012, RECORDED 06/22/2015 IN ESCAMBIA COUNTY RECORDS.

f. ASSIGNMENT OF RECORD BETWEEN US BANK, TRUST, N.A., AS TRUSTEE FOR VOLT RLP ASSET HOLDINGS TRUST, BY CALIBER HOME LOANS, INC., AS ITS ATTORNEY IN FACT AND MTGLQ INVESTORS, L.P. AS SET FORTH IN BOOK 7363, PAGE 732, INSTRUMENT NO 2015046578, DATED 04/10/2015, RECORDED 06/22/2015 IN ESCAMBIA COUNTY RECORDS.

APPRAISAL DESK REVIEW

17051180Review
File # RL17042X-E

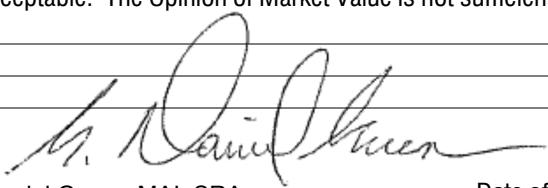
Lender/Client	City of Pensacola	Loan Number	RL17042X-E
Borrower	City of Pensacola		
Property Address	2404 Emily St		
City	Pensacola	County	Escambia
Original Appraiser	Rodger K. Lowery, MAI	State	FL
		ZIP Code	32504
Appraiser's Address	3000 Langley Avenue, Suite 402, Pensacola, FL 32504	Phone	8504770419

This Appraisal Desk Review Form assists the Reviewer in determining if the appraisal is well written, the calculations correct, the reasoning sound and the opinion of value well supported.

SUBJECT	ITEMS	Y E S	N O	N / A	COMMENT ON ALL 'NO's'
	1. SUBJECT PROPERTY INFORMATIONThe subject section is complete and correct, including any special conditions or financing.	☒	☐	☐	
NEIGHBORHOOD	2. CHARACTERISTICSThe neighborhood has been accurately described for 'Location', '% Built Up', 'Growth Rate', 'Property Value Trend', 'Demand/Supply', 'Marketing Time' and 'Land Use's'.	☒	☐	☐	
	3. DESCRIPTION/CLASSIFICATIONThe neighborhood has been accurately described and the subject property determined to be a single family residence.	☒	☐	☐	
	4. LAND USEAny changes in 'Land Use' have been reported and noted if the changes negatively affect the value of the subject property.	☒	☐	☐	The valuation is being conducted under special extraordinary assumptions based on FAA requirements.
	5. OCCUPANCY/VACANCYIf the neighborhood is not mostly owner occupied and/or there are excessive vacancies, the effect on the value of the subject property has been reported.	☐	☐	☒	
	6. PRICE RANGE/AGEIf the value of the subject property is not within the neighborhood 'Price' or 'Age' Ranges, the effect on the value of the subject property has been reported.	☐	☐	☒	
	7. NEIGHBORHOOD ANALYSISThe items have been reasonably rated and any substandard ratings have been explained, and their effect on the value of the subject property has been reported.	☒	☐	☐	
	8. EXTERNAL OBSOLESCENCEAny external obsolescence has been explained, and the effect on the value of the subject property has been reported.	☒	☐	☐	Same as #4 above.
	9. ENVIRONMENTSSufficient information about how the overall neighborhood environment affects the value of the subject property has been reported.	☒	☐	☐	
	10. GENERAL MARKET CONDITIONSGeneral market conditions have been sufficiently reported.	☒	☐	☐	
SITE	11. CONFORMANCEThe site, site improvements and utilities have been accurately described, and it has been reported if they do not conform to the neighborhood.	☒	☐	☐	
	12. ZONING COMPLIANCEIf the subject property does not conform to zoning restrictions, or is used illegally, this effect on the value of the subject property has been reported.	☒	☐	☐	
	13. HIGHEST AND BEST USEIf present improvements are not the Highest and Best use, the effect on the value of the subject property has been reported. If the property can be renovated to its Highest and Best Use, this has been noted.	☒	☐	☐	
	14. PRIVATE STREETSIf the site fronts a private street, any legally enforceable street maintenance agreements have been reported.	☐	☐	☒	
	15. FEMA FLOOD HAZARDIf the property is in a 'FEMA Special Flood Hazard Area', a FEMA flood map has been attached, and its effect on the value of the subject property has been reported.	☐	☐	☒	
	16. EASEMENTS, ENCROACHMENTS, ETCThe effect of easements and encroachments on the value of the subject has been considered.	☐	☐	☒	
IMPROVEMENTS	17. DESCRIPTIONThe description of improvements is complete and accurate compared to photographs, sketches and other information, including physical deterioration and functional obsolescence.	☒	☐	☐	
	18. AGE ESTIMATESThe Effective Age, Actual Age and Remaining Economic Life estimates are consistent with each other and the physical deterioration and functional obsolescence estimates.	☒	☐	☐	
	19. INTERIOR SKETCH AND GLAThe sketch is consistent with the room count. Finished below grade rooms have been reported but have not been included in the GLA calculation. The GLA has been properly calculated.	☒	☐	☐	
	20. INTERIOR DESCRIPTION/PERSONAL PROPERTYThe interior description is complete and correct. Personal property has not been included in the value of the subject.	☒	☐	☐	
AUTOS	21. CAR STORAGEThe description matches the sketches and photographs. If car storage is inadequate, its effect on the value of the subject property has been reported.	☒	☐	☐	

	ITEMS	Y E S	N O	N / A	COMMENT ON ALL 'NO's'
SALES COMPARISON APPROACH	22. COMPARABLE SALES SELECTIONThe comparable sales are correct, and an adequate reason has been given as to why they were selected.	☒	☐	☐	
	23. SUBDIVISIONS'New Subdivision' subject properties have at least one comparable sale outside the subdivision unless there have been sufficient resale inside the new subdivision. Established subdivision subject properties have comparable sales from inside the subdivision.	☒	☐	☐	
	24. COMPARABLE SALES ADJUSTMENTA minimum of three closed Comparable Sales have been analyzed. Minus dollar adjustments for superior differences and plus dollar adjustments for inferior differences have been made.	☒	☐	☐	
	25. VALUE VS. COST ADJUSTMENTThe adjustments accurately assess the value rather than cost of the adjusted items.	☒	☐	☐	
	26. LARGE ADJUSTMENTSa satisfactory explanation has been provided for best comparable sales if their net adjustment exceeds 15%, the gross adjustment exceeds 25% or if there is a substantial difference between their adjusted prices.	☒	☐	☐	
	27. OTHER ADJUSTMENTIf needed, other adjustments have been made for schools, room counts, GLA's, sales and/or financing concessions, improvements, and any external or functional obsolescence, and/or physical deterioration of the comparable sales.	☒	☐	☐	
	28. RECONCILIATIONThe 'Reconciliation' is supported by sound reasoning and explains the appraiser's opinion of value.	☒	☐	☐	Final value is reconciled to just below the mean, as indicated in the reconciliation discussion.
RECONCILE	29. 'AS IS' vs. SUBJECT TO FUTURE WORK/CONDITIONSNot 'as is', future work or conditions have been listed in the report.	☐	☐	☒	
	30. FINAL RECONCILIATIONThe final opinion of value has been supported by sound reasoning and data.	☒	☐	☐	
COMMENTS	31. EXPLANATIONSAny substandard ratings or items described as non-conforming or atypical have been explained.	☐	☐	☒	
	32. PHYSICAL DETERIORATION/OBsolescenceAny physical deterioration, functional obsolescence, or external obsolescence has been explained.	☐	☐	☒	
COST APPROACH	33. CALCULATIONThe calculations are correct.	☒	☐	☐	
	34. COST APPROACHThe use of the cost approach is appropriate and all the steps of the cost approach have been properly applied.	☐	☐	☒	
	35. SITE VALUE:The site value is reasonable, and if higher than usual it has been explained.	☒	☐	☐	Site value is well bracketed by comparables requiring minimal adjustments.
	36. REPLACEMENT/REPRODUCTION COSTThe replacement/reproduction cost estimates are reasonable and have been properly calculated.	☐	☐	☒	
	37. DEPRECIATIONPhysical deterioration, functional obsolescence, and external obsolescence estimates match the reported items.	☐	☐	☒	
INCOME	38. INDICATED VALUE BY COST APPROACHThe estimate is reasonable and is consistent with the 'Sales Comparison Approach'.	☐	☐	☒	
	39. MARKET RENT GMRMThe income approach has been used if the subject is an investment property. The GMRM and estimated market rent are supported in the addenda. If the income approach was not used, it has been explained.	☐	☐	☒	
ADDENDA	40. ATTACHMENTSThe required Certificate and Statement of Limiting Conditions, Definition of Market Value, Photographs of the Subject and Comparable Sales, Maps, Exterior Sketch and Interior Floor Plan Addenda have been attached to the report.	☒	☐	☐	

Not all appraisals will contain every specific item listed in this Appraisal Desk Review form.
The reviewer should judge the importance of any items marked 'No', or 'N/A' in this report.
If the appraisal as a whole sufficiently describes the subject property and supports the opinion of value, no further action is needed.

REVIEWER'S REPORT	I have reviewed the appraisal. I do not know of any changes since the appraisal's date which would significantly affect the subject property's value.
	☐ I have reviewed the Market Conditions Addendum to the Appraisal report and the Inventory Analysis and Median Sale & List Price, DOM, Sale/List % are all rated as stable.
	☒ The appraisal is acceptable. The Opinion of Market Value has been properly supported, and the property description is complete and accurate. While it is not necessary the appraisal meet every specific guideline, the appraisal is supported by sound reasoning and any variations from any applicable supplemental standards have been explained.
	☐ The appraisal requires additional information to be acceptable. The items requiring additional information are: _____
	☐ The appraisal is unacceptable. The Opinion of Market Value is not sufficiently supported and the subject property description is not accurate and/or complete. _____
 Reviewer's Name: <u>G. Daniel Green, MAI, SRA</u> Date of Review: <u>05/15/2017</u> Reviewer inspected? ☐ Yes ☒ No License or Certification # (if applicable): <u>Reg Gen RZ836</u> State: <u>FL</u> Expires: <u>11/30/2018</u> If 'Yes', Inspection Date: _____ Title or Designation: <u>MAI, SRA</u>	

DEFINITION OF MARKET VALUE: The most probable price which a property should bring in a competitive and open market under all conditions requisite to a fair sale, the buyer and seller, each acting prudently, knowledgeably and assuming the price is not affected by undue stimulus. Implicit in this definition is the consummation of a sale as of a specified date and the passing of title from seller to buyer under conditions whereby: (1) buyer and seller are typically motivated; (2) both parties are well informed or well advised, and each acting in what they considers their own best interest; (3) a reasonable time is allowed for exposure in the open market; (4) payment is made in terms of cash in U.S. dollars or in terms of financial arrangements comparable thereto; and (5) the price represents the normal consideration for the property sold unaffected by special or creative financing or sales concessions granted by anyone associated with the sale. (Source: FDIC Interagency Appraisal and Evaluation Guidelines, October 27, 1994.)

SCOPE OF REVIEW: The scope of this review is limited to the information being provided by the original appraiser, and is to form an opinion as to the apparent adequacy and relevance of the data and the propriety of any adjustments to the data; form an opinion as to the appropriateness of the appraisal methods and techniques used and develop the reasons for any disagreement; form an opinion as to whether the analyses, opinions, and conclusions in the report under review are appropriate and reasonable, and develop the reasons for any disagreement.

As per special FAA requirements, appraiser has researched and applied comparables from outside project area.

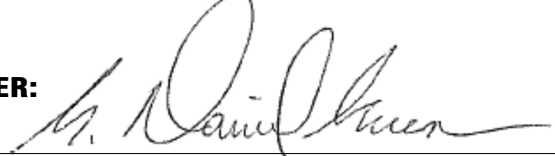
CERTIFICATION AND STATEMENT OF LIMITING CONDITIONS

CERTIFICATION: The reviewer certifies and agrees that, to the best of his/her knowledge and belief:

1. The statements of fact contained in this report are true and correct.
2. The reported analyses, opinions, and conclusions are limited only by the reported assumptions and limiting conditions and are my personal, impartial, and unbiased professional analyses, opinions, and conclusions.
3. Unless otherwise indicated, I have no present or prospective interest in the property that is the subject of the work under review and no personal interest with respect to the parties involved.
4. Unless otherwise indicated, I have performed no services, as an appraiser or in any other capacity, regarding the property that is the subject of the work under review within the three-year period immediately preceding acceptance of this assignment.
5. I have no bias with respect to the property that is the subject of the work under review or to the parties involved with this assignment.
6. My engagement in this assignment was not contingent upon developing or reporting predetermined results.
7. My compensation is not contingent on an action or event resulting from the analyses, opinions, or conclusions in this review or from its use.
8. My compensation for completing this assignment is not contingent upon the development or reporting of predetermined assignment results or assignment results that favors the cause of the client, the attainment of a stipulated result, or the occurrence of a subsequent event directly related to the intended use of this appraisal review.
9. My analyses, opinions, and conclusions were developed and this review report was prepared in conformity with the Uniform Standards of Professional Appraisal Practice.
10. Unless otherwise indicated, I have not made a personal inspection of the subject of the work under review.
11. Unless otherwise indicated, no one provided significant appraisal, appraisal review, or appraisal consulting assistance to the person(s) signing this certification (if there are exceptions, the name of each individual providing significant real property appraisal assistance is stated elsewhere in this report).

CONTINGENT AND LIMITING CONDITIONS: The certification of the Reviewer appearing in the review report is subject to the following conditions and to such other specific and limiting conditions as are set forth by the Reviewer in the review report.

1. The Reviewer assumes no responsibility for matters of a legal nature affecting the property which is the subject of this review or the title thereto, nor does the Reviewer render any opinion as to the title, which is assumed to be good and marketable.
2. The Reviewer will not give testimony or appear in court because he or she reviewed an appraisal of the property in question, unless specific arrangements to do so have been made beforehand, or as otherwise required by law.
3. The Reviewer assumes that there are no hidden or unapparent conditions of the property, subsoil, or structures, which would render it more or less valuable. The Reviewer assumes no responsibility for such conditions, or for engineering which might be required to discover such factors. This review report must not be considered an environmental assessment of the subject property.
4. Information, estimates, and opinions furnished to the Reviewer, and contained in the review report, were obtained from sources considered reliable and believed to be true and correct. However, no responsibility for accuracy of such items furnished to the Reviewer can be assumed by the Reviewer.
5. Disclosure of the contents of the report is governed by the Uniform Standards of Professional Appraisal Practice, the Bylaws and Regulations of the professional appraisal organizations with which the Reviewer is associated, and any applicable federal, state or local laws.
6. Neither all, nor any part of the content of the review report, or copy thereof (including the conclusions of the review, the identity of the Reviewer, professional designations, reference to any professional appraisal organizations, or the firm with which the Reviewer is associated), shall be used for any purpose by anyone but the client specified in the review report, its successors and assigns, professional appraisal organizations, any state or federally approved financial institution, any department, agency, or instrumentality of the United States or any state or the District of Columbia, without the previous written consent and approval of the Reviewer.
7. No change of any item in the review report shall be made by anyone other than the Reviewer and the Reviewer shall have no responsibility for any such unauthorized change.

APPRAISER: 
Signature: _____
Name: G. Daniel Green, MAI, SRA
Title: MAI, SRA
State Certification #: Reg Gen RZ836
or State License #: _____
State: FL Expiration Date of Certification or License: 11/30/2018
Date Signed: 05/15/2017

SUPERVISORY or CO-APPRAISER (if applicable):
Signature: _____
Name: _____
Title: _____
State Certification #: _____
or State License #: _____
State: _____ Expiration Date of Certification or License: _____
Date Signed: _____



City of Pensacola

222 West Main Street
Pensacola, FL 32502

Memorandum

File #: 17-00304

City Council

6/8/2017

LEGISLATIVE ACTION ITEM

SPONSOR: Ashton J. Hayward, III, Mayor

SUBJECT:

AIRPORT COMMERCE PARK - PROPERTY ACQUISITION E2406 - COLLEGE HEIGHTS

RECOMMENDATION:

That City Council authorize the purchase of E2406 (Parcel ID#141S292100250001) from Shannon D. Bell for \$90,000 along with relocation assistance of \$18,597, closing costs of \$1,900, 5% contingency in the amount of \$5,525, rental re-establishment benefit \$25,000, and moving costs of \$5,000 for a total amount of \$146,022.

HEARING REQUIRED: No Hearing Required

SUMMARY:

The 2000 Airport Master Plan identified 65 acres of property adjacent to the northwest quadrant of the Airport for future land acquisition and development. In 2004, the Airport began the preliminary planning for the acquisition and development of this area for an Airport Commerce Park and performed an inventory of the properties in the designated area and held public meetings with both residential and business property owners.

The Airport contacted the property owner (Shannon D. Bell) of parcel E2406 and expressed an interest in purchasing the parcel located in the College Heights neighborhood. After discussions with the property owner, an offer was made based on a fair market value appraisal and a technical review appraisal performed by independent MAI certified appraisers. The offer was subsequently accepted by the property owner.

A Florida Department of Transportation (FDOT) grant is in place that will fund 75% of the project. There was a provision within this grant that required the Airport to repay FDOT 25% of the amount drawn within 10 years. The FDOT authorized the Airport to use its prior capital purchases of property as an in-kind contribution to offset the 25% repayment provision.

This parcel contains a tenant occupied home and therefore relocation assistance in accordance with federal relocation guidelines is required. The purchase price, relocation assistance, closing/miscellaneous costs, legal fees, 5% contingency, rental re-establishment benefit, and moving costs are detailed in the estimated costs for the property on the following page.

PRIOR ACTION:

August 2006 - January 2017: City Council approved the purchase of 89 residential and 24 commercial parcels as identified on the attached site map.

FUNDING:

Budget:	\$ 203,970	FDOT
	<u>67,990</u>	Airport
	\$ <u>271,960</u>	Total
Actual:	\$ 90,000	Purchase Price
	18,597	Relocation Assistance
	500	Title, Examination, and Issuance
	500	Recording and Doc Stamps
	400	Legal Fees
	<u>500</u>	Estimated Survey
	\$ <u>110,497</u>	Sub-Total
	5,525	5% Contingency
	25,000	Rental Re-Establishment Benefit
	<u>5,000</u>	Moving Costs
	\$ <u>146,022</u>	Total

FINANCIAL IMPACT:

Funds are available from FDOT grant proceeds and the FY 2017 Airport Capital Improvement Account.

CITY ATTORNEY REVIEW: Yes

5/17/2017

STAFF CONTACT:

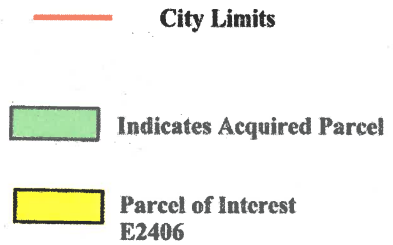
Eric W. Olson, City Administrator
Daniel E. Flynn, Airport Director

ATTACHMENTS:

- 1) Airport Commerce Park Map, Updated June 2017
- 2) Summary Appraisal Report, Client File #E2406
- 3) Technical Appraisal Review, #E2406

PRESENTATION: No

Updated June 2017



	Client File #:	E2406	Appraisal File #:	RL17037X-E
	Summary Appraisal Report • Residential			
	Appraisal Company: Fruitticher-Lowery Appraisal Group, Inc.			
	Address: 3000 Langley Avenue, Suite 402, Pensacola, FL 32504			
Phone: 850-477-0419		Fax:		Website:
Appraiser: Rodger K. Lowery, MAI		Co-Appraiser:		
AI Membership (if any): ☐ SRA ☒ MAI ☐ SRPA		AI Membership (if any): ☐ SRA ☐ MAI ☐ SRPA		
AI Status (if any): ☐ Candidate for Designation ☐ Practicing Affiliate		AI Status (if any): ☐ Candidate for Designation ☐ Practicing Affiliate		
Other Professional Affiliation:		Other Professional Affiliation:		
E-mail: RLowery@FLAG1.Net		E-mail:		
Client: City of Pensacola		Contact: Mr. Michael B. Laven, CPA, A.A.E.		
Address: 2430 Airport Boulevard, Suite 225, Pensacola, FL 32504				
Phone: 850-436-5000		Fax:		E-mail:
SUBJECT PROPERTY IDENTIFICATION				
Address: 2406 Emily St				
City: Pensacola		County: Escambia		State: FL ZIP: 32504
Legal Description: Lot 25, Block 1, College Heights				
Tax Parcel #: 01-2395-000		RE Taxes: 854.23		Tax Year: 2016
Use of the Real Estate As of the Date of Value:		Single Family Residential		
Use of the Real Estate Reflected in the Appraisal:		Single Family Residential		
Opinion of highest and best use (if required):		Single-Family Residential		
SUBJECT PROPERTY HISTORY				
Owner of Record: Shannon D. Bell				
Description and analysis of sales within 3 years (minimum) prior to effective date of value: No sales were noted in the three years prior to the inspection of the subject property. The subject is under consideration for acquisition by the City of Pensacola, under specific guidelines of the FAA giving full value support from transactions taken outside the project area, so as to minimize the value impact of previous acquisitions in the project area.				
Description and analysis of agreements of sale (contracts), listings, and options: No agreement for sale was presented to the appraiser. This appraisal is being prepared for use by the client for the purpose of acquiring the subject for the Airport Commerce Park.				
RECONCILIATIONS AND CONCLUSIONS				
Indication of Value by Sales Comparison Approach		\$ 90,000		
Indication of Value by Cost Approach		\$ 27,500		
Indication of Value by Income Approach		\$ N/A		
Final Reconciliation of the Methods and Approaches to Value: The subject property is a single-family occupied residential home that is in good condition. Although many properties in the subject's neighborhood are tenant occupied, the primary valuation method used by investors is the sales comparison approach. Considering this, only the sales comparison approach was utilized in valuing the subject. Based upon a direct comparison of the subject to recently sold competing properties, the sales comparison approach reflected a value for the subject as-is of \$90,000. Assuming the lot were vacant with no improvements, the lot value would be approximately \$27,500.				
Opinion of Value as of: 4/28/2017		\$ 90,000		
Exposure Time: 6 months				
The above opinion is subject to: ☐ Hypothetical Conditions and/or ☒ Extraordinary Assumptions cited on the following page.				

* NOTICE: The Appraisal Institute publishes this form for use by appraisers where the appraiser deems use of the form appropriate. Depending on the assignment, the appraiser may need to provide additional data, analysis and work product not called for in this form. The Appraisal Institute plays no role in completing the form and disclaims any responsibility for the data, analysis or any other work product provided by the individual appraiser(s).

Client:	City of Pensacola	Client File #:	E2406
Subject Property:	2406 Emily St, Pensacola, FL 32504	Appraisal File #:	RL17037X-E

ASSIGNMENT PARAMETERS

Intended User(s): City of Pensacola - Pensacola International Airport

Intended Use: For use by the client for the purpose of acquiring properties for the Airport Commerce Park.

This report is not intended by the appraiser for any other use or by any other user.

Type of Value: Market Value

Effective Date of Value: 4/28/2017

Interest Appraised: ☒ Fee Simple ☐ Leasehold ☐ Other

Hypothetical Conditions: (A hypothetical condition is that which is contrary to what exists, but is asserted by the appraiser for the purpose of analysis. Any hypothetical condition may affect the assignment results.)

Extraordinary Assumptions: (An extraordinary assumption is directly related to a specific assignment and presumes uncertain information to be factual. If found to be false this assumption could alter the appraiser's opinions or conclusions. Any extraordinary assumption may affect the assignment results.)

This value reported is based upon the extraordinary assumption that all public and private utilities are available to the property. It is also based upon the extraordinary assumption that there are no structural deficiencies that would negatively impact the use of the residence.

In accordance with Standard Rule 2-2(b) of the Uniform Standard of Professional Appraisal Practice (USPAP), this is a summary appraisal report.

SCOPE OF WORK

Definition: The scope of work is the type and extent of research and analysis in an assignment. Scope of work includes the extent to which the property is identified, the extent to which tangible property is inspected, the type and extent of data research, and the type and extent of analysis applied to arrive at credible opinions or conclusions. The specific scope of work for this assignment is identified below and throughout this report.

Scope of Subject Property Inspection/Data Sources Utilized**Approaches to Value Developed**

Appraiser

Property Inspection: ☒ Yes ☐ No

Date of Inspection: 4/28/2017

Describe scope of Property Inspection, Source of Area Calculations and Data Sources Consulted: Inspected the interior and exterior of the property and measured the improvements. Used the ECPA website to determine land size. Resources used were Pensacola MLS and public records.

Cost Approach:

- ☐ Is necessary for credible results and is developed in this analysis
☒ Is not necessary for credible results; not developed in this analysis
☐ Is not necessary for credible results but is developed in this analysis

Sales Comparison Approach:

- ☒ Is necessary for credible results and is developed in this analysis
☐ Is not necessary for credible results; not developed in this analysis
☐ Is not necessary for credible results but is developed in this analysis

Co-Appraiser

Property Inspection: ☐ Yes ☐ No

Date of Inspection:

Describe scope of Property Inspection, Source of Area Calculations and Data Sources Consulted:

Income Approach:

- ☐ Is necessary for credible results and is developed in this analysis
☒ Is not necessary for credible results; not developed in this analysis
☐ Is not necessary for credible results but is developed in this analysis

Additional Scope of Work Comments: I inspected the interior and exterior of the subject property and the subject's neighborhood as well as competing neighborhoods. I researched comparable improved residential sales similar to the subject as well as similar lot sales for use in the sales comparison approach to determine the current market value of the property as well as the value assuming the improvements were razed and the lot was vacant. Interior and exterior photographs are included in the report.

Significant Real Property Appraisal Assistance: ☒ None ☐ Disclose Name(s) and contribution:

*** NOTICE:** The Appraisal Institute publishes this form for use by appraisers where the appraiser deems use of the form appropriate. Depending on the assignment, the appraiser may need to provide additional data, analysis and work product not called for in this form. The Appraisal Institute plays no role in completing the form and disclaims any responsibility for the data, analysis or any other work product provided by the individual appraiser(s).

Client:	City of Pensacola	Client File #:	E2406
Subject Property:	2406 Emily St, Pensacola, FL 32504	Appraisal File #:	RL17037X-E

MARKET AREA ANALYSIS

Location ☒ Urban ☐ Suburban ☐ Rural	Built Up ☐ Under 25% ☐ 25-75% ☒ Over 75%	Growth ☐ Rapid ☒ Stable ☐ Slow	Supply & Demand ☐ Shortage ☒ In Balance ☐ Over Supply	Value Trend ☒ Increasing ☐ Stable ☐ Decreasing	Typical Marketing Time ☐ Under 3 Months ☒ 3-6 Months ☐ Over 6 Months
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Neighborhood Single Family Profile <table> <tr> <td>Price</td> <td>Age</td> </tr> <tr> <td>40</td> <td>Low</td> </tr> <tr> <td>150</td> <td>High</td> </tr> <tr> <td>80</td> <td>Predominant</td> </tr> </table>		Price	Age	40	Low	150	High	80	Predominant	Neighborhood Land Use <table> <tr> <td>1 Family</td> <td>60%</td> <td>Commercial</td> <td>20%</td> </tr> <tr> <td>Condo</td> <td>10%</td> <td>Vacant</td> <td>5%</td> </tr> <tr> <td>Multifamily</td> <td>5%</td> <td></td> <td>%</td> </tr> </table>	1 Family	60%	Commercial	20%	Condo	10%	Vacant	5%	Multifamily	5%		%	Neighborhood Name: Airport Commerce Park PUD ☐ Condo ☐ HOA: \$ / Amenities:
Price	Age																						
40	Low																						
150	High																						
80	Predominant																						
1 Family	60%	Commercial	20%																				
Condo	10%	Vacant	5%																				
Multifamily	5%		%																				

Market area description and characteristics: The subject neighborhood is considered to be the areas around the north, east and west sides of the Pensacola International Airport bound to the east by Spanish Trail, the airport to the south, Ninth Avenue to the north and west. This area includes the Scenic Heights and College Heights residential neighborhoods which appear to have been developed during the same time frame. These two residential neighborhoods reflect a similar mix of owner-occupancy and tenant occupied residences. The neighborhood is located in close proximity to Cordova Mall, Pensacola State College, Sacred Heart Hospital as well as numerous other office, retail and restaurant properties. Values in the subject's subdivision have been stagnant due to the pending purchase of properties by the Pensacola International Airport for the Airport Commerce Park.

SITE ANALYSIS

Dimensions: 75' x 126.6'	Area: 9,495 Sq.Ft.
View: Interior Residential	Shape: Rectangular
Drainage: Appears to be adequate	Utility: Average

Site Similarity/Conformity To Neighborhood		Zoning/Deed Restriction	
Size: ☐ Smaller than Typical ☒ Typical ☐ Larger than Typical	View: ☐ Favorable ☒ Typical ☐ Less than Favorable	Zoning: MDR, Medium Density Residential ☒ Legal ☐ No zoning ☐ Legal, non-conforming ☐ Illegal	Covenants, Condition & Restrictions ☐ Yes ☒ No ☐ Unknown Documents Reviewed ☐ Yes ☒ No Ground Rent \$ /

Utilities		Off Site Improvements	
Electric ☒ Public ☐ Other Gas ☒ Public ☐ Other Water ☒ Public ☐ Other Sewer ☒ Public ☐ Other	Street ☒ Public ☐ Private Alley ☐ Public ☐ Private Sidewalk ☐ Public ☐ Private Street Lights ☐ Public ☐ Private		

Site description and characteristics: The subject consists of an approximate 9,495 square foot site located along the north side of Emily Street east of 12th Avenue and west of the Pensacola International Airport. The site is level and appears to have good utility. No adverse site conditions were noted during my inspection.

HIGHEST AND BEST USE ANALYSIS

☒ Present Use ☐ Proposed Use ☐ Other	Summary of highest and best use analysis: The highest and best use as vacant and as improved is single-family residential.
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Client:	City of Pensacola	Client File #:	E2406
Subject Property:	2406 Emily St, Pensacola, FL 32504	Appraisal File #:	RL17037X-E

IMPROVEMENTS ANALYSIS

General	Design: Ranch	No. of Units: 1	No. of Stories: 1	Actual Age: 53	Effective Age: 35
☒ Existing ☐ Under Construction ☐ Proposed ☐ Attached ☒ Detached ☐ Manufactured ☐ Modular					
Other:					
Exterior Elements	Roofing: Composite Shingle	Siding: Brick/Concrete Block		Windows: Single-Pane Aluminum	
☒ Patio		☐ Deck	☒ Porch Covered Porch	☐ Pool	☒ Fence Chain Link
Other:					
Interior Elements	Flooring: Tile/Wood/Vinyl	Walls: Drywall		☐ Fireplace #	
Kitchen: ☒ Refrigerator ☒ Range ☒ Oven ☐ Fan/Hood ☒ Microwave ☐ Dishwasher Countertops: Vinyl Laminate					
Other: Wood Cabinets					
Foundation	☒ Crawl Space Wood Sub-Floor		☐ Slab		☐ Basement
Other:					
Attic	☐ None ☒ Scuttle		☐ Drop Stair	☐ Stairway	☐ Finished
Mechanicals	HVAC: Central		Fuel: Electric		Air Conditioning: Window Unit
Car Storage	☒ Driveway Concrete		☐ Garage	☒ Carport 1-Car	☐ Finished
Other Elements	Utility Room				

Above Grade Gross Living Area (GLA)

	Living	Dining	Kitchen	Den	Family	Rec.	Bdrms	# Baths	Utility	Other	Area Sq. Ft.
Level 1	1	Area	1				3	1.1	1		990
Level 2											
Finished area above grade contains:	Bedroom(s): 3					Bath(s): 1.1			GLA: 990		

Summarize Above Grade Improvements: The improvements appear to be in average condition. The property includes a covered front porch h and an attached utility room. The residence has central heat with window unit air conditioning.

Below Grade Area or Other Area

	Living	Dining	Kitchen	Den	Family	Rec.	Bdrms	# Baths	Utility	% Finished	Area Sq. Ft.
Below Grade											
Other Area											

Summarize below grade and/or other area improvements:

Discuss physical depreciation and functional or external obsolescence: Based upon my interior and exterior inspection of the property the physical condition of the property is average with an effective age of approximately 35-years.

Discuss style, quality, condition, size, and value of improvements including conformity to market area: The subject is a ranch-style home built in 1964 consisting of a three-bedroom/one and one-half bath residence The improvements are considered to be average quality in average condition. Overall the effective age is estimated to be 35 years.

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Client:	City of Pensacola	Client File #:	E2406
Subject Property:	2406 Emily St, Pensacola, FL 32504	Appraisal File #:	RL17037X-E

SITE VALUATION**Site Valuation Methodology**

- ☒ **Sales Comparison Approach:** A set of procedures in which a value indication is derived by comparing the property being appraised to similar properties that have been sold recently, then applying appropriate units of comparison and making adjustments to the sale prices of the comparables based on the elements of comparison. The sales comparison approach may be used to value improved properties, vacant land, or land being considered as though vacant; it is the most common and preferred method of land valuation when an adequate supply of comparable sales are available.
- ☐ **Market Extraction:** A method of estimating land value in which the depreciated cost of the improvements on the improved property is estimated and deducted from the total sale price to arrive at an estimated sale price for the land; most effective when the improvements contribute little to the total sale price of the property.
- ☐ **Alternative Method:** (Describe methodology and rationale)

Site Valuation

ITEM	SUBJECT	COMPARISON 1		COMPARISON 2		COMPARISON 3	
Address	2406 Emily St Pensacola, FL 32504	3850 Whispering Pines Dr. Pensacola, FL 32503		6530 Sanders Avenue Pensacola, FL 32504		750 Farmington Road Pensacola, FL 32504	
Proximity to Subject							
Data Source/ Verification		MLS #489702		MLS #505962		MLS #505988	
Sales Price	\$		\$ 27,500		\$ 30,000		\$ 29,000
Price / Sq.Ft.	\$		\$ 2.76		\$ 0.85		\$ 4.61
Sale Date		1/27/2016		3/30/2017		9/12/2016	
Location	College Heights	Scenic Heights		Scenic Heights		The Grove	
Site Size	9,495 Sq.Ft.	9,960 SF		35,285 SF		6,288 SF	
Site View	Interior Residential	Interior Res.		Residential		Interior Res.	
Site Improvements	Assumed Vacant	Vacant		Vacant		Vacant	
Net Adjustment		☐ + ☐ - \$		☐ + ☒ - \$ -3,500		☐ + ☒ - \$ -5,000	
Indicated Value		Net Adj. %		Net Adj. 11.7 %		Net Adj. 17.2 %	
		Gross Adj. % \$ 27,500		Gross Adj. 11.7 % \$ 26,500		Gross Adj. 17.2 % \$ 24,000	
Prior Transfer History	None noted three years prior.	Foreclosure 6/2015 \$100 CT		None noted three years prior.		None noted three years prior.	

Site Valuation Comments: Comparable one is the most recent single-family lot sales in the subject's neighborhood or adjoining neighborhoods. Comparable one is smaller and comparables two and three are in superior neighborhoods. The subject property, assuming it were vacant would compare most similar to comparable one and inferior to comparables two and three for location and size. Based upon a direct comparison of the subject to the three comparable lots, and assuming the subject was vacant land, it is my opinion that the value of the lot would be \$27,500.

Site Valuation Reconciliation: Based upon a comparison of the subject parcel (assuming it was vacant land) to the comparable, I would reconcile the subject's lot value at \$27,500.

Opinion of Site Value**\$ 27,500**

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Client:	City of Pensacola	Client File #:	E2406
Subject Property:	2406 Emily St, Pensacola, FL 32504	Appraisal File #:	RL17037X-E

COST APPROACH**Cost Approach Definitions**

- ☐ **Reproduction Cost** is the estimated cost to construct, at current prices as of the effective appraisal date, an exact duplicate or replica of the building being appraised, using the same materials, construction standards, design, layout, and quality of workmanship, and embodying all of the deficiencies, superadequacies, and obsolescence of the subject building.
- ☐ **Replacement Cost** is the estimated cost to construct, at current prices as of the effective appraisal date, a building with utility equivalent to the building being appraised, using modern materials and current standards, design and layout.

Cost Approach Analysis**Estimated Cost New**

Above Grade Living Area	990	Sq. Ft @ \$	= \$
Finished Below Grade Area		Sq. Ft @ \$	= \$
Unfinished Below Grade Area		Sq. Ft @ \$	= \$
Other Area		Sq. Ft @ \$	= \$
Car Storage	262	Sq. Ft @ \$	= \$
			\$
			\$
			\$

Total Estimated Cost New

\$

Less Depreciation

Physical	58.33	% = \$	
Functional		% = \$	
External		% = \$	
Total Depreciation		\$	

Depreciated Value of Improvements

\$

Contributory Value of Site Improvements

\$

\$

\$

\$

Opinion of Site Value

\$

27,500

Indicated Value

\$

27,500

Cost Approach Comments (Data Sources, Depreciation Basis, Site Value, Etc.):

Cost Approach Reconciliation:**Indication of Value by Cost Approach**

\$ 27,500

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Client:	City of Pensacola	Client File #:	E2406
Subject Property:	2406 Emily St, Pensacola, FL 32504	Appraisal File #:	RL17037X-E

INCOME APPROACH**Market Rent Analysis**

ITEM	SUBJECT	RENTAL 1	RENTAL 2	RENTAL 3
Address	2406 Emily St Pensacola, FL 32504			
Proximity to Subject				
Data Source/ Verification				
Lease Term				
Date of Lease				
Rent /	\$	\$	\$	\$
Rent Concession				
Less Utilities				
Less				
Adjusted Market Rent		\$	\$	\$
Location	College Heights			
Site/View				
Quality of Construction	Average			
Age	53			
Condition	Average			
Above Grade Bedrooms	Bedrooms 3	Bedrooms	Bedrooms	Bedrooms
Above Grade Baths	Baths 1.1	Baths	Baths	Baths
Gross Living Area	990 Sq.Ft.	Sq.Ft.	Sq.Ft.	Sq.Ft.
Below Grade Area	Sq.Ft.	Sq.Ft.	Sq.Ft.	Sq.Ft.
Other Area	Sq.Ft.	Sq.Ft.	Sq.Ft.	Sq.Ft.
Heating/Cooling	Central Heat/WU			
Car Storage				
Net Adjustment		☐ + ☐ - \$	☐ + ☐ - \$	☐ + ☐ - \$
Indicated Market Rent		Net Adj. % Gross Adj. % \$	Net Adj. % Gross Adj. % \$	Net Adj. % Gross Adj. % \$

Rent comparable analysis and reconciliation of market rent of subject property:

Opinion of Market Rent \$

Gross Rent Multiplier Analysis

ADDRESS	DATE	SALE PRICE	GROSS RENT	GRM	COMMENTS

Comment and reconciliation of the gross rent multiplier (GRM):

Opinion of Market Rent: \$ _____ x _____ GRM = \$

Indication of Value by Income Approach \$ N/A

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Client:	City of Pensacola	Client File #:	E2406
Subject Property:	2406 Emily St, Pensacola, FL 32504	Appraisal File #:	RL17037X-E

SALES COMPARISON APPROACH

ITEM	SUBJECT	COMPARISON 1		COMPARISON 2		COMPARISON 3	
Address	2406 Emily St Pensacola, FL 32504	6360 Judkins Dri Pensacola, FL 32504		3661 Wellington Road Pensacola, FL 32504		3820 Summer Dr Pensacola, FL 32504	
Proximity to Subject		0.23 miles NW		1.19 miles NE		1.18 miles E	
Data Source/ Verification		MLS #508885 Public Records		MLS #508534 Public Records		MLS #503520 Public Records	
Original List Price	\$		\$ 108,995		\$ 119,000		\$ 120,000
Final List Price	\$		\$ 108,995		\$ 119,000		\$ 120,000
Sale Price	\$		\$ 109,500		\$ 115,000		\$ 115,000
Sale Price % of Original List	%		100.5 %		96.6 %		95.8 %
Sale Price % of Final List	%		100.5 %		96.6 %		95.8 %
Closing Date		12/27/2016		1/13/2017		10/26/2016	
Days On Market		1		18		57	
Price/Gross Living Area	\$	\$ 106.83		\$ 100.52		\$ 95.83	
	DESCRIPTION	DESCRIPTION	+(-) Adjustment	DESCRIPTION	+(-) Adjustment	DESCRIPTION	+(-) Adjustment
Financing Type	Cash to Seller	FHA		Conventional		FHA	
Concessions	None	None noted		None noted.		None Noted	
Contract Date	N/A	11/15/2016		11/22/2016		9/12/2016	
Location	College Heights	College Court		Eastgate		Scenic Heights	
Site Size	9,495 Sq.Ft.	8,053 SF		21,118 SF	-10,000	9,600 SF	
Site Views/Appeal	Residential/Avg.	Residential/Avg.		Residential/Avg.		Residential/Avg.	
Design and Appeal	Ranch/Avg.	Ranch/Avg.		Ranch/Avg.		Ranch/Avg.	
Quality of Construction	Average	Average		Average		Average	
Age	53	60, Eff. 35		55, Eff. 35		55, Eff. 35	
Condition	Average	Good	-15,000	Good	-15,000	Good	-15,000
Above Grade Bedrooms	Bedrooms 3	Bedrooms 3		Bedrooms 3		Bedrooms 3	
Above Grade Baths	Baths 1.1	Baths 2	-1,500	Baths 1.1		Baths 2	-1,500
Gross Living Area	990 Sq.Ft.	1,025 Sq.Ft.		1,144 Sq.Ft.	-2,300	1,200 Sq.Ft.	-3,200
Below Grade Area	None	None		None		None	
Below Grade Finish	N/A	N/A		N/A		N/A	
Other Area	None	None		None		None	
Functional Utility	Average	Average		Average		Average	
Heating/Cooling	Central Heat/WU	Central		Central		Central	
Car Storage	1-Car Carport	1-Car Garage	-1,500	1-Car Garage	-1,500	1-Car Garage	-1,500
	Cvd Porch/Fence	CvdPorch/Fence		Cvd Pch/Fence		FP/Fence/Patio	
Utility Storage	Yes	Yd. Bldg		Yes		No	+500
Net Adjustment (total)		☐ + ☒ - \$ -18,000		☐ + ☒ - \$ -28,800		☐ + ☒ - \$ -20,700	
Adjusted Sale Price		Net Adj. 16.4 %		Net Adj. 25.0 %		Net Adj. 18.0 %	
		Gross Adj. 16.4 % \$ 91,500		Gross Adj. 25.0 % \$ 86,200		Gross Adj. 18.9 % \$ 94,300	
Prior Transfer History	None noted in three years prior to this appraisal.	Sold 9/2014 for \$86,000.		None noted 3 years prior.		None noted 3 years prior.	

Comments and reconciliation of the sales comparison approach: See additional comments on the following addendum. The three comparables sales are considered the best available in the neighborhood having occurred within the past year. Adjustments were applied to the comparables for variances in age, condition, improvement size and bathrooms as well as variances in other features such as car storage variances and other site improvements. After the adjustments, the three comparables reflect an adjusted range of \$86,200 to \$94,300. With about equal weight to each sale, I reconciled the subject's current market value at \$90,000.

Indication of Value by Sales Comparison Approach **\$ 90,000**

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Supplemental AddendumFile No. **RL17037X-E**

Client	City of Pensacola			
Property Address	2406 Emily St			
City	Pensacola	County	Escambia	State FL Zip Code 32504
Owner	Shannon D. Bell			

Comments:**Sales Comparison Approach:**

I performed a search for recent comparable improved sales to compare to the subject property. My search revealed a total of 12 sales occurring in the last year ranging in price from \$57,500 to \$120,000 with an average price of \$91,950 and a median price of \$103,450. However, many of the homes were either in superior condition, located in a superior location as compared to the subject and/or much larger in size. Of the 12 sales located, the three selected for comparison purposes were considered to be the most comparable to the subject.

The condition of all three sales was superior to the subject with a downward adjustment of \$15,000 applied to each.

The subject includes one and one-half bathrooms. Sales one and three included two bathrooms with sale two being similar to the subject. The adjustment for a half bath versus a full bath is approximately \$1,500 for homes in this price range. Therefore sales one and three are adjusted down \$1,500.

The size of the subject is similar to sale one and smaller than sales two and three. Using an depreciated cost new adjustment of \$15/SF for the difference in size, a downward size adjustment of \$2,300 is applied to sale two with a downward adjustment of \$ 3,200 applied to sale three.

The subject includes a one-car carport with all three sales having a one-car garage. An downward adjustment of \$1,500 is applied to the sales for superior car storage.

The subject includes a covered porch as well as chain link fencing, which is similar to all three sales. An upward adjustment of \$500 is applied to sale three for the lack of a utility/storage room.

Once the above noted adjustments have been applied, the three comparable sales reflect a range from \$86,200 to \$94,300. With about equal weight to each adjusted sale, I reconcile the subject's value via the sales comparison approach at \$90,000.

Client:	City of Pensacola	Client File #:	E2406
Subject Property:	2406 Emily St, Pensacola, FL 32504	Appraisal File #:	RL17037X-E

STATEMENT OF ASSUMPTIONS AND LIMITING CONDITIONS

This appraisal is subject to the following assumptions and limiting conditions:

- This report is prepared using forms developed and copyrighted by the Appraisal Institute. However, the content, analyses, and opinions set forth in this report are the sole product of the appraiser. The Appraisal Institute is not liable for any of the content, analyses, or opinions set forth herein.
- No responsibility is assumed for matters legal in character or nature. No opinion is rendered as to title, which is assumed to be good and marketable. All existing liens, encumbrances, and assessments have been disregarded, unless otherwise noted, and the property is appraised as though free and clear, having responsible ownership and competent management.
- I have examined the property described herein exclusively for the purposes of identification and description of the real property. The objective of our data collection is to develop an opinion of the highest and best use of the subject property and make meaningful comparisons in the valuation of the property. The appraiser's observations and reporting of the subject improvements are for the appraisal process and valuation purposes only and should not be considered as a warranty of any component of the property. This appraisal assumes (unless otherwise specifically stated) that the subject is structurally sound and all components are in working condition.
- I will not be required to give testimony or appear in court because of having made an appraisal of the property in question, unless specific arrangements to do so have been made in advance, or as otherwise required by law.
- I have noted in this appraisal report any significant adverse conditions (such as needed repairs, depreciation, the presence of hazardous wastes, toxic substances, etc.) discovered during the data collection process in performing the appraisal. Unless otherwise stated in this appraisal report, I have no knowledge of any hidden or unapparent physical deficiencies or adverse conditions of the property (such as, but not limited to, needed repairs, deterioration, the presence of hazardous wastes, toxic substances, adverse environmental conditions, etc.) that would make the property less valuable, and have assumed that there are no such conditions and make no guarantees or warranties, express or implied. I will not be responsible for any such conditions that do exist or for any engineering or testing that might be required to discover whether such conditions exist. Because I am not an expert in the field of environmental hazards, this appraisal report must not be considered as an environmental assessment of the property. I obtained the information, estimates, and opinions furnished by other parties and expressed in this appraisal report from reliable public and/or private sources that I believe to be true and correct.
- I will not disclose the contents of this appraisal report except as provided for in the Uniform Standards of Professional Appraisal Practice, and/or applicable federal, state or local laws.
- The Client is the party or parties who engage an appraiser (by employment contract) in a specific assignment. A party receiving a copy of this report from the client does not, as a consequence, become a party to the appraiser-client relationship. Any person who receives a copy of this appraisal report as a consequence of disclosure requirements that apply to an appraiser's client, does not become an intended user of this report unless the client specifically identified them at the time of the assignment. The appraiser's written consent and approval must be obtained before this appraisal report can be conveyed by anyone to the public through advertising, public relations, news, sales, or other media.
- If this valuation conclusion is subject to satisfactory completion, repairs, or alterations, it is assumed that the improvements will be completed competently and without significant deviation.

VALUE DEFINITION

☒ **Market Value Definition (below)**

☐ **Alternate Value Definition (attached)**

MARKET VALUE is defined as the most probable price which a property should bring in a competitive and open market under all conditions requisite to a fair sale, the buyer and seller each acting prudently and knowledgeably, and assuming the price is not affected by undue stimulus. Implicit in this definition is the consummation of a sale as of a specified date and the passing of title from seller to buyer under conditions whereby:

1. buyer and seller are typically motivated;
2. both parties are well informed or well advised and acting in what they consider their own best interests;
3. a reasonable time is allowed for exposure in the open market;
4. payment is made in terms of cash in U.S. dollars or in terms of financial arrangements comparable thereto; and
5. the price represents the normal consideration for the property sold unaffected by special or creative financing or sales concessions granted by anyone associated with the sale.

Source: *The Dictionary of Real Estate Appraisal*, 5th ed., Appraisal Institute

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January 2013

Client:	City of Pensacola	Client File #:	E2406
Subject Property:	2406 Emily St, Pensacola, FL 32504	Appraisal File #:	RL17037X-E

APPRAISER CERTIFICATION

I certify that, to the best of my knowledge and belief:

- The statements of fact contained in this report are true and correct.
- The reported analysis, opinions, and conclusions are limited only by the report assumptions and limiting conditions, and are my personal, unbiased professional analysis, opinions, and conclusions.
- I have no present (unless specified below) or prospective interest in the property that is the subject of this report, and I have no (unless specified below) personal interest with respect to the parties involved.
- I have no bias with respect to any property that is the subject of this report or to the parties involved with this assignment.
- My engagement in this assignment was not contingent upon the developing or reporting predetermined results.
- My compensation for completing this assignment is not contingent upon the development or reporting of a predetermined value or direction in value that favors the cause of the client, the amount of the value opinion, the attainment of a stipulated result, or the occurrence of a subsequent event directly related to the intended use of this appraisal.
- My analysis, opinions, and conclusions were developed, and this report has been prepared, in conformity with the Uniform Standards of Professional Appraisal Practice.
- Individuals who have provided significant real property appraisal assistance are named below. The specific tasks performed by those named are outlined in the Scope of Work section of this report.

☒ None ☐ Name(s)

As previously identified in the Scope of Work section of this report, the signer(s) of this report certify to the inspection of the property that is the subject of this report as follows:

Property inspected by Appraiser ☒ Yes ☐ No

Property inspected by Co-Appraiser ☐ Yes ☐ No

- Services provided, as an appraiser or in any other capacity, regarding the property that is the subject of this report within the three-year period immediately preceding acceptance of this assignment: ☒ None ☐ Specify services provided:

ADDITIONAL CERTIFICATION FOR APPRAISAL INSTITUTE MEMBERS

Appraisal Institute Designated Member, Candidate for Designation, or Practicing Affiliate Certify:

- The reported analyses, opinions, and conclusions were developed, and this report has been prepared, in conformity with the requirements of the Code of Professional Ethics and the Standards of Professional Appraisal Practice of the Appraisal Institute, which include the Uniform Standards of Professional Appraisal Practice.
- The use of this report is subject to the requirements of the Appraisal Institute relating to review by its duly authorized representatives.

- I am a Designated Member of the Appraisal Institute.
As of the date of this report, I have completed the continuing education program of the Appraisal Institute.

APPRAISER:

Signature _____

Name Rodger K. Lowery, MAI

Report Date 5/4/2017

Trainee ☐ Licensed ☐ Certified Residential ☐ Certified General ☒

License # Cert. Gen. RZ1922 State Florida

Expiration Date 11/30/2018

CO-APPRAISER:

Signature _____

Name _____

Report Date _____

Trainee ☐ Licensed ☐ Certified Residential ☐ Certified General ☐

License # _____ State _____

Expiration Date _____

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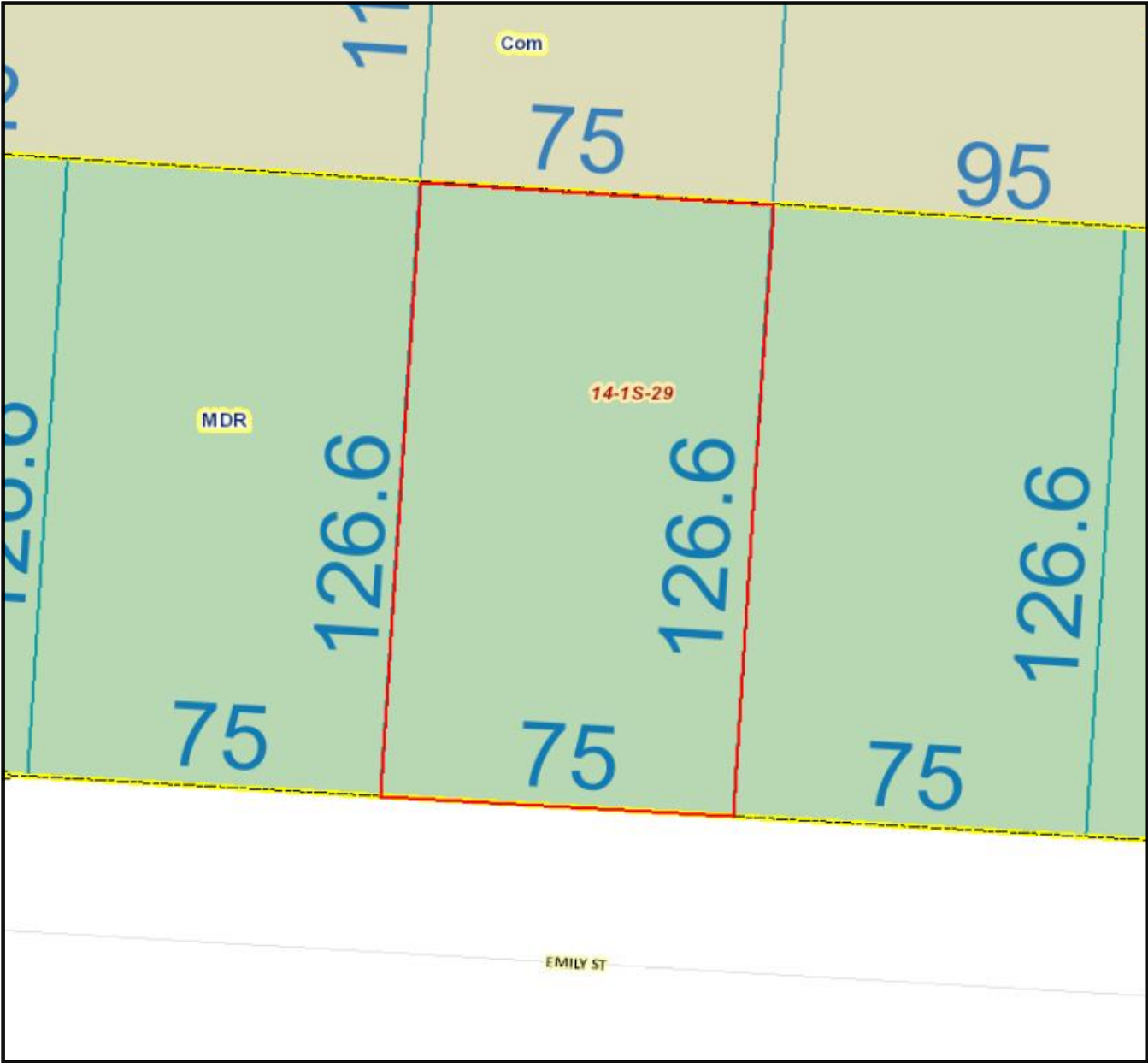
AI Reports® AI-900.04 Certification, Assumptions and Limiting Conditions

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January 2013

Site Map

Client	City of Pensacola			
Property Address	2406 Emily St			
City	Pensacola	County	Escambia	State FL Zip Code 32504
Owner	Shannon D. Bell			



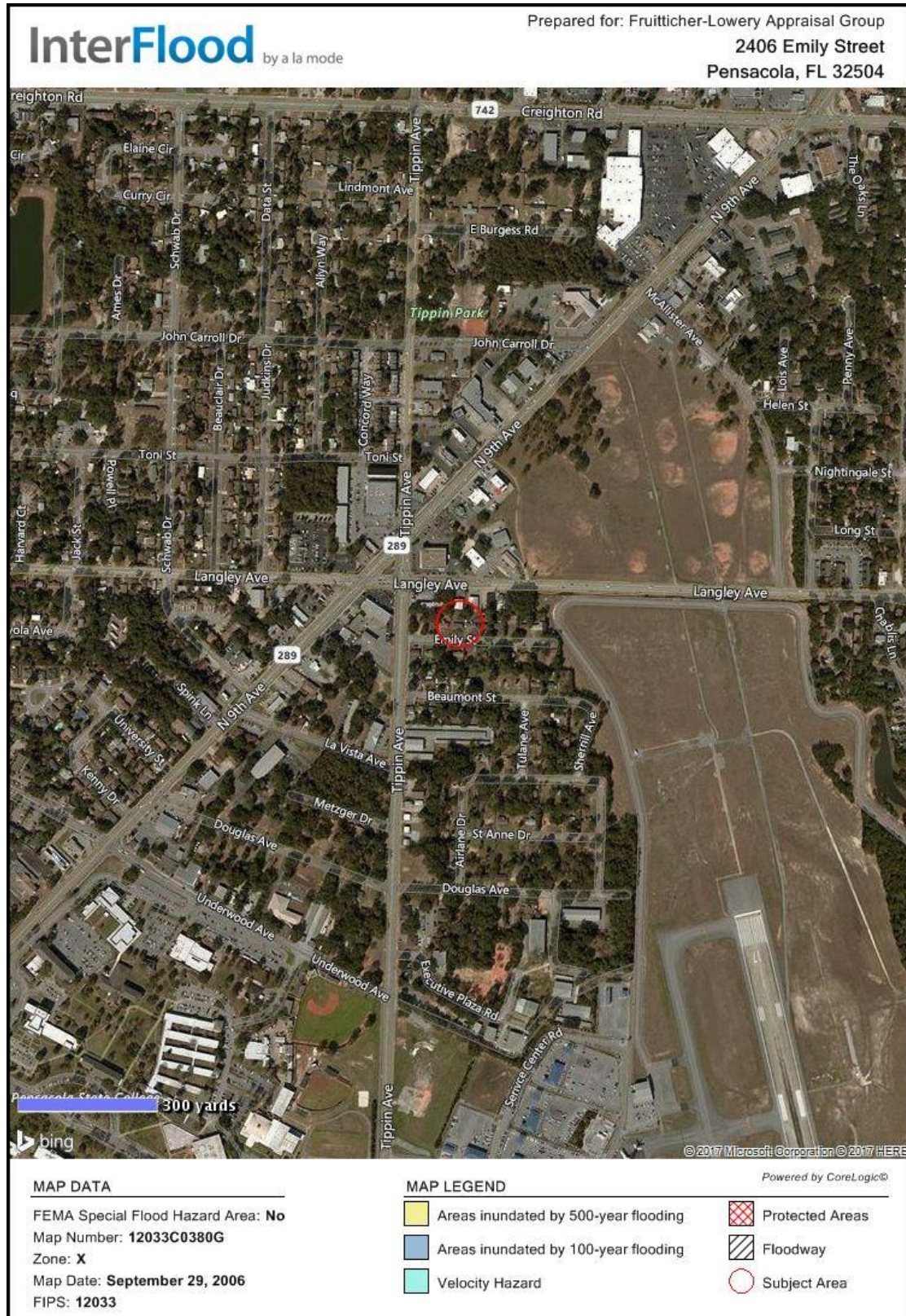
Aerial Map

Client	City of Pensacola			
Property Address	2406 Emily St			
City	Pensacola	County	Escambia	State FL Zip Code 32504
Owner	Shannon D. Bell			



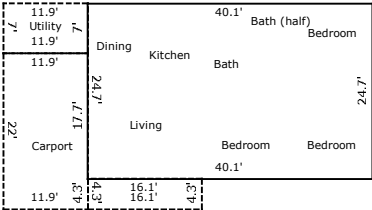
Flood Map

Client	City of Pensacola			
Property Address	2406 Emily St			
City	Pensacola	County	Escambia	State FL Zip Code 32504
Owner	Shannon D. Bell			



Building Sketch

Client	City of Pensacola			
Property Address	2406 Emily St			
City	Pensacola	County	Escambia	State FL Zip Code 32504
Owner	Shannon D. Bell			



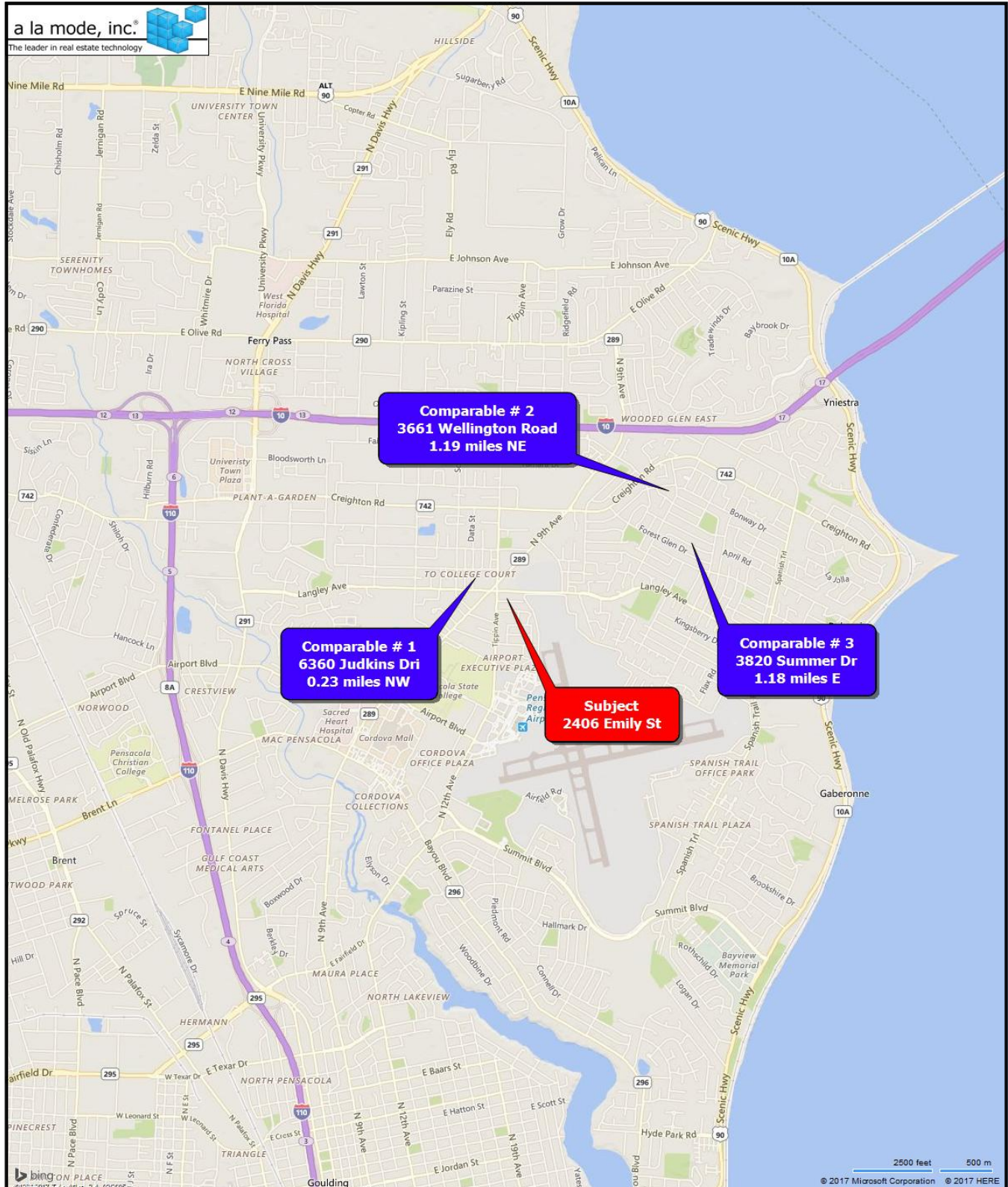
TOTAL Sketch by a la mode, inc.

Area Calculations Summary

Living Area	
First Floor	990.47 Sq ft
Total Living Area (Rounded):	990 Sq ft
Non-living Area	
1 Car Attached	261.8 Sq ft
Covered Porch	69.23 Sq ft
Storage	83.3 Sq ft

Location Map

Client	City of Pensacola			
Property Address	2406 Emily St			
City	Pensacola	County	Escambia	State FL Zip Code 32504
Owner	Shannon D. Bell			



Photograph Addendum

Client	City of Pensacola				
Property Address	2406 Emily St				
City	Pensacola	County	Escambia	State	FL Zip Code 32504
Owner	Shannon D. Bell				



Subject Front



Subject Rear

Photograph Addendum

Client	City of Pensacola				
Property Address	2406 Emily St				
City	Pensacola	County	Escambia	State	FL Zip Code 32504
Owner	Shannon D. Bell				



Street Scene



Dining Room

Photograph Addendum

Client	City of Pensacola				
Property Address	2406 Emily St				
City	Pensacola	County	Escambia	State	FL Zip Code 32504
Owner	Shannon D. Bell				



Kitchen



Bedroom

Photograph Addendum

Client	City of Pensacola				
Property Address	2406 Emily St				
City	Pensacola	County	Escambia	State	FL Zip Code 32504
Owner	Shannon D. Bell				



Bedroom



Bedroom

Photograph Addendum

Client	City of Pensacola				
Property Address	2406 Emily St				
City	Pensacola	County	Escambia	State	FL Zip Code 32504
Owner	Shannon D. Bell				

**Bathroom****Half Bath**

Photograph Addendum

Client	City of Pensacola				
Property Address	2406 Emily St				
City	Pensacola	County	Escambia	State	FL Zip Code 32504
Owner	Shannon D. Bell				



Comparable #1



Comparable #2

Photograph Addendum

Client	City of Pensacola				
Property Address	2406 Emily St				
City	Pensacola	County	Escambia	State	FL Zip Code 32504
Owner	Shannon D. Bell				



Comparable #3

APPRAISAL DESK REVIEW

17050866Review
File # E2406

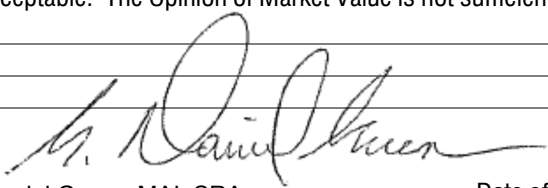
Lender/Client	City of Pensacola			Loan Number	
Borrower					
Property Address	2406 Emily St				
City	Pensacola	County	Escambia	State	FL ZIP Code 32504
Original Appraiser	Rodger K. Lowery, MAI			Phone	8504770419
Appraiser's Address	3000 Langley Avenue, Suite 402, Pensacola, FL 32504				

This Appraisal Desk Review Form assists the Reviewer in determining if the appraisal is well written, the calculations correct, the reasoning sound and the opinion of value well supported.

SUBJECT	ITEMS	Y E S	N O	N / A	COMMENT ON ALL 'NO's'
NEIGHBORHOOD	1. SUBJECT PROPERTY INFORMATION: The subject section is complete and correct, including any special conditions or financing.	☒	☐	☐	
	2. CHARACTERISTICS: The neighborhood has been accurately described for 'Location', '% Built Up', 'Growth Rate', 'Property Value Trend', 'Demand/Supply', 'Marketing Time' and 'Land Use's'.	☒	☐	☐	
	3. DESCRIPTION/CLASSIFICATION: The neighborhood has been accurately described and the subject property determined to be a single family residence.	☒	☐	☐	
	4. LAND USE: Any changes in 'Land Use' have been reported and noted if the changes negatively affect the value of the subject property.	☒	☐	☐	The valuation is being conducted under special extraordinary assumptions based on FAA requirements.
	5. OCCUPANCY/VACANCY: If the neighborhood is not mostly owner occupied and/or there are excessive vacancies, the effect on the value of the subject property has been reported.	☐	☐	☒	
	6. PRICE RANGE/AGE: If the value of the subject property is not within the neighborhood 'Price' or 'Age' Ranges, the effect on the value of the subject property has been reported.	☐	☐	☒	
	7. NEIGHBORHOOD ANALYSIS: The items have been reasonably rated and any substandard ratings have been explained, and their effect on the value of the subject property has been reported.	☒	☐	☐	
	8. EXTERNAL OBSOLESCENCE: Any external obsolescence has been explained, and the effect on the value of the subject property been reported.	☒	☐	☐	Same as #4 above.
	9. ENVIRONMENT: Sufficient information about how the overall neighborhood environment affects the value of the subject property has been reported.	☒	☐	☐	
	10. GENERAL MARKET CONDITIONS: General market conditions have been sufficiently reported.	☒	☐	☐	
SITE	11. CONFORMANCE: The site, site improvements and utilities have been accurately described, and it has been reported if they do not conform to the neighborhood.	☒	☐	☐	
	12. ZONING COMPLIANCE: If the subject property does not conform to zoning restrictions, or is used illegally, this effect on the value of the subject property has been reported.	☒	☐	☐	
	13. HIGHEST AND BEST USE: If present improvements are not the Highest and Best use, the effect on the value of the subject property has been reported. If the property can be renovated to its Highest and Best Use, this has been noted.	☒	☐	☐	
	14. PRIVATE STREETS: If the site fronts a private street, any legally enforceable street maintenance agreements have been reported.	☐	☐	☒	
	15. FEMA FLOOD HAZARD: If the property is in a 'FEMA Special Flood Hazard Area', a FEMA flood map has been attached, and its effect on the value of the subject property has been reported.	☐	☐	☒	
	16. EASEMENTS, ENCROACHMENTS, ETC.: The effect of easements and encroachments on the value of the subject has been considered.	☐	☐	☒	
IMPROVEMENTS	17. DESCRIPTION: The description of improvements is complete and accurate compared to photographs, sketches and other information, including physical deterioration and functional obsolescence.	☒	☐	☐	
	18. AGE ESTIMATES: The Effective Age, Actual Age and Remaining Economic Life estimates are consistent with each other and the physical deterioration and functional obsolescence estimates.	☒	☐	☐	
	19. INTERIOR SKETCH AND GLA: The sketch is consistent with the room count. Finished below grade rooms have been reported but have not been included in the GLA calculation. The GLA has been properly calculated.	☒	☐	☐	
	20. INTERIOR DESCRIPTION/PERSONAL PROPERTY: The interior description is complete and correct. Personal property has not been included in the value of the subject.	☒	☐	☐	
AUTOS	21. CAR STORAGE: The description matches the sketches and photographs. If car storage is inadequate, its effect on the value of the subject property has been reported.	☒	☐	☐	

	ITEMS	Y E S	N O	N / A	COMMENT ON ALL 'NO's'
SALES COMPARISON APPROACH	22. COMPARABLE SALES SELECTION: The comparable sales are correct, and an adequate reason has been given as to why they were selected.	☒	☐	☐	
	23. SUBDIVISIONS: 'New Subdivision' subject properties have at least one comparable sale outside the subdivision unless there have been sufficient resales <u>inside</u> the new subdivision. Established subdivision subject properties have comparable sales from inside the subdivision.	☒	☐	☐	
	24. COMPARABLE SALES ADJUSTMENT: A minimum of three closed Comparable Sales have been analyzed. Minus dollar adjustments for superior differences and plus dollar adjustments for inferior differences have been made.	☒	☐	☐	
	25. VALUE VS. COST ADJUSTMENTS: The adjustments accurately assess the value rather than cost of the adjusted items.	☒	☐	☐	
	26. LARGE ADJUSTMENTS: A satisfactory explanation has been provided for best comparable sales if their net adjustment exceeds 15%, the gross adjustment exceeds 25% or if there is a substantial difference between their adjusted prices.	☒	☐	☐	
	27. OTHER ADJUSTMENTS: If needed, other adjustments have been made for schools, room counts, GLA's, sales and/or financing concessions, improvements, and any external or functional obsolescence, and/or physical deterioration of the comparable sales.	☒	☐	☐	
	28. RECONCILIATION: The 'Reconciliation' is supported by sound reasoning and explains the appraiser's opinion of value.	☒	☐	☐	
RECONCILE	29. 'AS IS' vs. SUBJECT TO FUTURE WORK/CONDITIONS: If not 'as is', future work or conditions have been listed in the report.	☐	☐	☒	
	30. FINAL RECONCILIATION: The final opinion of value has been supported by sound reasoning and data.	☒	☐	☐	
COMMENTS	31. EXPLANATIONS: Any substandard ratings or items described as non-conforming or atypical have been explained.	☐	☐	☒	
	32. PHYSICAL DETERIORATION/OBsolescence: Any physical deterioration, functional obsolescence, or external obsolescence has been explained.	☐	☐	☒	
COST APPROACH	33. CALCULATION: The calculations are correct.	☒	☐	☐	
	34. COST APPROACH: The use of the cost approach is appropriate and all the steps of the cost approach have been properly applied.	☐	☐	☒	
	35. SITE VALUE: The site value is reasonable, and if higher than usual it has been explained.	☒	☐	☐	
	36. REPLACEMENT/REPRODUCTION COST: The replacement/reproduction cost estimates are reasonable and have been properly calculated.	☐	☐	☒	
	37. DEPRECIATION: Physical deterioration, functional obsolescence, and external obsolescence estimates match the reported items.	☐	☐	☒	
	38. INDICATED VALUE BY COST APPROACH: The estimate is reasonable and is consistent with the 'Sales Comparison Approach'.	☐	☐	☒	
INCOME	39. MARKET RENT GMRM: The income approach has been used if the subject is an investment property. The GMRM and estimated market rent are supported in the addenda. If the income approach was not used, it has been explained.	☐	☐	☒	
ADDENDA	40. ATTACHMENTS: The required Certificate and Statement of Limiting Conditions, Definition of Market Value, Photographs of the Subject and Comparable Sales, Maps, Exterior Sketch and Interior Floor Plan Addenda have been attached to the report.	☒	☐	☐	

Not all appraisals will contain every specific item listed in this Appraisal Desk Review form.
The reviewer should judge the importance of any items marked 'No', or 'N/A' in this report.
If the appraisal as a whole sufficiently describes the subject property and supports the opinion of value, no further action is needed.

REVIEWER'S REPORT	I have reviewed the appraisal. I do not know of any changes since the appraisal's date which would significantly affect the subject property's value.
	☐ I have reviewed the Market Conditions Addendum to the Appraisal report and the Inventory Analysis and Median Sale & List Price, DOM, Sale/List % are all rated as stable.
	☒ The appraisal is acceptable. The Opinion of Market Value has been properly supported, and the property description is complete and accurate. While it is not necessary the appraisal meet every specific guideline, the appraisal is supported by sound reasoning and any variations from any applicable supplemental standards have been explained.
	☐ The appraisal requires additional information to be acceptable. The items requiring additional information are: _____
	☐ The appraisal is unacceptable. The Opinion of Market Value is not sufficiently supported and the subject property description is not accurate and/or complete. _____
 Reviewer's Name: <u>G. Daniel Green, MAI, SRA</u> Date of Review: <u>05/11/2017</u> Reviewer inspected? ☐ Yes ☒ No License or Certification # (if applicable): <u>Reg Gen RZ836</u> State: <u>FL</u> Expires: <u>11/30/2018</u> If 'Yes', Inspection Date: _____ Title or Designation: <u>MAI, SRA</u>	

DEFINITION OF MARKET VALUE: The most probable price which a property should bring in a competitive and open market under all conditions requisite to a fair sale, the buyer and seller, each acting prudently, knowledgeably and assuming the price is not affected by undue stimulus. Implicit in this definition is the consummation of a sale as of a specified date and the passing of title from seller to buyer under conditions whereby: (1) buyer and seller are typically motivated; (2) both parties are well informed or well advised, and each acting in what they considers their own best interest; (3) a reasonable time is allowed for exposure in the open market; (4) payment is made in terms of cash in U.S. dollars or in terms of financial arrangements comparable thereto; and (5) the price represents the normal consideration for the property sold unaffected by special or creative financing or sales concessions granted by anyone associated with the sale. (Source: FDIC Interagency Appraisal and Evaluation Guidelines, October 27, 1994.)

SCOPE OF REVIEW: The scope of this review is limited to the information being provided by the original appraiser, and is to form an opinion as to the apparent adequacy and relevance of the data and the propriety of any adjustments to the data; form an opinion as to the appropriateness of the appraisal methods and techniques used and develop the reasons for any disagreement; form an opinion as to whether the analyses, opinions, and conclusions in the report under review are appropriate and reasonable, and develop the reasons for any disagreement.

As per special FAA requirements, appraiser has researched and applied comparables from outside project area.

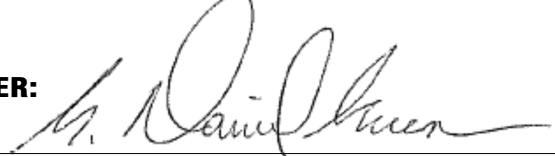
CERTIFICATION AND STATEMENT OF LIMITING CONDITIONS

CERTIFICATION: The reviewer certifies and agrees that, to the best of his/her knowledge and belief:

- 1. The statements of fact contained in this report are true and correct.
- 2. The reported analyses, opinions, and conclusions are limited only by the reported assumptions and limiting conditions and are my personal, impartial, and unbiased professional analyses, opinions, and conclusions.
- 3. Unless otherwise indicated, I have no present or prospective interest in the property that is the subject of the work under review and no personal interest with respect to the parties involved.
- 4. Unless otherwise indicated, I have performed no services, as an appraiser or in any other capacity, regarding the property that is the subject of the work under review within the three-year period immediately preceding acceptance of this assignment.
- 5. I have no bias with respect to the property that is the subject of the work under review or to the parties involved with this assignment.
- 6. My engagement in this assignment was not contingent upon developing or reporting predetermined results.
- 7. My compensation is not contingent on an action or event resulting from the analyses, opinions, or conclusions in this review or from its use.
- 8. My compensation for completing this assignment is not contingent upon the development or reporting of predetermined assignment results or assignment results that favors the cause of the client, the attainment of a stipulated result, or the occurrence of a subsequent event directly related to the intended use of this appraisal review.
- 9. My analyses, opinions, and conclusions were developed and this review report was prepared in conformity with the Uniform Standards of Professional Appraisal Practice.
- 10. Unless otherwise indicated, I have not made a personal inspection of the subject of the work under review.
- 11. Unless otherwise indicated, no one provided significant appraisal, appraisal review, or appraisal consulting assistance to the person(s) signing this certification (if there are exceptions, the name of each individual providing significant real property appraisal assistance is stated elsewhere in this report).

CONTINGENT AND LIMITING CONDITIONS: The certification of the Reviewer appearing in the review report is subject to the following conditions and to such other specific and limiting conditions as are set forth by the Reviewer in the review report.

- 1. The Reviewer assumes no responsibility for matters of a legal nature affecting the property which is the subject of this review or the title thereto, nor does the Reviewer render any opinion as to the title, which is assumed to be good and marketable.
- 2. The Reviewer will not give testimony or appear in court because he or she reviewed an appraisal of the property in question, unless specific arrangements to do so have been made beforehand, or as otherwise required by law.
- 3. The Reviewer assumes that there are no hidden or unapparent conditions of the property, subsoil, or structures, which would render it more or less valuable. The Reviewer assumes no responsibility for such conditions, or for engineering which might be required to discover such factors. This review report must not be considered an environmental assessment of the subject property.
- 4. Information, estimates, and opinions furnished to the Reviewer, and contained in the review report, were obtained from sources considered reliable and believed to be true and correct. However, no responsibility for accuracy of such items furnished to the Reviewer can be assumed by the Reviewer.
- 5. Disclosure of the contents of the report is governed by the Uniform Standards of Professional Appraisal Practice, the Bylaws and Regulations of the professional appraisal organizations with which the Reviewer is associated, and any applicable federal, state or local laws.
- 6. Neither all, nor any part of the content of the review report, or copy thereof (including the conclusions of the review, the identity of the Reviewer, professional designations, reference to any professional appraisal organizations, or the firm with which the Reviewer is associated), shall be used for any purpose by anyone but the client specified in the review report, its successors and assigns, professional appraisal organizations, any state or federally approved financial institution, any department, agency, or instrumentality of the United States or any state or the District of Columbia, without the previous written consent and approval of the Reviewer.
- 7. No change of any item in the review report shall be made by anyone other than the Reviewer and the Reviewer shall have no responsibility for any such unauthorized change.

APPRAISER:
Signature: 
Name: G. Daniel Green, MAI, SRA
Title: MAI, SRA
State Certification #: Reg Gen RZ836
or State License #:
State: FL Expiration Date of Certification or License: 11/30/2018
Date Signed: 05/11/2017

SUPERVISORY or CO-APPRAISER (if applicable):
Signature: _____
Name: _____
Title: _____
State Certification #: _____
or State License #: _____
State: _____ Expiration Date of Certification or License: _____
Date Signed: _____



City of Pensacola

222 West Main Street
Pensacola, FL 32502

Memorandum

File #: 17-00311

City Council

6/8/2017

LEGISLATIVE ACTION ITEM

SPONSOR: Ashton J. Hayward, III, Mayor

SUBJECT:

AWARD OF CONTRACT - BID# 17-020 - PORT OF PENSACOLA FERRY LANDING WATERSIDE FEATURES

RECOMMENDATION:

That City Council award a contract for construction of the Port of Pensacola Ferry Landing Waterside Features to Florida Floats Inc. dba Bellingham Marine, the only bidder with a base bid of \$938,251 plus a 10% contingency of \$93,825 for a total amount of \$1,032,076.

HEARING REQUIRED: No Hearing Required

SUMMARY:

The Ferry Landing Waterside Features construction project in Commendencia Slip, directly west of the Port of Pensacola, will include the installation of fender and dock anchoring piles, a floating dock, gangway, and transition platform to support the Pensacola Bay Ferry Service and the two 150 passenger only ferries. This contract is for the waterside components of the Ferry service and will tie into the landside elements of the ferry landing including the ticketing and restroom facility and shade structures to be completed as a separate project.

PRIOR ACTION:

April, 10, 2014 - Council Presentation on status of Pensacola Ferry System

May 8, 2014 - City of Pensacola Resolution of Support for Pensacola Ferry System

October 23, 2014 - Council action approving FLAP grant acceptance, three party MOA, Resolution of Support and a Supplemental Budget Resolution

November 12, 2015 - Ferry Landing Architectural and Engineering (A&E) contract awarded to Atkins N.A.

March 17, 2016 - Council action approving 2nd FLAP grant acceptance, three party MOA, Resolution of Support and a Supplemental Budget Resolution

December, 8 2016 - Council action approving FSTED grant acceptance, resolution of support and a Supplemental Budget Resolution

February 9, 2017 - Council action approving CEI contract awarded to Mott Macdonald

FUNDING:

Budget:	\$1,326,000	EFLHD FLAP Grant Award (First Award)
	(28,000)	EFLHD Project Management Fee
	751,145	EFLHD FLAP Grant Award (2nd Award)
	(15,000)	ELFHD Project Management Fee
	<u>688,653</u>	FSTED Grant Award
Total	<u>\$2,722,798</u>	
Actual:	\$ 938,251	Construction (Waterside Features, Bid Price)
	<u>93,825</u>	10% Contingency
	<u>1,032,076</u>	Sub-Total
	1,122,100	Construction (Landside Features, Estimate)
	<u>112,210</u>	10% Contingency
	<u>1,234,310</u>	Sub-Total
	300,800	A&E Contract (Estimate)
	<u>155,612</u>	Construction Engineering Inspection (Estimate)
Total	<u>\$2,722,798</u>	

FINANCIAL IMPACT:

Grant funding in the amount of \$2,722,798 has been appropriated for this project. To date, \$239,220 has been expended/encumbered for the A&E Contract and Engineering Inspections leaving an available balance of \$2,483,578 to complete both the Waterside and Landside Feature projects. Construction of the Landside Features will be awarded through a separate future bid process.

CITY ATTORNEY REVIEW: Yes

5/19/2017

STAFF CONTACT:

Eric W. Olson, City Administrator
Amy Miller, Port Director
Clark Merritt, Port Business Manager

ATTACHMENTS:

- 1) Tabulation Sheet, Bid No: 17-020
- 2) Vendor Reference Sheet, Bid No: 17-020

PRESENTATION: No

TABULATION OF BIDS

BID NO: 17-020

TITLE: PORT OF PENSACOLA FERRY LANDING - WATERSIDE FEATURES

OPENING DATE: May 9, 2017

OPENING TIME: 2:30 P.M.

FLORIDA FLOATS, INC.

DBA

BELLINGHAM MARINE

DEPARTMENT: Port

Jacksonville, FL

Bid Amount

\$938,251.00

Additive Alternate No. 1

\$183,072.00

Additive Alternate No. 2

\$201,477.00

Attended Prebid

Yes

**FINAL VENDOR REFERENCE LIST
PORT OF PENSACOLA FERRY LANDING - WATERSIDE FEATURES
PORT**

Vendor	Name	Address	City	St	Zip Code	M/WBE
044957	ALL SEASONS CONSTRUCTION LLC	6161 BLUE ANGEL PARKWAY	PENSACOLA	FL	32526	N
068495	ANDALA ENTERPRISES INC	641 BAYOU BOULEVARD	PENSACOLA	FL	32503	N
070833	ASSOCIATION OF MARINA INDUSTRIES	50 WATER STREET	WARREN	RI	02885	N
053457	BIRKSHIRE JOHNSTONE LLC	11 CLARINDA LANE	PENSACOLA	FL	32505	N
029184	BLARICOM, KIRK VAN DBA KIRK CONSTRUCTION COMPANY	619 GREEN HILLS ROAD	CANTONMENT	FL	32533	N
067318	BLUE WATER CONSTRUCTION & LANDSCAPING INC	8863 N EIGHT MILE CREEK ROAD	PENSACOLA	FL	32534	N
042045	CHAVERS CONSTRUCTION INC	1795 WEST DETROIT BLVD	PENSACOLA	FL	32534	N
044571	CHRISTOPHER'S MARINE CONTRACTING	1774 SUNNY OAK STREET	GULF BREEZE	FL	32563	N
057454	COASTAL PILE DRIVING INC	2201 VALLEY ESCONDIDO DRIVE	PENSACOLA	FL	32526	N
024722	COASTAL REEF BUILDERS INC	40 AUDUSSON AVENUE	PENSACOLA	FL	32507	N
070832	CRANE MATERIALS INTERNATIONAL (GATORDOCKS)	1165 SE NORTHCHASE PARKWAY	MARIETTA	GA	30067	N
036146	CRONIN CONSTRUCTION INC	99 S ALCANIZ ST SUITE A	PENSACOLA	FL	32502	Y
033554	D K E MARINE SERVICES	P O BOX 2395	PENSACOLA	FL	32513	N
007055	DAVIS MARINE CONSTRUCTION INC	8160 ASHLAND AVENUE	PENSACOLA	FL	32534	N
070828	EDSON INTERNATIONAL	146 DUCHAINE BLVD	NEW BEDFORD	FL	02745	N
032038	EVANS CONTRACTING INC	400 NEAL ROAD	CANTONMENT	FL	32533	N
070827	FLORIDA FLOATS DBA BELLINGHAM MARINE	1813 DENNIS STREET	JACKSONVILLE	FL	32204	N
050495	GB GREEN CONSTRUCTION MGMT & CONSULTING INC	303 MAN'O'WAR CIRCLE	CANTONMENT	FL	32533	N
053862	GFD CONSTRUCTION INC	8771 ASHLAND AVE	PENSACOLA	FL	32514	N
034504	GULF COAST AFRICAN AMERICAN CHAMBER OF COMMERCE	PO BOX 17844	PENSACOLA	FL	32522	N
018636	GULF COAST BUILDING CONTRACTORS INC	1010 N 12TH AVE	PENSACOLA	FL	32501	N
052866	HEWES & COMPANY LLC	390 SELINA ST	PENSACOLA	FL	32503	N
056716	HOWELL, KENNETH C, JR DBA KEN JR CONSTRUCTION LLC	1102 WEBSTER DRIVE	PENSACOLA	FL	32505	N
070829	INTERNATIONL DOCK PRODUCTS INC	3101 SW 25TH STREET BAY 106	PEMBROKE PARK	FL	33009	N
053163	J2 ENGINEERING INC	2101 WEST GARDEN STREET	PENSACOLA	FL	32502	N
002026	JACK MOORE & CO INC	P O BOX 37010	PENSACOLA	FL	32526	N
032824	KENNETH HORNE & ASSOCIATES	7201 NORTH 9TH AVENUE SUITE 6	PENSACOLA	FL	32504	N
068161	LEA, DOUGLAS C DBA L&L CONSTRUCTION SERVICES LLC	9655 SOUTH TRACE ROAD	MILTON	FL	32583	N
039164	LOFTIS MARINE DIVISION INC	7150 CLEARWOOD ROAD	PENSACOLA	FL	32526	N
070830	MEECO SULLIVAN INC	1501 E ELECTRIC AVE	MCALESTER	OK	74501	N
045203	MOORE, STEVEN T DBA MC GROUP LLC	605-A EAST GOVERNMENT STREET	PENSACOLA	FL	32502	N
016210	NORD, STEVE DBA SEA HORSE GENERAL CONTRACTORS INC	4238 GULF BREEZE PKWY	GULF BREEZE	FL	32563	N
049113	O'DANIEL MARINE CONSTRUCTION INC	1165 SUNSET LANE	GULF BREEZE	FL	32563	N
051747	PAEDAE PROPERTIES INC	5104 NORTH W STREET	PENSACOLA	FL	32505	N
030951	PAV'R CONSTRUCTION INC	P O BOX1293	GULF BREEZE	FL	32562	N
003956	PENSA CONCRETE CONSTRUCTION CO INC	P O BOX 2787	PENSACOLA	FL	32513	N
060344	PENSACOLA BAY AREA CHAMBER OF COMMERCE DBA GREATER PENSACOLA CHAMBER	117 W GARDEN ST	PENSACOLA	FL	32502	N
067916	PENSACOLA MARINE CONSTRUCTION INC	2207 LIBERTY LOOP ROAD	CANTONMENT	FL	32533	N
000225	PENSACOLA NEWS JOURNAL	P O BOX 13712	PENSACOLA	FL	32574	N
049671	RADFORD & NIX CONSTRUCTION LLC	7014 PINE FOREST ROAD	PENSACOLA	FL	32526	N
052760	REED, HEATHER DBA ECOLOGICAL CONSULTING SERVICES INC	38 S BLUE ANGEL PKWY #346	PENSACOLA	FL	32506	N
055499	ROCKWELL CORPORATION	3309 LINGER COURT	PENSACOLA	FL	32526	N
057937	ROPER & ROPER GENERAL CONTRACTORS LLC	5042 SKYLARK COURT	PENSACOLA	FL	32505	N
070831	S F MARINA SYSTEMS	6364 ALLMONDSVILLE RD	GLOUCESTER		23061	N
058753	SAILWIND CONSTRUCTION INC	7 GILMORE DRIVE	GULF BREEZE	FL	32561	N
044550	SEA COAST & COMPANY	P O BOX 1422	GULF BREEZE	FL	32562	N
059753	SITE WORX OF NORTHWEST FL LLC	1450 EVERS HAVEN	CANTONMENT	FL	32533	N

Opening Date: 05/09/17

Bid No.: 17-020

**FINAL VENDOR REFERENCE LIST
PORT OF PENSACOLA FERRY LANDING - WATERSIDE FEATURES
PORT**

Vendor	Name	Address	City	St	Zip Code	M/WBE
024992	SNELLGROVE CONSTRUCTION INC	P O BOX 34340	PENSACOLA	FL	32507	N
057995	T&W BREAKING GROUND LLC	5748 PRINCETON DRIVE	PENSACOLA	FL	32526	N
028060	THE GREEN SIMMONS COMPANY INC	3407 NORTH W STREET	PENSACOLA	FL	32505	N
037833	THE PENSACOLA VOICE	213 E YONGE ST	PENSACOLA	FL	32503	N
053924	THOMPSON CONTRACTOR RESOURCES INC	196 E NINE MILE RD SUITE C	PENSACOLA	FL	32534	N
033977	THOMPSON TRACTOR	2650 W NINE MILE RD	PENSACOLA	FL	32503	N
033913	UNITY ENTERPRISES INC	506 W BELMONT STREET	PENSACOLA	FL	32501	N
070834	UNIV OF WISC DEPT OF ENG DOCKS AND MARINAS	1415 ENGINEERING DRIVE	MADISON	WI	53706	N
027461	VISION CONSTRUCTION ENT INC	P O BOX 9604	PENSACOLA	FL	32513	N
030317	W P R INC	4175 BRIARGLEN RD	MILTON	FL	32583	N
047084	WADDELL HOMES INC	5876 NORTH BLUE ANGEL PARKWAY	PENSACOLA	FL	32526	N
045140	WIT CONSTRUCTION SERVICES LLC	1161 WEST DETROIT BLVD	PENSACOLA	FL	32534	N

Vendors: 59



City of Pensacola

222 West Main Street
Pensacola, FL 32502

Memorandum

File #: 17-00057

City Council

6/8/2017

LEGISLATIVE ACTION ITEM

SPONSOR: Ashton J. Hayward, III, Mayor

SUBJECT:

PUBLIC HEARING - ANNEXATION OF PROPERTY - CAMPUS HEIGHTS

RECOMMENDATION:

That City Council conduct the second of two required Public Hearings to consider the annexation of seventy-seven (77) parcels in the Campus Heights area, sixty-one (61) of which are owned by the Pensacola International Airport.

HEARING REQUIRED: Public

SUMMARY:

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. It is an area of mixed use, consisting of commercial, light industrial, and residential use.

Currently one-hundred thirteen parcels have been purchased by the Airport, with six remaining to be acquired. As parcels are acquired 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.

In order to comply with the statutory requirements that would not require a referendum, seventy-seven (77) parcels, sixty-one (61) of which are owned by the Pensacola International Airport, were selected for annexation at this time. While the annexation would include the Airport owned parcels, it would also include sixteen (16) parcels owned by businesses. The City of Pensacola/Pensacola International Airport however is the owner of more than fifty percent (50%) of the parcels in the proposed area. The proposed inclusion of these other parcels would provide for a clearer City/County boundary in the affected area.

F.S. 171.0413 provides that:

Annexation procedures.-Any municipality may annex contiguous, compact, unincorporated territory in the following manner:

(1) An ordinance proposing to annex an area of contiguous, compact, unincorporated territory shall be adopted by the governing body of the annexing municipality pursuant to the procedure for the adoption of a nonemergency ordinance established by s. 166.041. Prior to the adoption of the ordinance of annexation, the local governing body shall hold at least two advertised public hearings. The first public hearing shall be on a weekday at least 7 days after the day that the first advertisement is published. The second public hearing shall be held on a weekday at least 5 days after the day that the second advertisement is published. Each such ordinance shall propose only one reasonably compact area to be annexed. However, prior to the ordinance of annexation becoming effective, a referendum on annexation shall be held as set out below, and, if approved by the referendum, the ordinance shall become effective 10 days after the referendum or as otherwise provided in the ordinance, but not more than 1 year following the date of the referendum.

(6) Notwithstanding subsections (1) and (2), if the area proposed to be annexed does not have any registered electors on the date the ordinance is finally adopted, a vote of electors of the area proposed to be annexed is not required. In addition to the requirements of subsection (5), the area may not be annexed unless the owners of more than 50 percent of the parcels of land in the area proposed to be annexed consent to the annexation. If the governing body does not choose to hold a referendum of the annexing municipality pursuant to subsection (2), then the property owner consents required pursuant to subsection (5) shall be obtained by the parties proposing the annexation prior to the final adoption of the ordinance, and the annexation ordinance shall be effective upon becoming a law or as otherwise provided in the ordinance.

Therefore, in accordance with paragraph (6) of F.S. 171.0413, a referendum is not required as there are no registered electors on the parcels in the proposed annexation area. Further, the City of Pensacola/Pensacola International Airport, the owner of more than 50 percent of the land in the proposed annexation area, consents to the annexation.

PRIOR ACTION:

November 10, 2011 - City Council approved the annexation of nine (9) parcels in the Campus Heights area 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

FUNDING:

N/A

FINANCIAL IMPACT:

The City would receive property taxes and stormwater fee revenues from the subject parcels as well as from any future improvements.

CITY ATTORNEY REVIEW: Yes

3/24/2017

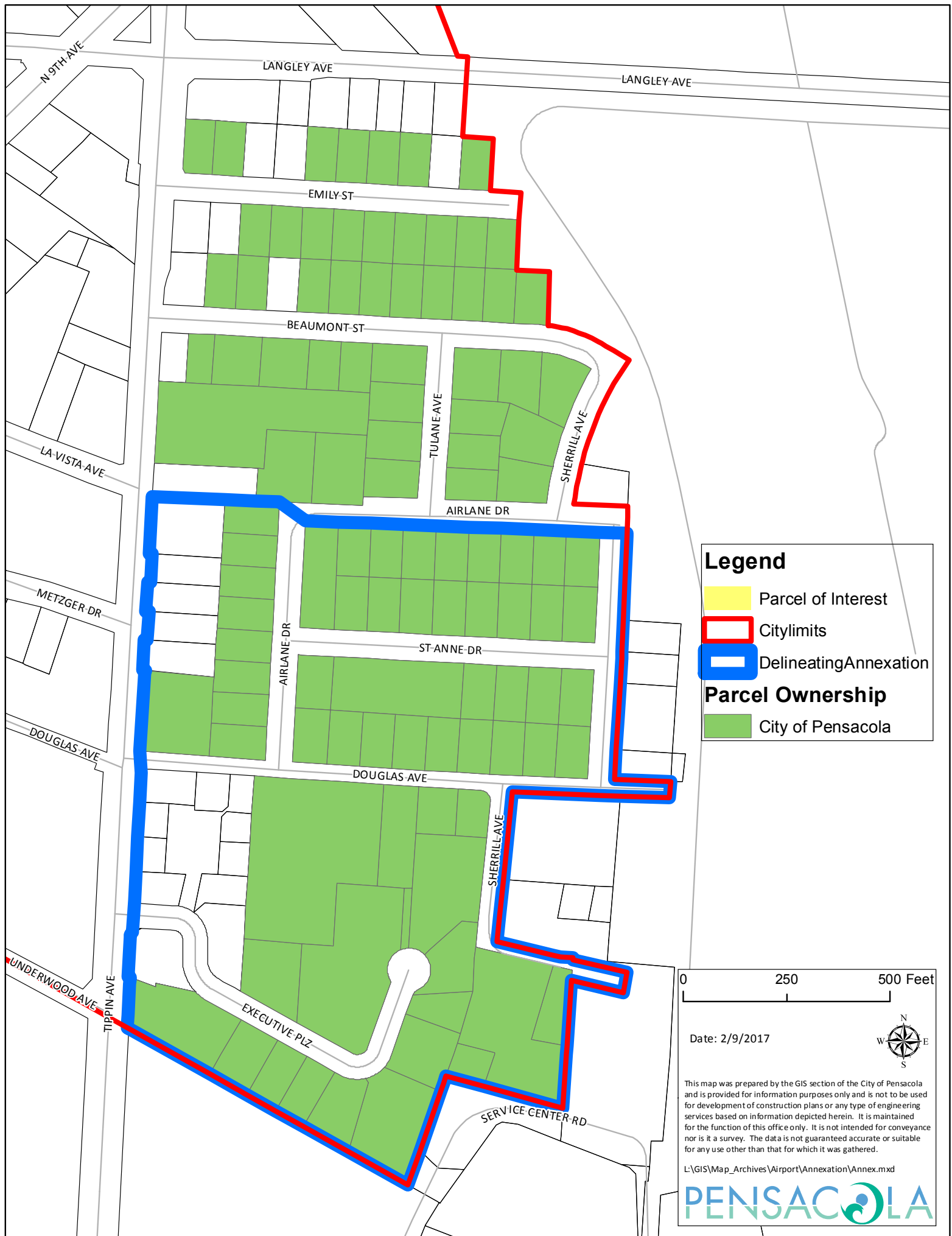
STAFF CONTACT:

Eric W. Olson, City Administrator
Sherry Morris, Planning Services Administrator
Daniel Flynn, Airport Director

ATTACHMENTS:

- 1) Map of Annexation Area - Campus Heights

PRESENTATION: No



Legend

- Parcel of Interest
- Citylimits
- DelineatingAnnexation
- Parcel Ownership**
 - City of Pensacola

0 250 500 Feet

Date: 2/9/2017



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\Annex.mxd

PENSACOLA

Pensacola International
Airport
Published Daily-Pensacola, Escambia County, FL

PROOF OF PUBLICATION

State of Florida

County of Escambia:

Before the undersigned authority personally appeared **Scarlett Toyama** who, on oath, says that she is a personal representative of the Pensacola News Journal, a daily newspaper published in Escambia County, Florida; that the attached copy of advertisement, being a Legal in the matter of:

NOTICE OF PUBLIC HEARING & PROPOSED ANNEXATION - CAMPUS HEIGHTS AREA

Was published in said newspaper in the issue(s) of:

April 28, 2017

Affiant further says that the said Pensacola News Journal is a newspaper published in said Escambia County, Florida, and that the said newspaper has heretofore been published in said Escambia County, Florida, and has been entered as second class matter at the Post Office in said Escambia County, Florida, for a period of one year next preceding the first publication of the attached copy of advertisement; and affiant further says that she has neither paid nor promised any person, firm or corporation any discount, rebate, commission or refund for the purpose of securing this advertisement for publication in the said newspaper.

Sworn to and subscribed before me this 28th day of April, 2017, by **Scarlett Toyama**, who is personally known to me.

S. Toyama Affiant
Mark Dee Kent Notary Public

MARK DEE KENT
Notary Public - State of Florida
Comm. Expires October 27, 2019
Comm. No. FF 931266

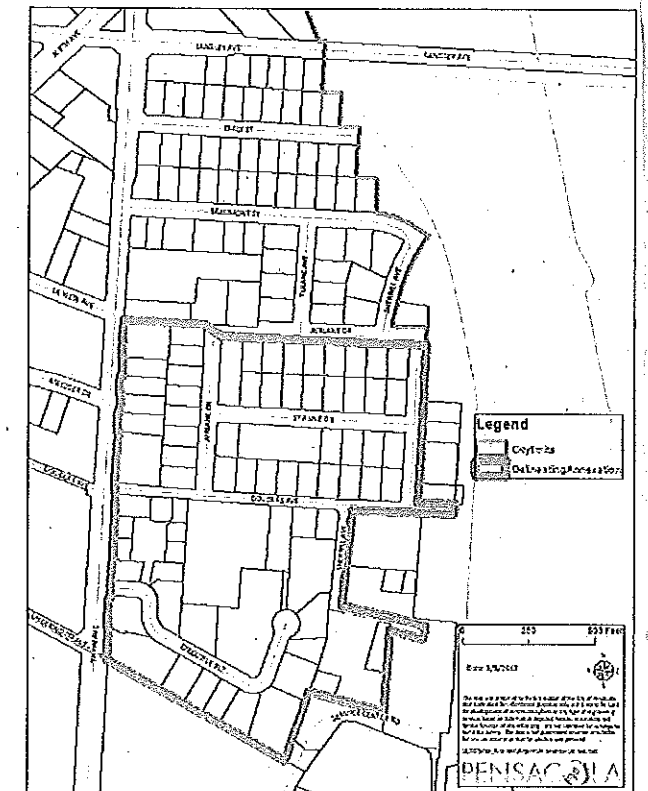
NOTICE OF PUBLIC HEARING & PROPOSED ANNEXATION - CAMPUS HEIGHTS AREA

Please be advised that City Council of the City of Pensacola will hold the first of two Public Hearings and consider Proposed Ordinance No. 10-17 on first reading on Thursday, May 11, 2017, at 5:30 p.m. in Council Chambers on the First Floor of City Hall, 222 West Main Street, Pensacola, Florida.

The title of the proposed ordinance is as follows:

P.O. #10-17:

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.



A copy of the proposed ordinance may be inspected by the public in the City Clerk's office located on the 3rd Floor of City Hall, 222 West Main Street, Pensacola, Florida. Interested parties may appear at the Council meeting and be heard with respect to the proposed ordinance.

If any person decides to appeal any decision made with respect to any matter considered at this meeting or public hearing, such person may need to insure that a verbatim record of the proceedings is made, which record includes the testimony and any 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 for further information. Requests must be made at least 48 hours in advance of the event in order to allow the city time to provide the requested services.

CITY OF PENSACOLA, FLORIDA
By: Ericka L. Burnett, City Clerk

Visit <https://pensacola.legistar.com/calendar.aspx> to learn more about City activities. Council agendas posted on-line before meetings.



City of Pensacola

222 West Main Street
Pensacola, FL 32502

Memorandum

File #: 10-17

City Council

6/8/2017

LEGISLATIVE ACTION ITEM

SPONSOR: Ashton J. Hayward, III, Mayor

SUBJECT:

PROPOSED ORDINANCE NO. 10-17 - ANNEXATION OF PROPERTY - CAMPUS HEIGHTS

RECOMMENDATION:

That City Council approve Proposed Ordinance No. 10-17 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: Public

SUMMARY:

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. It is an area of mixed use, consisting of commercial, light industrial, and residential use.

Currently one-hundred thirteen parcels have been purchased by the Airport, with six remaining to be acquired. As parcels are acquired 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.

In order to comply with the statutory requirements that would not require a referendum, seventy-seven (77) parcels, sixty-one (61) of which are owned by the Pensacola International Airport, were selected for annexation at this time. While the annexation would include the Airport owned parcels, it would also include sixteen (16) parcels owned by businesses. The proposed inclusion of these other parcels would provide for a clearer City/County boundary in the affected area. The City of Pensacola/Pensacola International Airport is the owner of more than fifty percent (50%) of the parcels in the proposed area.

F.S. 171.0413 provides that:

Annexation procedures.-Any municipality may annex contiguous, compact, unincorporated territory in the following manner:

(1) An ordinance proposing to annex an area of contiguous, compact, unincorporated territory shall be adopted by the governing body of the annexing municipality pursuant to the procedure for the adoption of a nonemergency ordinance established by s. 166.041. Prior to the adoption of the ordinance of annexation, the local governing body shall hold at least two advertised public hearings. The first public hearing shall be on a weekday at least 7 days after the day that the first advertisement is published. The second public hearing shall be held on a weekday at least 5 days after the day that the second advertisement is published. Each such ordinance shall propose only one reasonably compact area to be annexed. However, prior to the ordinance of annexation becoming effective, a referendum on annexation shall be held as set out below, and, if approved by the referendum, the ordinance shall become effective 10 days after the referendum or as otherwise provided in the ordinance, but not more than 1 year following the date of the referendum.

(6) Notwithstanding subsections (1) and (2), if the area proposed to be annexed does not have any registered electors on the date the ordinance is finally adopted, a vote of electors of the area proposed to be annexed is not required. In addition to the requirements of subsection (5), the area may not be annexed unless the owners of more than 50 percent of the parcels of land in the area proposed to be annexed consent to the annexation. If the governing body does not choose to hold a referendum of the annexing municipality pursuant to subsection (2), then the property owner consents required pursuant to subsection (5) shall be obtained by the parties proposing the annexation prior to the final adoption of the ordinance, and the annexation ordinance shall be effective upon becoming a law or as otherwise provided in the ordinance.

Therefore, in accordance with paragraph (6) of F.S. 171.0413, a referendum is not required as there are no registered electors on the parcels in the proposed annexation area. Further, the City of Pensacola/Pensacola International Airport, the owner of more than 50 percent of the land in the proposed annexation area, consents to the annexation.

PRIOR ACTION:

November 10, 2011 - City Council approved the annexation of nine (9) parcels in the Campus Heights area owned by the Pensacola International Airport.

December 1, 2011 - City Council adopted Ordinance No. 31-11 - Annexation of Airport Owned Property on second reading.

April 13, 2017 - Item was withdrawn prior to City Council Meeting.

May 11, 2017 - Public Hearing held to consider Ordinance No. 10-17.

FUNDING:

N/A

FINANCIAL IMPACT:

The City would receive Property Tax and Stormwater Utility Fee revenues from the subject parcels as well as from any future improvements.

CITY ATTORNEY REVIEW: Yes

3/27/2017

STAFF CONTACT:

Eric W. Olson, City Administrator
Sherry Morris, Planning Services Administrator
Daniel Flynn, Airport Director

ATTACHMENTS:

- 1) Proposed Ordinance No. 10-17
- 2) Survey, City of Pensacola Proposed Campus Heights Annexation Phase I

PRESENTATION: No

PROPOSED
ORDINANCE NO. 10-17

ORDINANCE NO. _____

AN ORDINANCE
TO BE ENTITLED:

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.

WHEREAS, the City Council of the City of Pensacola has found that the property described below is contiguous to the City of Pensacola and reasonably compact in nature; and meets the requirements of Section 171.043, Florida Statutes.

WHEREAS, the City Council of the City of Pensacola has determined that the area described below does not have any registered voters and that the owners of more than 50 percent of the parcels of land in such area consent to such area being annexed into the City of Pensacola as provided by Section 171.0413(6), Florida Statutes; and

WHEREAS, the City Council has caused to be prepared a report setting forth the plans to provide urban services to the area described below, which report is in conformance with the requirements of Section 171.042, Florida Statutes and said report has been distributed in accordance with said act; NOW THEREFORE,

BE IT ORDAINED BY THE CITY OF PENSACOLA, FLORIDA:

SECTION 1. That the City of Pensacola hereby finds and declares that all requirements of law provided by Chapter 171, Florida Statutes, have been met, for the purpose of integrating and annexing said area into the City of Pensacola, the hereafter described area, and that the City of Pensacola does hereby accept into the City of Pensacola the following described properties which are being integrated and annexed by the City of Pensacola and made a part and portion of the City of Pensacola, lying within and hereby incorporated into the City of Pensacola, to-wit:

COMMENCE AT THE SOUTHEAST CORNER OF LOT 3, AIRPORT EXECUTIVE PLAZA, AS RECORDED IN PLAT BOOK 11 AT PAGE 40 OF THE PUBLIC RECORDS OF ESCAMBIA COUNTY, FLORIDA, SAID POINT BEING THE POINT OF BEGINNING; THENCE N60°55'16"W ALONG THE SOUTH LINE OF SAID LOT FOR 776.96 FEET TO THE SOUTHWEST CORNER OF LOT 2 OF SAID AIRPORT EXECUTIVE PLAZA; THENCE N03°10'03"E ALONG THE EAST RIGHT OF WAY OF TIPPIN AVENUE (RIGHT OF WAY VARIES) FOR A DISTANCE OF 1276.01 FEET; THENCE S87°18'36"E FOR A DISTANCE OF 299.34 FEET TO THE NORTHEAST CORNER OF LOT 1, BLOCK 1 CAMPUS HEIGHTS, RECORDED IN PLAT BOOK 4 AT PAGE 36 OF SAID COUNTY; THENCE S55°55'01"E FOR A DISTANCE OF 77.34 FEET TO THE NORTHWEST CORNER OF LOT 9, BLOCK 2, OF SAID CAMPUS HEIGHTS; THENCE S86°56'30"E ALONG THE NORTH LINE OF SAID BLOCK 2 AND IT'S EXTENSION THERE OF A DISTANCE OF 778.95 FEET TO A POINT ON THE WEST LINE OF BLOCK 4 OF SAID CAMPUS HEIGHTS; THENCE S03°14'29"W ALONG SAID WEST LINE OF BLOCK 4 FOR 580.19 FEET; THENCE S86°52'41"E ALONG THE SOUTH LINE OF SAID BLOCK 4 FOR 135.15 FEET TO THE SOUTHEAST CORNER OF SAID BLOCK; THENCE S02°51'38"W FOR A DISTANCE OF 39.96 FEET TO A POINT ON THE SOUTH RIGHT OF WAY OF DOUGLAS DRIVE (40' R/W); THENCE N86°55'02"W ALONG THE SOUTH LINE OF DOUGLAS DRIVE FOR 379.91 FEET TO THE INTERSECTION OF THE SOUTH RIGHT OF WAY OF DOUGLAS DRIVE AND THE EAST RIGHT OF WAY OF SHERRILL AVENUE(50' R/W); THENCE S03°08'16"W ALONG THE SAID EAST RIGHT OF WAY FOR A DISTANCE OF 377.78 FEET; THENCE S79°56'14"W FOR 213.28 FEET; THENCE S04°24'27"W FOR 50.47 FEET; THENCE CONTINUE S04°24'27"W FOR A DISTANCE OF 296.20 FEET; THENCE N75°57'17"W FOR A DISTANCE OF 330.77 FEET TO A POINT ON THE EAST LINE OF LOT 3 OF SAID AIRPORT EXECUTIVE PLAZA; THENCE S19°35'37"W FOR A DISTANCE OF 283.18 FEET TO THE POINT OF BEGINNING.

A map depicting the area to be annexed 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 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.

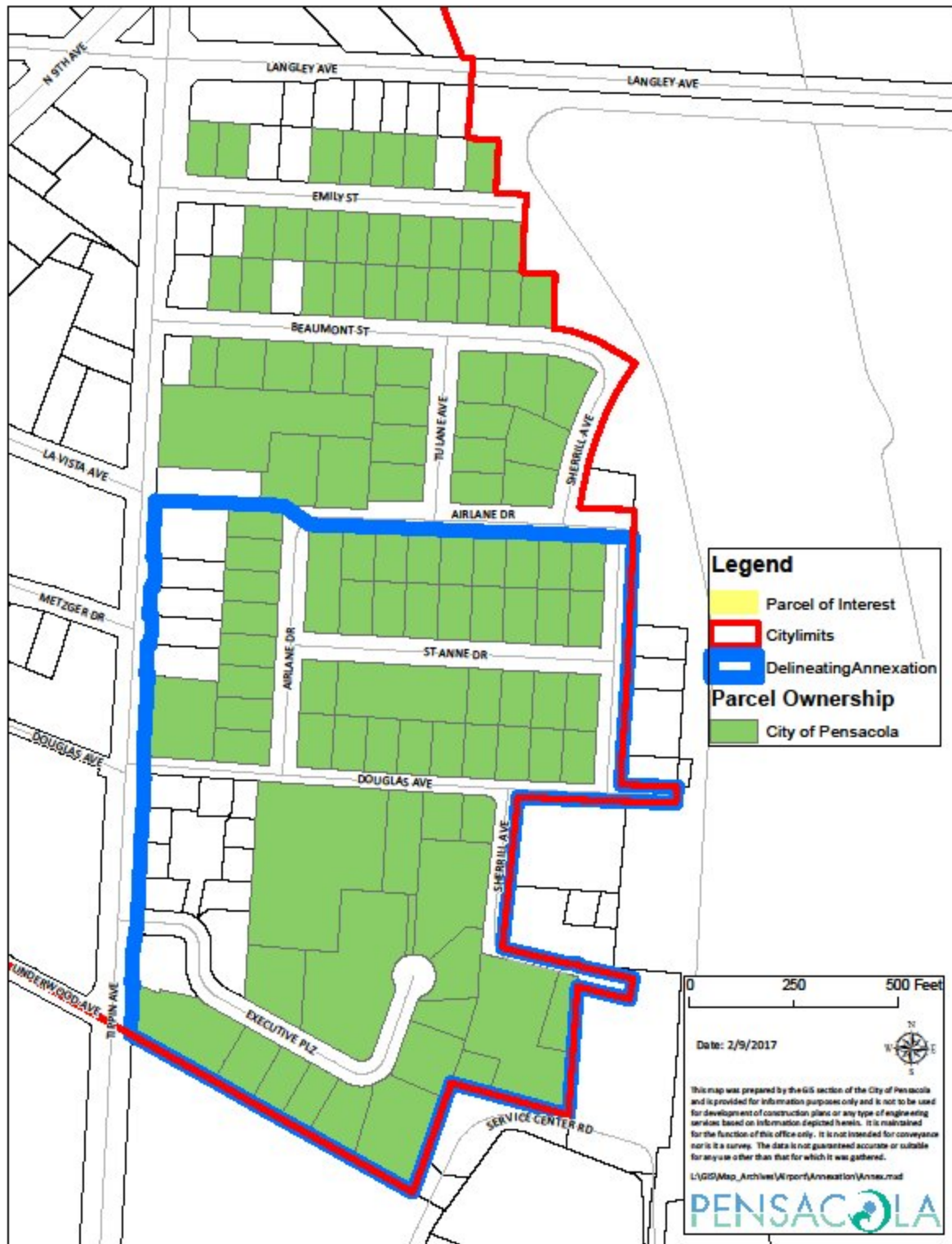
SECTION 4. This ordinance shall become effective on the fifth business day after adoption, unless otherwise provided pursuant to Section 4.03(d) of the City Charter of the City of Pensacola.

Passed: _____

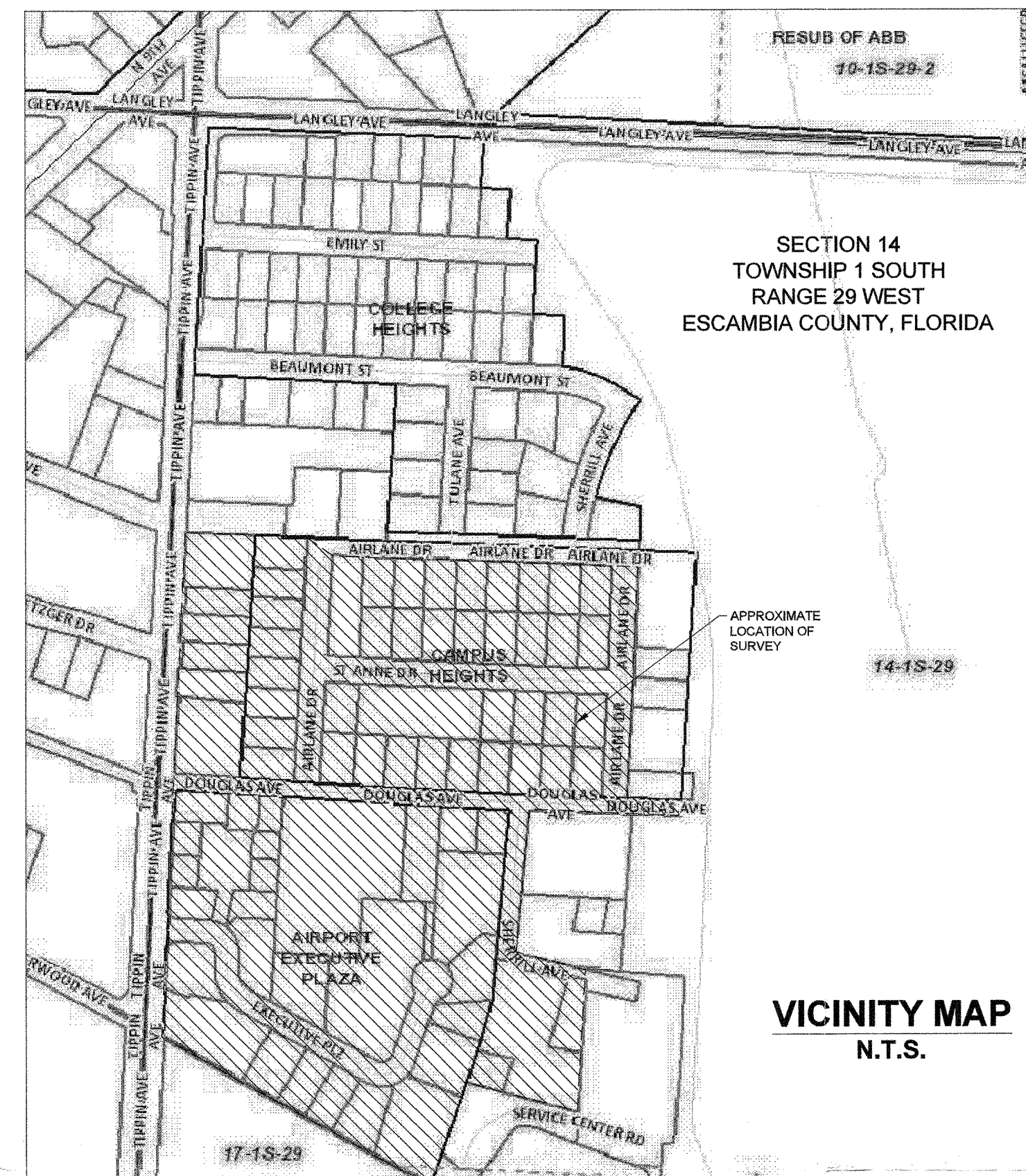
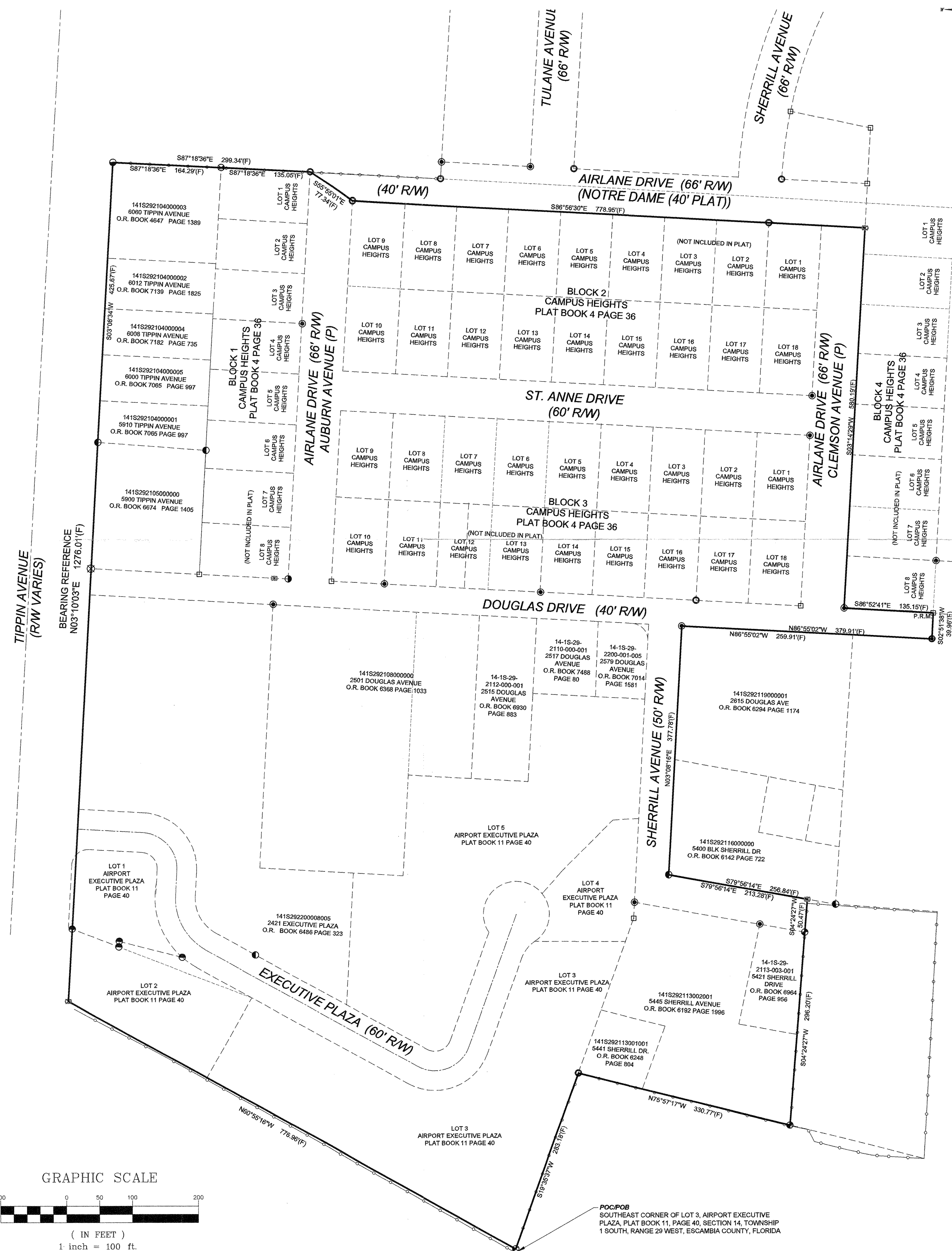
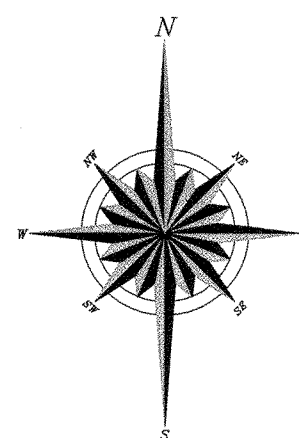
Approved: _____
President of City Council

Attest:

City Clerk



CITY OF PENSACOLA PROPOSED CAMPUS HEIGHTS ANNEXATION PHASE I



NOTES:

1. FIELD WORK FOR THIS SURVEY WAS COMPLETED ON FEBRUARY 23, 2017.
2. THE MEASUREMENTS SHOWN HEREON WERE MADE TO UNITED STATES SURVEY FOOT AND WERE RECORDED IN DECIMAL OF FEET UNLESS OTHERWISE MARKED.
3. ALL EASEMENTS AND RIGHTS-OF-WAY OF WHICH THE SURVEYOR HAS KNOWLEDGE HAVE BEEN SHOWN HEREON. THE SURVEYOR HAS MADE NO INVESTIGATION OR INDEPENDENT SEARCH FOR EASEMENTS OF RECORD, ENCUMBRANCES, RESTRICTIVE COVENANTS, OWNERSHIP TITLE EVIDENCE, OR ANY OTHER FACTS THAT AN ACCURATE AND CURRENT TITLE SEARCH MAY DISCLOSE.
4. STATE AND FEDERAL COPYRIGHT ACTS PROTECT THIS MAP FROM UNAUTHORIZED USE. THIS MAP IS NOT TO BE COPIED OR REPRODUCED EITHER IN WHOLE OR IN PART, OR TO BE USED FOR ANY OTHER FINANCIAL TRANSACTION. THIS DRAWING CANNOT BE USED FOR THE BENEFIT OF ANY OTHER PERSON, COMPANY OR FIRM WITHOUT THE PRIOR WRITTEN CONSENT OF THE COPYRIGHT OWNER.
5. BEARINGS SHOWN HEREON ARE BASED ON THE EAST RIGHT OF WAY LINE OF TIPPIN AVENUE AS NORTH 03°10'03" EAST.
6. FENCE LINES ARE EXAGGERATED FOR CLARITY.
7. ENCROACHMENTS ARE AS SHOWN.

CORNER LEGEND

- ① FND 12" CAPPED IRON ROD #7174
- ② FND 12" CAPPED IRON ROD #7174
- ③ FND 12" CAPPED IRON ROD #7174
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LEGEND

- (F) FIELD MEASUREMENT
- (P) PLAT MEASUREMENT
- (D) DEED MEASUREMENT
- (C) CALCULATED MEASUREMENT
- (R) RIGHT-OF-WAY
- FND FOUND MONUMENTATION
- POB POINT OF BEGINNING
- POC POINT OF COMMENCEMENT
- O.R. OFFICIAL RECORDS

THE SURVEY SHOWN HEREON IS TRUE AND CORRECT AND IN COMPLIANCE WITH THE STANDARDS OF PRACTICE SET FORTH BY THE FLORIDA BOARD OF PROFESSIONAL SURVEYORS AND MAPPERS IN CHAPTER 5J-17, FLORIDA ADMINISTRATIVE CODE PURSUANT TO SECTION 472.027, FLORIDA STATUTES.

Rob L. Working
ROB L. WORKING P.L.S. FLORIDA REGISTRATION NO. 5878

NOT VALID
WITHOUT
RAISED
SEAL

3/10/17

SPECIFIC PURPOSE SURVEY

PROPOSED CAMPUS HEIGHTS ANNEXATION PHASE I
CAMPUS HEIGHTS & EXECUTIVE PLAZA

CITY OF PENSACOLA
PENSACOLA, FLORIDA 32504

DWG NO. 1 OF 2
SCALE 1"=100'
DATE FEBRUARY 2017

360 Surveying Services, Inc.
Professional Land Surveyors
1801 Creighton Road-Pensacola, Florida 32504
Office: (850) 857-4400





City of Pensacola

222 West Main Street
Pensacola, FL 32502

Memorandum

File #: 17-00324

City Council

6/8/2017

LEGISLATIVE ACTION ITEM

SPONSOR: Ashton J. Hayward, III, Mayor

SUBJECT:

PUBLIC HEARING: REQUEST TO VACATE RIGHT OF WAY - 500 BAY BOULEVARD

RECOMMENDATION:

That City Council conduct a public hearing on June 8, 2017 to consider the request to vacate a portion of the Bay Boulevard right of way adjacent to property located at 500 Bay Boulevard.

HEARING REQUIRED: Public

SUMMARY:

The City has received a request from Richard Boehm for approval of the vacation of a 51.25' portion of the Bay Boulevard right of way, adjacent to property located at 500 Bay Boulevard. The applicant has indicated that the purpose of the request is to allow privacy to his home and enable him to make improvements to the property. He has also indicated that he intends to work with the neighborhood to maintain the right-of-way that abuts his property to the south for the neighborhood's enjoyment.

On April 11, 2017, the Planning Board unanimously recommended approval of the request.

PRIOR ACTION:

None

FUNDING:

N/A

FINANCIAL IMPACT:

None

CITY ATTORNEY REVIEW: Yes

5/19/2017

STAFF CONTACT:

Eric W. Olson, City Administrator
Sherry H. Morris, AICP, Planning Services Administrator
Brandi Deese, AICP, Assistant Planning Services Administrator

ATTACHMENTS:

- 1) Vacation of Right-of-Way Application, dated March 11, 2017
- 2) Vicinity Map of Bay Boulevard Right of Way Request, dated April 2017
- 3) April 11, 2017 Planning Board Minutes
- 4) Proposed Ordinance

PRESENTATION: Yes

VACATION OF ALLEY OR STREET RIGHT OF WAY

Fee: \$2,000.00

Rehearing/Rescheduling Planning Board: \$250.00

Rehearing/Rescheduling City Council: \$500.00



Applicant Information:

Name: Richard J Boehm

Address: 500 Bay Blvd. Pensacola FL 32503

Phone: 850-384-0303

Fax: _____

Email: boehmrick@gmail.com

Property Information:

Owner Name: Richard & Michelle Boehm

Location/Address: 500 Bay Blvd.

Legal Description: Please attach a full legal description (from deed or survey) Survey attached

Purpose of vacation of city right of way/comments:

Provide privacy to our home and enable us to make improvements to the property.

It is our intention to work with our neighbors to maintain the 60 foot city right away that abuts this property to the south for the neighborhood's enjoyment. A bench has been moved to this location with the city approval and the hillside cleaned up to open up the view.

I, the undersigned applicant, understand that submittal of this application does not entitle me to approval of this vacation request and that no refund of these fees will be made. I have reviewed a copy of the applicable regulations and understand that I must be present on the date of the Planning Board and City Council meeting.

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

Date 3/14/17

FOR OFFICE USE ONLY

District: 4

Date Received: 3/14/2017

Case Number: V-2017-001

Date Postcards mailed: _____

Planning Board Date: 4/11/2017

Recommendation: _____

Council Date: _____

Council Action: _____

Total tax:

Legal description

LTS 1 2 BLK 12 EAST PENSACOLA PLAT DB 77 P 520 OR 7551 P 1461 & E 5 FT OF VAC ADJ ALLEY ORD 24-65 LESS OR
4136 P 55 RD R/W CA 2

Location

Geo number: 052S295905001012

Range: 29

Township: 2S

Section: 05

Block: 012

Lot: 001

Use code: 0100

Total acres: 0.170

Addresses

Other owners: BOEHM MICHELLE A

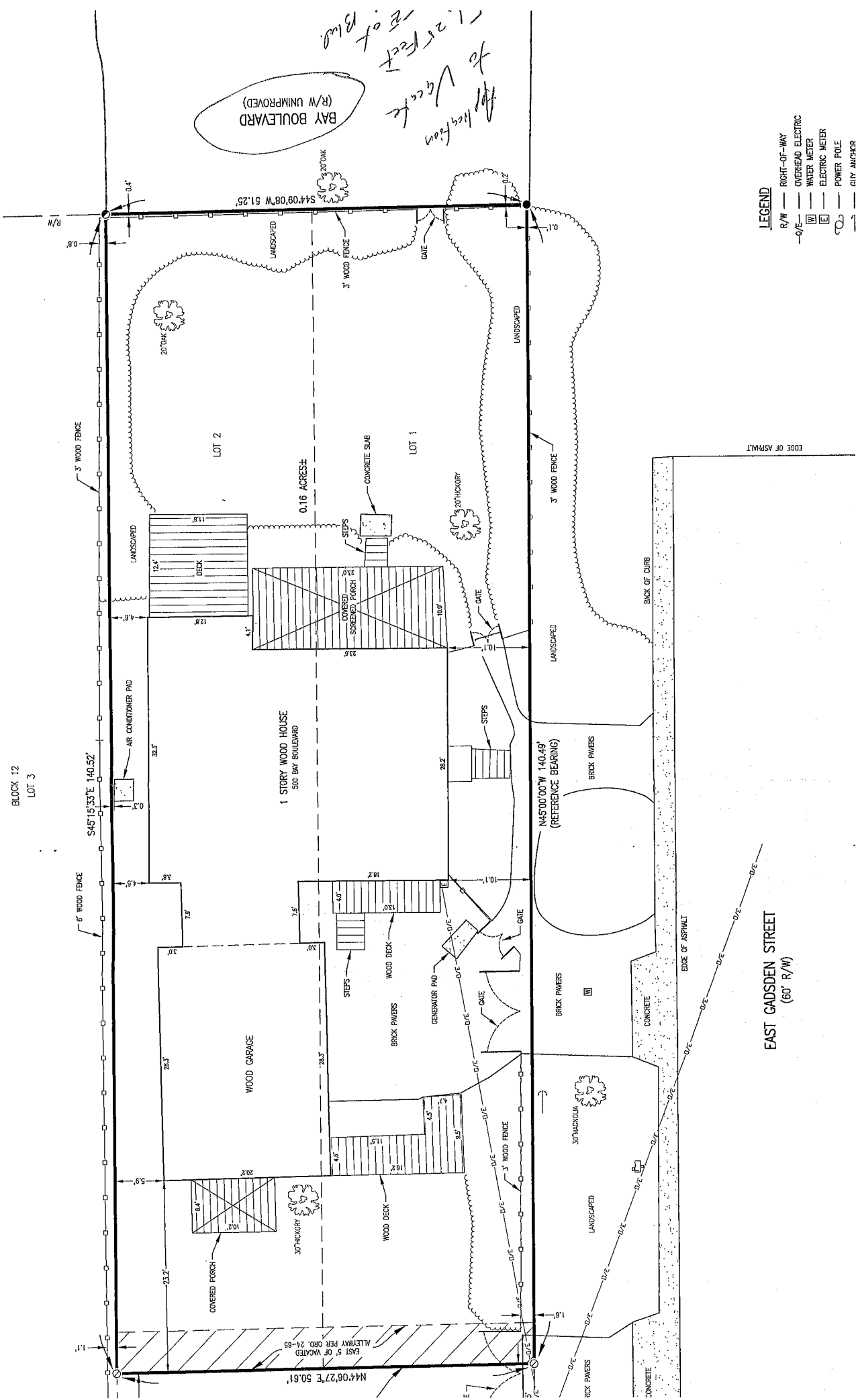


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BLOCK 12
LOT 3



BAY BOULEVARD
(R/W UNIMPROVED)

0.16 ACRES±

1 STORY WOOD HOUSE
500 BAY BOULEVARD

EAST GADSDEN STREET
(60' R/W)



RIGHT OF WAY VACATION
REQUESTED BY MR BOEHM

APRIL 2017



REQUEST TO VACATE 51.25' OF BAY BLVD RIGHT OF WAY



PLANNING SERVICES

THE UPSIDE *of* FLORIDA

MINUTES OF THE PLANNING BOARD

April 11, 2017

MEMBERS PRESENT: Paul Ritz-Chairman, Danny Grundhoefer, Jared Moore, Kurt Larson, Nina Campbell

MEMBERS ABSENT: Kyle Owens, Nathan Monk

STAFF PRESENT: Brandi Deese, Assistant Planning Services Administrator, Leslie Statler, Planner, Bill Weeks, Inspections, Andrea Kvetch and Dan Clark, Airport

OTHERS PRESENT: Erma Saunders, Geraldine Freeman, Lucy Hemming, Rick Boehm, Meredith Crawford, Evan Berkowitz, Dan Flynn, Andrea Kvetch, Charlie Washington, Lumerrel Washington, Kacee Bidnick, Steven Sebold, Meghan Gilroy-Triolo, Gary Pelham, Justin Beck

AGENDA:

- Quorum/Call to Order
- Approval of Meeting Minutes from March 14, 2017
- Request to Rezone 2311 & 2305 N. 12th Avenue from Site Specific Development to R-1AA
- Request to Vacate Right-of-Way at 500 Bay Boulevard
- Consider Amendment to Land Development Code for Chapter 12-11 Airport
- Open Forum
- Adjournment

Call to Order / Quorum Present

Chairman Ritz called the meeting to order at 2:02 pm with a quorum present. He gave instructions to the audience on the rules and procedures of the Board.

Approval of Meeting Minutes

Mr. Grundhoefer made a motion to approve the March 14, 2017 minutes, seconded by Mr. Larson, and it carried unanimously.

Request to Rezone 2311 & 2305 N. 12th Avenue from Site Specific Development to R-1AA

A Door Properties, LLC is requesting to rezone the property located at 2311 & 2305 N. 12th Avenue from Site Specific Development (SSD) to One & Two Family (R-1AA). The current future land use category of Medium Density Residential would accommodate this rezoning and so this request does not include a change to the future land use designation. The property is currently occupied by a church built in 1935 and it appears deferred maintenance is an issue. The applicant proposes to remove the present structure and develop the property residentially according to the R-1AA standards. This request has been routed through the various City departments and utility providers with no opposing comments. DKE Marine Services also submitted a letter indicating their determination of the building on the site.

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Chairman Ritz suggested that if the church did not seem to be going forward as a church, and if A Door Properties wanted to change the zoning to R-1AA, he saw positive movement for residential in East Hill and this would continue that momentum.

Ms. Deese clarified that the lot would be subdivided based on R-1AA requirements. It was clarified that this packet was for rezoning only and did not address demolition. Mr. Grundhoefer asked for the history on the Site Specific District (SSD) zoning. Ms. Deese understood it was designated SSD for the church, and this designation was made illegal in the 90s; this rezoning would bring the property into conformity with the surrounding area. Mr. Moore expressed his support of the request. Chairman Ritz then asked for public input.

Mr. Beck came to give his support of the rezoning and thought the R-1AA zoning made a lot of sense; he wanted to see more residential development.

Mr. Pelham, who lives across the street from the existing church, advised this development was music to his ears. He explained that previously the Bishop of the church had informed him a developer had wanted to build some high-rise apartments on this property. He was more excited about this current development and the possibility of nice homes in this area benefiting the neighborhood.

Ms. Bidnick addressed the Board and explained the plans were for single-family detached homes from 1700 to 2000 sq. ft. Mr. Grundhoefer commented that retail would be a nice option and questioned whether the developer had considered it. Ms. Deese clarified that this district was one and two-family, and retail would not be permitted.

Ms. Campbell made a motion to approve the rezoning for the property located at 2311 and 2305 N. 12th Avenue from SSD to R-1AA, seconded by Mr. Grundhoefer. Ms. Deese indicated that this rezoning did not change the Comprehensive Plan but was a simple zoning change. **The motion then carried unanimously.**

Request to Vacate Right-of-Way at 500 Bay Boulevard

Mr. Richard Boehm is requesting to vacate the portion of the right-of-way of Bay Boulevard directly adjacent to his property at 500 Bay Boulevard. The applicant indicates the reason for the request is to provide privacy to his home and enable him to make improvements to the property. He has indicated that he intends to work with the neighborhood to maintain the 60 foot right-of-way that abuts his property to the South for the neighborhood's enjoyment. This request has been routed through the various City departments and utility providers with no negative comments.

Chairman Ritz stated when approaching vacation of right-of-way, the Board would be giving much thought since it would be taking property belonging to the citizens of Pensacola as a whole and offering it to a citizen of Pensacola as a singular person or sometimes a business entity. Sometimes increasing the tax base is a positive effect, and sometimes the Board weighs how it affects the neighbors and access to the neighborhood. He personally did not see any negative issue with the vacation request.

Ms. Deese clarified that a notice was mailed to property owners within 500 ft. of the property, signage was posted on the property, and notice was given by legal advertisement.

Mr. Grundhoefer stated the map was confusing since Bay Boulevard appears to be north of the property, but it is also south, and they were asking for the vacation of the southern portion. Mr. Boehm then approached the screen and explained the easements and access to Bay Boulevard. He advised they had cleared up the vegetation and moved the bench and were attempting to preserve the large tree. He stated the neighbors appreciated their efforts and he didn't know of any opposition.

Mr. Grundhoefer questioned the road being accessed by all parcels, and Ms. Deese stated it was through recorded easements and considered more a driveway rather than a road. Mr. Boehm stated they began as a remodel and wanted to add 25 ft. on the back of the house, but ended up tearing down all the walls and floors. He explained the home was now a two-story structure, but the footprint of the home did not change. He advised it was now 25 ft. closer to Bay Boulevard and remained 36 ft. wide.

Mr. Larson made a motion to approve contingent upon the driveway being all-weather surface for fire and emergency service access. Ms. Deese clarified that the all-weather surface solution was part of the previous vacation request, in writing, and would be between the City and the previous applicants.

Mr. Larson amended his motion to approve the vacation, referencing previous right-of-way vacation documents, with the City to re-enforce the separate agreement with the separate property owner. Ms. Deese clarified that the Fire Marshall had approved the vacation. **Ms. Campbell then seconded, and it carried unanimously.**

Consider Amendment to Land Development Code for Chapter 12-11 Airport

Recently, the West Florida Regional Planning Council conducted a consistency review for the City of Pensacola based on new criteria and processes for airport zoning regulations contained within the Florida State Statute (333). The Florida State Statute requires that our Land Development Code maintain consistency with Statute 333.

Mr. Larson asked how the new fire station height would fit in. Dan Clark explained that the fire station should not be an issue; they had been working with David Allen and the architect who were aware of the requirements; the station would be single-story.

Mr. Grundhoefer questioned who drafted the document and who reviewed it. Mr. Clark advised the West Florida Regional Planning Council took the lead on reviewing the current codes and making some suggested changes. It was reviewed by Mr. Clark and the airport staff as well as Inspections and Planning staff.

Mr. Moore then made a motion to approve, seconded by Mr. Larson, and it carried unanimously.

Chairman Ritz clarified that this item would proceed to the City Council.

Open Forum – None.

Adjournment – With no further business, Chairman Ritz adjourned the meeting at 2:37 pm.

Respectfully Submitted,



Brandi C. Deese
Secretary to the Board

PROPOSED
ORDINANCE NO. _____

ORDINANCE NO. _____

AN ORDINANCE
TO BE ENTITLED:

AN ORDINANCE CLOSING, ABANDONING AND VACATING
A PORTION OF THE BAY BOULEVARD RIGHT OF WAY;
IN PENSACOLA, ESCAMBIA COUNTY, STATE OF
FLORIDA; REPEALING CLAUSE; AND PROVIDING AN
EFFECTIVE DATE.

WHEREAS, a public hearing was held on June 8, 2017, as
to the vacation of a portion of the Bay Boulevard right of way;
Pensacola, Escambia County, Florida; and

WHEREAS, the vacation of said right-of-way,
hereinafter described, will contribute to the general welfare of
the City of Pensacola in that said right-of-way is no longer
needed as a public thoroughfare; NOW, THEREFORE,

BE IT ORDAINED BY THE CITY OF PENSACOLA, FLORIDA:

SECTION 1. That the following described right of way
in Pensacola, Escambia County, Florida is hereby closed,
discontinued, vacated and forever abandoned by the City of
Pensacola as a public thoroughfare:

THE REMAINING SOUTHERN PORTION OF THE BAY BOULEVARD RIGHT OF
WAY; EXTENDING EASTWARD FROM THE EASTERMOST RIGHT OF WAY LINE
OF GADSDEN STREET TO THE EASTERMOST PROPERTY LINE OF PROPERTY
LOCATED AT 500 BAY BOULEVARD.

SECTION 2. That the owners of the abutting property
be, and they are hereby authorized to acquire possession of the
right-of-way more particularly described in Section 1 of this
ordinance, and the City of Pensacola does hereby abandon all
claim of right, if any it has, in said property, and it shall
remain and be the property of the abutting property owners.

SECTION 3. That, notwithstanding the foregoing
sections, the City of Pensacola reserves for itself, Gulf Power
Company, Bell South, Cox Cable, and the Emerald Coast Utilities
Authority, their successors and assigns, a full width easement
in the entire portion the right of way vacated hereby for the

purpose of locating and maintaining public utilities and improvements.

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 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.

Passed: _____

Approved: _____
President of City Council

Attest:

City Clerk



City of Pensacola

222 West Main Street
Pensacola, FL 32502

Memorandum

File #: 18-17

City Council

6/8/2017

LEGISLATIVE ACTION ITEM

SPONSOR: Ashton J. Hayward, III, Mayor

SUBJECT:

PROPOSED ORDINANCE NO. 18-17 - VACATION RIGHT-OF-WAY - 500 BAY BOULEVARD

RECOMMENDATION:

That City Council approve Proposed Ordinance No. 18-17 on first reading.

AN ORDINANCE CLOSING, ABANDONING AND VACATING A PORTION OF THE BAY BOULEVARD RIGHT OF WAY; IN PENSACOLA, ESCAMBIA COUNTY, STATE OF FLORIDA; REPEALING CLAUSE; AND PROVIDING AN EFFECTIVE DATE.

HEARING REQUIRED: No Hearing Required

SUMMARY:

The City has received a request from Richard Boehm for approval of the vacation of a 51.25' portion of the Bay Boulevard right of way, adjacent to property located at 500 Bay Boulevard. The applicant has indicated that the purpose of the request is to provide privacy to his home and enable him to make improvements to the property. He has also indicated that he intends to work with the neighborhood to maintain the right-of-way that abuts his property to the south for the neighborhood's enjoyment.

On April 11, 2017, the Planning Board unanimously recommended approval of the request.

PRIOR ACTION:

None

FUNDING:

N/A.

FINANCIAL IMPACT:

None

CITY ATTORNEY REVIEW: Yes

5/19/2017

STAFF CONTACT:

Eric W. Olson, City Administrator
Sherry H. Morris, AICP, Planning Services Administrator
Brandi Deese, AICP, Assistant Planning Services Administrator

ATTACHMENTS:

- 1) Proposed Ordinance No. 18-17
- 2) Vacation of Right of Way Application, dated March 11, 2017.
- 3) Vicinity Map of Bay Boulevard Right-of-Way Request dated April 2017
- 4) April 11, 2017 Planning Board Minutes

PRESENTATION: No

PROPOSED
ORDINANCE NO. 18-17

ORDINANCE NO. _____

AN ORDINANCE
TO BE ENTITLED:

AN ORDINANCE CLOSING, ABANDONING AND VACATING
A PORTION OF THE BAY BOULEVARD RIGHT OF WAY;
IN PENSACOLA, ESCAMBIA COUNTY, STATE OF
FLORIDA; REPEALING CLAUSE; AND PROVIDING AN
EFFECTIVE DATE.

WHEREAS, a public hearing was held on June 8, 2017, as
to the vacation of a portion of the Bay Boulevard right of way;
Pensacola, Escambia County, Florida; and

WHEREAS, the vacation of said right-of-way,
hereinafter described, will contribute to the general welfare of
the City of Pensacola in that said right-of-way is no longer
needed as a public thoroughfare; NOW, THEREFORE,

BE IT ORDAINED BY THE CITY OF PENSACOLA, FLORIDA:

SECTION 1. That the following described right of way
in Pensacola, Escambia County, Florida is hereby closed,
discontinued, vacated and forever abandoned by the City of
Pensacola as a public thoroughfare:

THE REMAINING SOUTHERN PORTION OF THE BAY BOULEVARD RIGHT OF
WAY; EXTENDING EASTWARD FROM THE EASTERMOST RIGHT OF WAY LINE
OF GADSDEN STREET TO THE EASTERMOST PROPERTY LINE OF PROPERTY
LOCATED AT 500 BAY BOULEVARD.

SECTION 2. That the owners of the abutting property
be, and they are hereby authorized to acquire possession of the
right-of-way more particularly described in Section 1 of this
ordinance, and the City of Pensacola does hereby abandon all
claim of right, if any it has, in said property, and it shall
remain and be the property of the abutting property owners.

SECTION 3. That, notwithstanding the foregoing
sections, the City of Pensacola reserves for itself, Gulf Power
Company, Bell South, Cox Cable, and the Emerald Coast Utilities
Authority, their successors and assigns, a full width easement
in the entire portion the right of way vacated hereby for the

purpose of locating and maintaining public utilities and improvements.

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 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.

Passed: _____

Approved: _____
President of City Council

Attest:

City Clerk

VACATION OF ALLEY OR STREET RIGHT OF WAY

Fee: \$2,000.00

Rehearing/Rescheduling Planning Board: \$250.00

Rehearing/Rescheduling City Council: \$500.00



Applicant Information:

Name: Richard J Boehm

Address: 500 Bay Blvd. Pensacola FL 32503

Phone: 850-384-0303 Fax: _____ Email: boehmrick@gmail.com

Property Information:

Owner Name: Richard & Michelle Boehm

Location/Address: 500 Bay Blvd.

Legal Description: Please attach a full legal description (from deed or survey) Survey attached

Purpose of vacation of city right of way/comments:

Provide privacy to our home and enable us to make improvements to the property.

It is our intention to work with our neighbors to maintain the 60 foot city right away that abuts this property to the south for the neighborhood's enjoyment. A bench has been moved to this location with the city approval and the hillside cleaned up to open up the view.

I, the undersigned applicant, understand that submittal of this application does not entitle me to approval of this vacation request and that no refund of these fees will be made. I have reviewed a copy of the applicable regulations and understand that I must be present on the date of the Planning Board and City Council meeting.

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

Date 3/14/17

FOR OFFICE USE ONLY

District: 4

Date Received: 3/14/2017

Case Number: V-2017-001

Date Postcards mailed: _____

Planning Board Date: 4/11/2017

Recommendation: _____

Council Date: _____

Council Action: _____

Total tax:

Legal description

LTS 1 2 BLK 12 EAST PENSACOLA PLAT DB 77 P 520 OR 7551 P 1461 & E 5 FT OF VAC ADJ ALLEY ORD 24-65 LESS OR
4136 P 55 RD R/W CA 2

Location

Geo number: 052S295905001012

Range: 29

Township: 2S

Section: 05

Block: 012

Lot: 001

Use code: 0100

Total acres: 0.170

Addresses

Other owners: BOEHM MICHELLE A

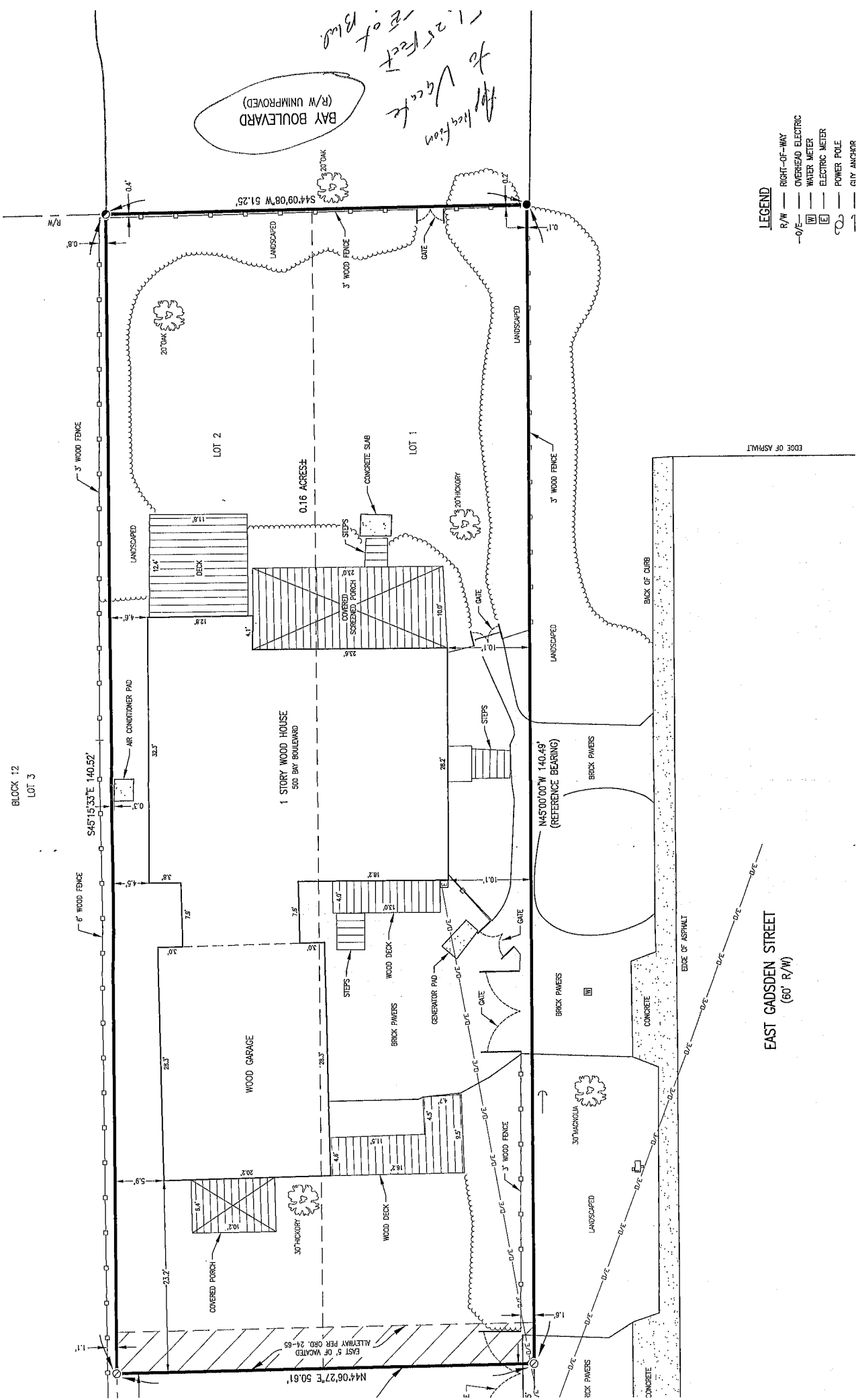


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BLOCK 12
LOT 3



EAST GADSDEN STREET
(60' R/W)



RIGHT OF WAY VACATION
REQUESTED BY MR BOEHM

APRIL 2017



REQUEST TO VACATE 51.25' OF BAY BLVD RIGHT OF WAY



PLANNING SERVICES

THE UPSIDE *of* FLORIDA

MINUTES OF THE PLANNING BOARD

April 11, 2017

MEMBERS PRESENT: Paul Ritz-Chairman, Danny Grundhoefer, Jared Moore, Kurt Larson, Nina Campbell

MEMBERS ABSENT: Kyle Owens, Nathan Monk

STAFF PRESENT: Brandi Deese, Assistant Planning Services Administrator, Leslie Statler, Planner, Bill Weeks, Inspections, Andrea Kvetch and Dan Clark, Airport

OTHERS PRESENT: Erma Saunders, Geraldine Freeman, Lucy Hemming, Rick Boehm, Meredith Crawford, Evan Berkowitz, Dan Flynn, Andrea Kvetch, Charlie Washington, Lumerrel Washington, Kacee Bidnick, Steven Sebold, Meghan Gilroy-Triolo, Gary Pelham, Justin Beck

AGENDA:

- Quorum/Call to Order
- Approval of Meeting Minutes from March 14, 2017
- Request to Rezone 2311 & 2305 N. 12th Avenue from Site Specific Development to R-1AA
- Request to Vacate Right-of-Way at 500 Bay Boulevard
- Consider Amendment to Land Development Code for Chapter 12-11 Airport
- Open Forum
- Adjournment

Call to Order / Quorum Present

Chairman Ritz called the meeting to order at 2:02 pm with a quorum present. He gave instructions to the audience on the rules and procedures of the Board.

Approval of Meeting Minutes

Mr. Grundhoefer made a motion to approve the March 14, 2017 minutes, seconded by Mr. Larson, and it carried unanimously.

Request to Rezone 2311 & 2305 N. 12th Avenue from Site Specific Development to R-1AA

A Door Properties, LLC is requesting to rezone the property located at 2311 & 2305 N. 12th Avenue from Site Specific Development (SSD) to One & Two Family (R-1AA). The current future land use category of Medium Density Residential would accommodate this rezoning and so this request does not include a change to the future land use designation. The property is currently occupied by a church built in 1935 and it appears deferred maintenance is an issue. The applicant proposes to remove the present structure and develop the property residentially according to the R-1AA standards. This request has been routed through the various City departments and utility providers with no opposing comments. DKE Marine Services also submitted a letter indicating their determination of the building on the site.

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Chairman Ritz suggested that if the church did not seem to be going forward as a church, and if A Door Properties wanted to change the zoning to R-1AA, he saw positive movement for residential in East Hill and this would continue that momentum.

Ms. Deese clarified that the lot would be subdivided based on R-1AA requirements. It was clarified that this packet was for rezoning only and did not address demolition. Mr. Grundhoefer asked for the history on the Site Specific District (SSD) zoning. Ms. Deese understood it was designated SSD for the church, and this designation was made illegal in the 90s; this rezoning would bring the property into conformity with the surrounding area. Mr. Moore expressed his support of the request. Chairman Ritz then asked for public input.

Mr. Beck came to give his support of the rezoning and thought the R-1AA zoning made a lot of sense; he wanted to see more residential development.

Mr. Pelham, who lives across the street from the existing church, advised this development was music to his ears. He explained that previously the Bishop of the church had informed him a developer had wanted to build some high-rise apartments on this property. He was more excited about this current development and the possibility of nice homes in this area benefiting the neighborhood.

Ms. Bidnick addressed the Board and explained the plans were for single-family detached homes from 1700 to 2000 sq. ft. Mr. Grundhoefer commented that retail would be a nice option and questioned whether the developer had considered it. Ms. Deese clarified that this district was one and two-family, and retail would not be permitted.

Ms. Campbell made a motion to approve the rezoning for the property located at 2311 and 2305 N. 12th Avenue from SSD to R-1AA, seconded by Mr. Grundhoefer. Ms. Deese indicated that this rezoning did not change the Comprehensive Plan but was a simple zoning change. **The motion then carried unanimously.**

Request to Vacate Right-of-Way at 500 Bay Boulevard

Mr. Richard Boehm is requesting to vacate the portion of the right-of-way of Bay Boulevard directly adjacent to his property at 500 Bay Boulevard. The applicant indicates the reason for the request is to provide privacy to his home and enable him to make improvements to the property. He has indicated that he intends to work with the neighborhood to maintain the 60 foot right-of-way that abuts his property to the South for the neighborhood's enjoyment. This request has been routed through the various City departments and utility providers with no negative comments.

Chairman Ritz stated when approaching vacation of right-of-way, the Board would be giving much thought since it would be taking property belonging to the citizens of Pensacola as a whole and offering it to a citizen of Pensacola as a singular person or sometimes a business entity. Sometimes increasing the tax base is a positive effect, and sometimes the Board weighs how it affects the neighbors and access to the neighborhood. He personally did not see any negative issue with the vacation request.

Ms. Deese clarified that a notice was mailed to property owners within 500 ft. of the property, signage was posted on the property, and notice was given by legal advertisement.

Mr. Grundhoefer stated the map was confusing since Bay Boulevard appears to be north of the property, but it is also south, and they were asking for the vacation of the southern portion. Mr. Boehm then approached the screen and explained the easements and access to Bay Boulevard. He advised they had cleared up the vegetation and moved the bench and were attempting to preserve the large tree. He stated the neighbors appreciated their efforts and he didn't know of any opposition.

Mr. Grundhoefer questioned the road being accessed by all parcels, and Ms. Deese stated it was through recorded easements and considered more a driveway rather than a road. Mr. Boehm stated they began as a remodel and wanted to add 25 ft. on the back of the house, but ended up tearing down all the walls and floors. He explained the home was now a two-story structure, but the footprint of the home did not change. He advised it was now 25 ft. closer to Bay Boulevard and remained 36 ft. wide.

Mr. Larson made a motion to approve contingent upon the driveway being all-weather surface for fire and emergency service access. Ms. Deese clarified that the all-weather surface solution was part of the previous vacation request, in writing, and would be between the City and the previous applicants.

Mr. Larson amended his motion to approve the vacation, referencing previous right-of-way vacation documents, with the City to re-enforce the separate agreement with the separate property owner. Ms. Deese clarified that the Fire Marshall had approved the vacation. **Ms. Campbell then seconded, and it carried unanimously.**

Consider Amendment to Land Development Code for Chapter 12-11 Airport

Recently, the West Florida Regional Planning Council conducted a consistency review for the City of Pensacola based on new criteria and processes for airport zoning regulations contained within the Florida State Statute (333). The Florida State Statute requires that our Land Development Code maintain consistency with Statute 333.

Mr. Larson asked how the new fire station height would fit in. Dan Clark explained that the fire station should not be an issue; they had been working with David Allen and the architect who were aware of the requirements; the station would be single-story.

Mr. Grundhoefer questioned who drafted the document and who reviewed it. Mr. Clark advised the West Florida Regional Planning Council took the lead on reviewing the current codes and making some suggested changes. It was reviewed by Mr. Clark and the airport staff as well as Inspections and Planning staff.

Mr. Moore then made a motion to approve, seconded by Mr. Larson, and it carried unanimously.

Chairman Ritz clarified that this item would proceed to the City Council.

Open Forum – None.

Adjournment – With no further business, Chairman Ritz adjourned the meeting at 2:37 pm.

Respectfully Submitted,



Brandi C. Deese
Secretary to the Board



City of Pensacola

222 West Main Street
Pensacola, FL 32502

Memorandum

File #: 17-00330

City Council

6/8/2017

LEGISLATIVE ACTION ITEM

SPONSOR: Ashton J. Hayward, III, Mayor

SUBJECT:

PUBLIC HEARING: REQUEST FOR ZONING MAP AMENDMENT - 1103 NORTH 15TH AND THE 1400 BLOCK OF EAST GONZALEZ STREET.

RECOMMENDATION:

That City Council conduct a public hearing on June 8, 2017 to consider the request to amend the City's zoning map for property located at 1103 North 15th Avenue and the 1400 Block of East Gonzalez Street.

HEARING REQUIRED: Public

SUMMARY:

The City has received a request from Mr. David Del Gallo to amend the City's Zoning Map from SSD (Site Specific Development) to R-1AA (One & Two Family Residential) for property located at 1103 North 15th Avenue and the 1400 Block of East Gonzalez Street. The City's Future Land Use Map would remain unchanged with a designation of MDR (Medium Density Residential).

New SSD Designations are no longer permitted, therefore, it is desirable to return them to a cumulative City zoning designation that is compatible with the subject property and the surrounding area when possible.

On May 9, 2017, the Planning Board unanimously recommended approval of the proposed Zoning Map amendment.

PRIOR ACTION:

None.

FUNDING:

N/A.

FINANCIAL IMPACT:

None.

CITY ATTORNEY REVIEW: Yes

5/19/2017

STAFF CONTACT:

Eric W. Olson, City Administrator

Sherry H. Morris, AICP, Planning Services Administrator

Brandi Deese, AICP, Assistant Planning Services Administrator

ATTACHMENTS:

- 1) Rezoning Application, Del Gallo, dated April 10, 2017
- 2) Zoning Map, Del Gallo Rezoning Request, May 2017
- 3) May 9, 2017 Planning Board Minutes
- 4) Proposed Ordinance

PRESENTATION: Yes



REZONING

Please check application type:

☒ Conventional Rezoning	☐ Comprehensive Plan / FLUM Amendment	☐ (≥ 10 acres)
Application Fee: \$2,500.00	☐ (< 10 acres)	☐ (≥ 10 acres)
Rehearing/Rescheduling (Planning Board): \$250.00	\$3,500.00	\$3,500.00
Rehearing/Rescheduling (City Council): \$750.00	\$250.00	\$250.00
	\$750.00	\$1,000.00

Applicant Information:

Name: David Del Gallo Date: 4.10.2017

Address: 1550 E. Gonzalez Street, Pensacola, FL 32501

Phone: 850.393.1322 Fax: n/a Email: DDelgallo@morettenco.com

Property Information:

Owner Name: David Del Gallo Phone: 850.393.1322

Location/Address: 1103 N. 15th Ave & 1400 Blk E. Gonzalez Street, Pensacola, FL 32501
00-0S-00-9025-012-147 & 00-0S-00-9025-014-147

Parcel ID: - - - - - Acres/Square Feet: .564 acres/24,567 sf

Zoning Classification: Existing Site Specific Development (SSD) Proposed One & Two Family/ R-1AA

Future Land Use Classification: Existing Medium Density Residential Proposed Medium Density Residential

Reason Rezoning Requested: In order to redevelop property in a manner consistent with the surrounding area.

Required Attachments: (A) Full legal description of property (from deed or survey)
(B) General location map with property to be rezoned indicated thereon

The above information, together with all other answers and information provided by me (us) as petitioner (s)/applicant (s) in the subject application, and all other attachments thereto, is accurate and complete to the best of my (our) knowledge and belief as of this 10 day of April, 2017.

Applicant Signature

David Del Gallo

Applicant Name (Print)

Owner Signature

David Del Gallo

Owner Name (Print)

Stephanie A. Chwastyk
Notary Public-State of Florida
My Comm. Expires: April 5, 2020
Notary Comm. No. FF979104

Sworn to and subscribed to before me this 10th day of April, 2017

Name: Steph A.C

Commission Expires: 4/5/20

FOR OFFICE USE ONLY

Council District: _____ Date Received: _____ Case Number: _____

Date Postcards mailed: _____ Planning Board Date: _____ Recommendation: _____

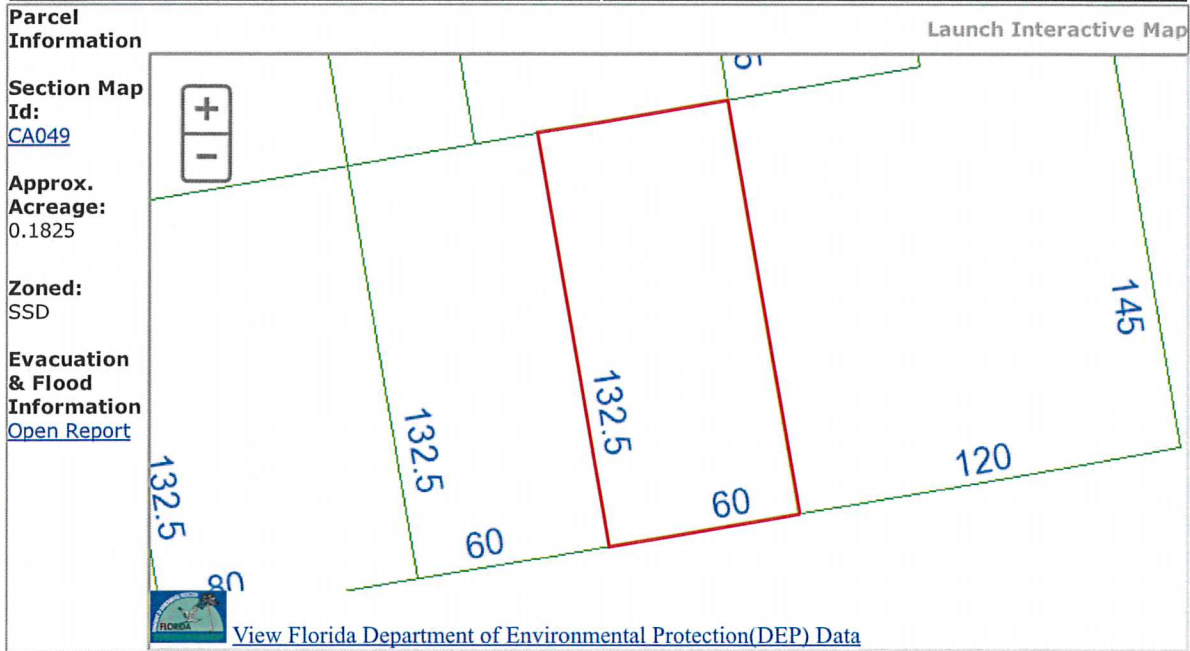
Committee Date: _____ Council Date: _____ Council Action: _____

Second Reading: _____ Ordinance Number: _____

Source: Escambia County Property Appraiser

☒ Navigate Mode
 ☐ Account
 ☐ Reference
[Restore Full Page Version](#)

General Information						Assessments				
Reference: 000S009025014147						Year	Land	Imprv	Total	<u>Cap Val</u>
Account: 141194000						2016	\$69,960	\$0	\$69,960	\$63,969
Owners: DEL GALLO DAVID & TONYA S						2015	\$59,029	\$0	\$59,029	\$58,154
Mail: 1550 E GONZALEZ ST PENSACOLA, FL 32501						2014	\$52,868	\$0	\$52,868	\$52,868
Situs: 1400 BLK E GONZALEZ ST 32501						Disclaimer				
Use Code: PARKING LOTS						Amendment 1/Portability Calculations				
Taxing Authority: PENSACOLA CITY LIMITS						 File for New Homestead Exemption Online				
Tax Inquiry: Open Tax Inquiry Window										
Tax Inquiry link courtesy of Scott Lunsford Escambia County Tax Collector										
Sales Data						2016 Certified Roll Exemptions				
						None				
Sale Date Book Page Value Type Official Records (New Window)						Legal Description				
01/2000 4510 1665 \$450,000 WD View Instr						LT 14 AND E1/2 OF LT 15 BLK 147 NEW CITY TRACT OR				
04/1989 2700 178 \$100 WD View Instr						4510 P 1665 CA 49				
09/1985 2699 482 \$100 WD View Instr										
03/1981 1529 816 \$100 WD View Instr										
Official Records Inquiry courtesy of Pam Childers Escambia County Clerk of the Circuit Court and Comptroller						Extra Features				
						None				



Buildings
Images



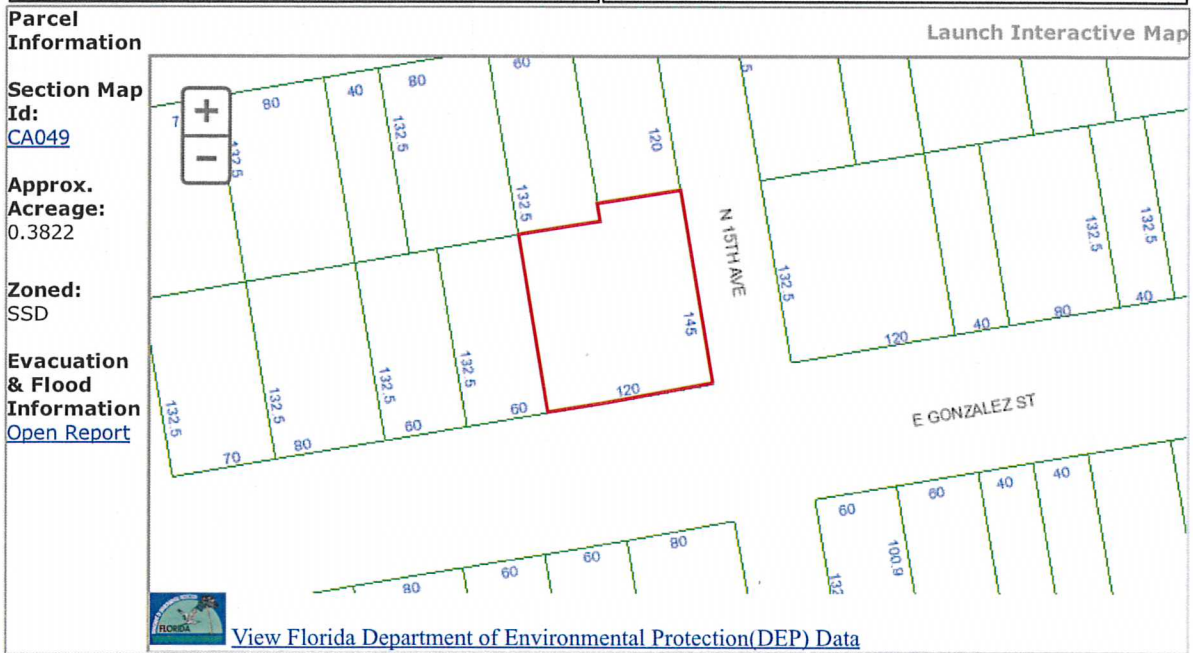
9/23/03

The primary use of the assessment data is for the preparation of the current year tax roll. No responsibility or liability is assumed for inaccuracies or errors.

Source: Escambia County Property Appraiser

[←](#) Navigate Mode ☒ Account ☐ Reference [→](#)
[Restore Full Page Version](#)

General Information						Assessments				
Reference:	000S009025012147					Year	Land	Imprv	Total	<u>Cap Val</u>
Account:	141193500					2016	\$119,880	\$387,713	\$507,593	\$490,398
Owners:	DEL GALLO DAVID & TONYA S					2015	\$101,149	\$344,668	\$445,817	\$445,817
Mail:	1550 E GONZALEZ ST PENSACOLA, FL 32501-3449					2014	\$110,722	\$350,347	\$461,069	\$461,069
Situs:	1103 N 15TH AVE 32501					Disclaimer				
Use Code:	MULTI-FAMILY >=10					Amendment 1/Portability Calculations				
Taxing Authority:	PENSACOLA CITY LIMITS					 File for New Homestead Exemption Online				
Tax Inquiry:	Open Tax Inquiry Window									
Tax Inquiry link courtesy of Scott Lunsford Escambia County Tax Collector										
Sales Data						2016 Certified Roll Exemptions				
						None				
Sale Date	Book	Page	Value	Type	Official Records (New Window)	Legal Description				
01/2000	4510	1665	\$450,000	WD	View Instr	LTS 11 12 AND 13 AND S 12 1/2 FT OF LT 10 AND OF THE E1/2 OF LT 9 BLK 147 NEW CITY TRACT OR 4510 P 1665 CA 49				
04/1989	2700	178	\$100	WD	View Instr					
09/1985	2699	482	\$100	WD	View Instr					
03/1981	1529	816	\$100	WD	View Instr	Extra Features				
Official Records Inquiry courtesy of Pam Childers Escambia County Clerk of the Circuit Court and Comptroller						ASPHALT PAVEMENT CONCRETE WALKS FRAME BUILDING				

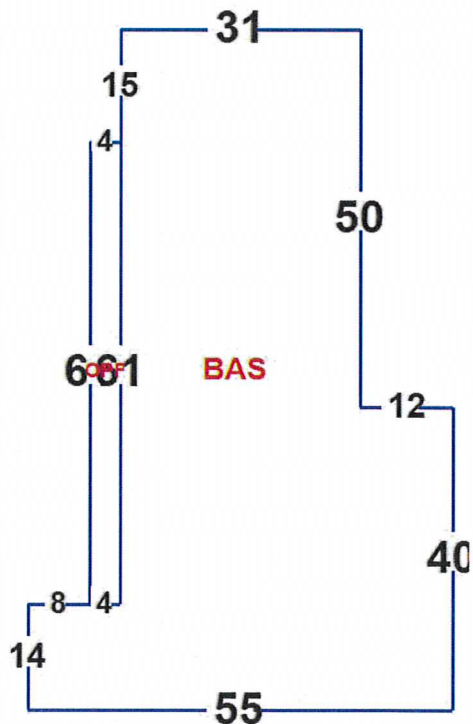
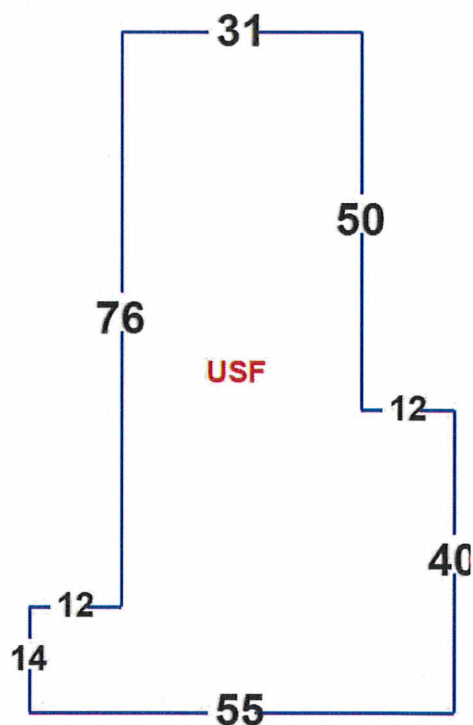


Buildings

Address: 1103 N 15TH AVE, Year Built: 1965, Effective Year: 1975

Structural Elements

DECOR/MILLWORK-AVERAGE
DWELLING UNITS-10
EXTERIOR WALL-BRICK-FACE/VENEER
EXTERIOR WALL-VINYL SIDING
FLOOR COVER-CARPET
FOUNDATION-SLAB ON GRADE
HEAT/AIR-CENTRAL H/AC
INTERIOR WALL-DRYWALL-PLASTER
NO. PLUMBING FIXTURES-30
NO. STORIES-2
ROOF COVER-BLT UP ON WOOD
ROOF FRAMING-WOOD FRAME/TRUS
STORY HEIGHT-8
STRUCTURAL FRAME-WOOD FRAME



Areas - 7120 Total SF

BASE AREA - 3438**OPEN PORCH FIN - 244****UPPER STORY FIN - 3438**

Year Built: 1965, Effective Year: 1975

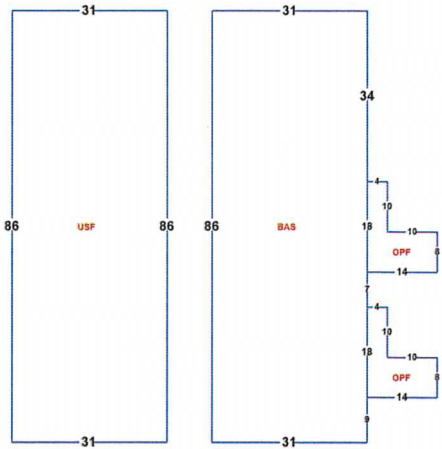
Structural Elements

DECOR/MILLWORK-AVERAGE
DWELLING UNITS-8
EXTERIOR WALL-BRICK-FACE/VENEER
EXTERIOR WALL-VINYL SIDING
FLOOR COVER-CARPET
FOUNDATION-SLAB ON GRADE
HEAT/AIR-CENTRAL H/AC
INTERIOR WALL-DRYWALL-PLASTER
NO. PLUMBING FIXTURES-26

NO. STORIES-2
ROOF COVER-BLT UP ON WOOD
ROOF FRAMING-WOOD FRAME/TRUS
STORY HEIGHT-8
STRUCTURAL FRAME-WOOD FRAME

Areas - 5636 Total SF

BASE AREA - 2666
OPEN PORCH FIN - 304
UPPER STORY FIN - 2666



Images



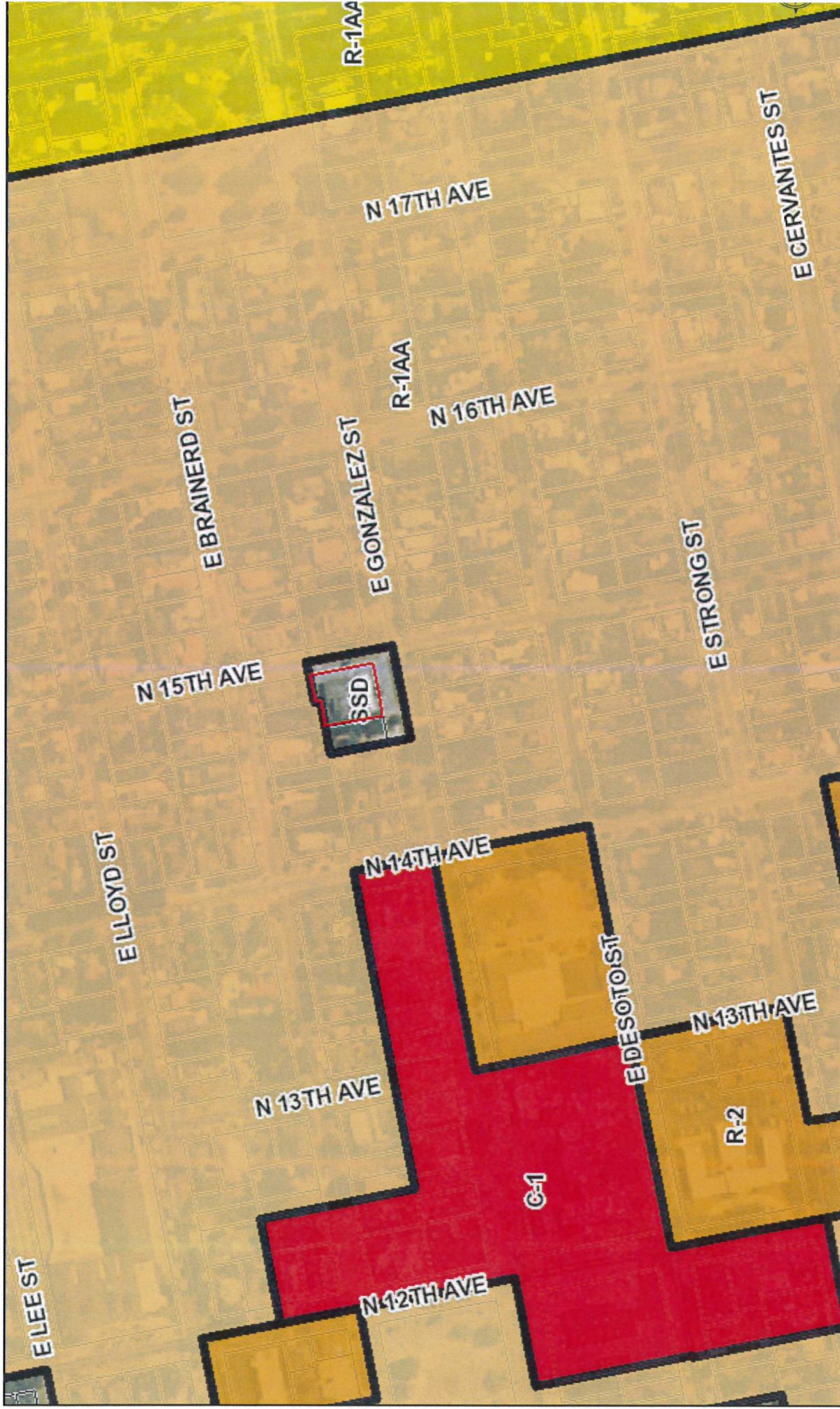
12/23/13



12/23/13

The primary use of the assessment data is for the preparation of the current year tax roll. No responsibility or liability is assumed for inaccuracies or errors.

1103 N. 15th Ave & 1400 Blk E. Gonzalez Street



April 10, 2017

1:4,131
0 0.035 0.07 0.1 0.14
0 0.05 0.1 0.2 km
Sources: Esri, HERE, DeLorme, USGS, Intermap, INCREMENT P, Japan, METI, Esri China (Hong Kong), Esri Korea, Esri (Thailand), NGCC, © OpenStreetMap contributors, and the GIS User Community

OR BK 4510 PG 1665
Escambia County, Florida
INSTRUMENT 00-695641

DEED DOC STAMPS PD @ ESC CO \$3150.00
01/05/00 ERMIE LEE MAGUIRA, CLERK
By: *Samuel Amos*

15.50
3150.00
Prepared by:
✓ Edsel F. Matthews, Jr.
308 South Jefferson Street
Pensacola, Florida 32501

WARRANTY DEED

STATE OF FLORIDA
COUNTY OF ESCAMBIA

1125 14th Avenue
Pensacola, FL 32501
Grantees' Address

Grantees' SS#

00-0S-00-9025-012-147
Property Reference#

KNOW ALL MEN BY THESE PRESENTS that MIRIAM SIMMONS, hereafter called Grantor, for and in consideration of Ten Dollars and other valuable considerations, the receipt whereof is hereby acknowledged, does bargain, sell, convey and grant unto DAVID DEL GALLO and TONYA S. DEL GALLO, Husband and Wife, hereafter called Grantee (but which word Grantee herein shall be construed in the plural as well as the singular if the context permits or requires), and the successors and assigns of Grantee, forever, the following described real property:

Lots 11, 12 and 13, and the South 12.5 feet of Lot 10, and the South 12.5 feet of the East one-half ($\frac{1}{2}$) of Lot 9, Block 147, New City Tract, according to the map of the City of Pensacola, Florida, copyrighted by Thomas C. Watson in 1906, which premises are more particularly described by metes and bounds as follows:

Commencing at a railroad spike at the intersection of the North right-of-way line of Gonzalez Street with the West right-of-way line of North 15th Avenue; thence North 11°15' West along the West right-of-way line of North 15th Avenue for 145 feet to a wooden hub; thence South 78°45' West for 60 feet to a wooden hub; thence South 11°15' East for 12.5 feet to an iron pipe; thence South 78°45' West for 60 feet to an iron pipe; thence South 11°15' East for 132.5 feet to an iron pipe; thence North 78°45' East along the North right-of-way line of Gonzalez Street 120 feet to the point of beginning;

AND

Lot 14 and the East $\frac{1}{2}$ of Lot 15, Block 147, New City Tract, in the City of Pensacola, Escambia County, Florida, according to map of said city copyrighted by Thomas C. Watson in 1906.

GRANTOR HEREBY REPRESENTS THAT THE ABOVE-DESCRIBED PROPERTY IS NOT HER CONSTITUTIONAL HOMESTEAD.

Subject to taxes for the current year and later years and all valid easements and restrictions of record, if any, which are not hereby reimposed; and also subject to any claim, right, title, or interest arising from any recorded instrument reserving, conveying, leasing, or otherwise alienating any interest in the oil gas or other minerals.

And Grantor does hereby fully warrants title to said land and will defend the same against the lawful claims of all persons whomsoever, subject only to any exceptions set forth herein.

IN WITNESS WHEREOF, the said Grantor has executed this instrument this 4th day of January, 2000.

Executed and delivered in
the presence of:

1. *[Signature]*
Print Name: ET TAYLOR

Miriam Simmons
MIRIAM SIMMONS

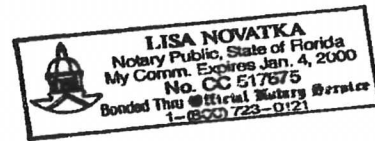
2. *George N. McIntyre*
Print Name: George N. McIntyre

OR BK 4510 PG1666
Escambia County, Florida
INSTRUMENT 00-695641

**STATE OF FLORIDA
COUNTY OF ESCAMBIA**

The foregoing instrument was acknowledged before me this 4th
day of January, 2000 by Miriam Simmons, who is personally known
to me or who produced a Drivers License as identification.


Notary Public:
My commission expires: 1-4-2000



RCD Jan 05, 2000 08:18 am
Escambia County, Florida

Ernie Lee Magaha
Clerk of the Circuit Court
INSTRUMENT 00-695641



REZONING REQUEST
REQUESTED BY MR DEL GALLO

MAY 2017



REQUEST TO REZONE FROM SSD (APARTMENT) TO
R-1AA (ONE & TWO FAMILY)



PLANNING SERVICES

THE UPSIDE *of* FLORIDA

MINUTES OF THE PLANNING BOARD

May 9, 2017

MEMBERS PRESENT: Paul Ritz-Chairman, Danny Grundhoefer, Jared Moore, Kurt Larson, Kyle Owens, Nathan Monk

MEMBERS ABSENT: Nina Campbell

STAFF PRESENT: Brandi Deese, Assistant Planning Services Administrator, Leslie Statler, Planner

OTHERS PRESENT: David Del Gallo, Rob Working, Jimmy E. Jones, J. M. Novota, Tom Paux, Alexis Bolin, Victoria D'Angelo, Christian Wagley, Robert Rick, James Holden, Jeff Helms, Jason Rebol, Robert Rice, Mandy Bills

AGENDA:

- Quorum/Call to Order
- Approval of Meeting Minutes from April 11, 2017
- Request to Rezone 1103 N. 15th Avenue & 1400 Blk E. Gonzalez from SSD to R-1AA
- Request for Final Plat Approval for Hallmark Subdivision
- Request for Preliminary & Final Plat Approval for La Feliciana Subdivision
- Request for Aesthetic Approval of 700 Block of Commendancia Street - Ferry Landing Project
- Request for Variance for Signage at 350 W. Cedar Street (Community Maritime Park)
- Request for Aesthetic Approval of Signage at 350 W. Cedar Street (Community Maritime Park)
- Open Forum
- Adjournment

Call to Order / Quorum Present

Chairman Ritz called the meeting to order at 2:02 pm with a quorum present. He gave instructions to the audience on the rules and procedures of the Board.

Approval of Meeting Minutes

Mr. Larson made a motion to approve the April 11, 2017 minutes, seconded by Mr. Moore, and it carried unanimously.

Request to Rezone 1103 N. 15th Avenue & 1400 Blk E. Gonzalez from SSD to R-1AA

David Del Gallo is requesting to rezone the property located at 1103 N 15th Avenue & in the 1400 Blk of E. Gonzalez Street from Site Specific Development (SSD) to One & Two Family (R-1AA). The current Future Land Use Map designation of MDR (Medium Density Residential) remains unchanged; it supports this rezoning and would accommodate development consistent with the surrounding neighborhood. The property identified as 1103 N 15th Avenue is currently developed as "Carlieanna Garden Apartments", a multi-family residential development and will remain as such. The applicant intends to develop the vacant lot identified within the 1400 Blk of E Gonzalez Street residentially according to the R-1AA standards.

Chairman Ritz advised that being a neighbor a block or so away, he had no issues with the change in zoning.

EVERYTHING THAT'S GREAT ABOUT FLORIDA IS BETTER IN PENSACOLA.

222 West Main Street Pensacola, FL 32502 / T: 850.435.1670 / F: 850.595.1143 / www.cityofpensacola.com

He pointed out that he was notified through the mail of the rezoning request and could attest that the system for notification did function in this case. He was aware of the vacant lot and would appreciate something residential at that location.

Mr. Del Gallo stated the project would be constructed as either single family or duplex conforming to the East Hill character. **Mr. Grundhoefer made a motion to approve, seconded by Mr. Moore, and it carried unanimously.**

Request for Final Plat Approval for Hallmark Subdivision

349 LLC has submitted a request for Final Plat approval for "Hallmark" subdivision. The proposed development, identified as 115 South E Street, is a 5.09 acre parcel bounded by W. Romana Street on the north, South "E" Street on the east, W. Government Street on the south, and South "F" Street on the west. The site is the location of the former Hallmark Elementary School.

The Preliminary Plat was granted approval by this Board in March 2017. The proposed Final Plat is consistent with the approved Preliminary Plat which contained 76 lots measuring 20 feet in width. This development is located within the C-3 zoning district, which has a maximum density of 35 dwelling units per acre. The proposed development complies with this standard. Additionally, the provisions of the district eliminate the building setbacks, allowing for zero-lot lines on all sides. The minimum parking required for townhouse developments is 2 parking spaces per unit; the developer intends to meet this requirement with a garage and driveway space. The developer has opted to pay into the park escrow in lieu of dedicating a park within the project.

Jason Rebol stated a few comments on the project had been addressed, but it was mostly the same presentation. The concerns from ECUA regarding an easement had been addressed with only service meters located on the property. Mr. Rebol advised that access to the back area would be private for the residents and would be an open park area. He stated the parking would be garage, driveway or across the street in the right-of-way. Mr. Grundhoefer questioned front garages, and Ms. Deese stated the Board had no aesthetic review since there was no overlay district requiring Board approval, and the plat process was separate from those issues.

Christian Wagley pointed out great cities were investing in walkability as part of their infrastructure. He stated the front loading of garages on townhomes are rated the lowest for visual appeal; it translates into a street where people will not want to walk. He explained we need the density downtown, and if we get the parking in the rear, bringing the buildings forward, this would be an immensely better project. He indicated hopefully there would be some changes to the Code in the future.

Chairman Ritz pointed out the laws presently in place do not call for aesthetics in the requirements, and the Board could only review the plat. Mr. Grundhoefer had expressed the same sentiment at the last review and asked if there was a push to have this citywide. He questioned whether we should push to have more districts in the downtown historic areas or sensitive areas where there is development that the Board should be controlling? Mr. Wagley stated it would probably not be citywide, and maybe the determining factor would be parcel size. He advised there was an epidemic with cars blocking sidewalks, and enforcement would only come through design. He suggested a broader ordinance covering several issues.

Ms. Bolin, a real estate agent, advised she would have loved for Mc Donald's and Krispy Kreme to fit aesthetically in to the surrounding historical district.

She asked that the Board consider when projects come before it, require the project to fit in with the surroundings. With some of these issues beyond the scope of the Board, **Mr. Moore made a motion to approve, seconded by Mr. Larson. The motion carried with Mr. Grundhoefer dissenting.**

Request for Preliminary & Final Plat Approval for La Feliciana Subdivision

D12 Capital has submitted a request for Minor Subdivision approval for "La Feliciana"; this request includes both the Preliminary Plat and the Final Plat for the development. The proposed development, identified as 520 W. Intendencia Street, is a 0.258-acre parcel on the northeast corner of the intersection of S. Donelson Street with W. Intendencia St. The site is currently vacant and has been for at least a decade.

The proposed subdivision consists of 4 lots which measure 31 feet in width. This development is located within the C-3 zoning district and within the Dense Business District. The maximum allowable density is 135 dwelling units per acre. The applicant's intent is to develop single family residences on the lots and has significantly reduced the density allowed. Additionally, the provisions of the district eliminate the building setbacks, allowing for zero-lot lines on all sides. Both the Preliminary Plat and Final Plat have been routed thru the various City departments and outside agencies for review and comments. The City Engineering division has provided surveying comments for *both* Plat submittals. Given the overall size of the development area and the minimum area required for park dedication, the developer will pay into the park escrow in lieu of dedicating a park.

Ms. Deese indicated simultaneous approval of the preliminary and final plat was allowed by the LDC if the project was four lots or less.

Mr. Working, a land surveyor, addressed the Board. He advised this project was very much in character with the surrounding developments. He indicated corrections on the PDF had been made. Mr.

Grundhoefer asked the result if the developer did not pay into the city park fund. Ms. Deese explained they would be required to provide a quarter acre minimum. **With no other discussion, Mr. Moore made a motion to approve, seconded by Mr. Larson, and it carried unanimously.**

Request for Preliminary Site Plan Approval of 700 Block of Commendancia Street - Ferry Landing Project

In full disclosure, Chairman Ritz indicated the project was being designed by his employer, and he would not participate in the discussion or voting, but would remain as Chair to maintain order.

Mr. Helms with Atkins addressed the Board and stated his firm was designing the water side and civil site, with Bullock-Tice performing the vertical construction design. Mr. Rice with Bullock-Tice discussed the land side of the two-phase project, with the left side being the ticketing office and bathrooms, and the right or east side being a concession building. Because of the flood plain, the elevations were raised. Equipment would be screened with some mechanical equipment on the roof. A shelter at the water's edge would be provided for embarking and disembarking from the ferry.

Mr. Grundhoefer questioned the type of wood material. Mr. Rice advised they were considering natural wood slab for the screened enclosures. Mr. Monk explained some sort of synthetic material which looks and feels authentic would hold up better because of the location to water and high tourism traffic. Mr. Rice stated they designed a louvered system to let the light in for the canopy on the water's edge and the canopy above the ticket office, so some areas are not necessarily a rain shelter but a sun shelter. Mr. Grundhoefer did not have a problem with the design fitting into the historic district.

Mr. Monk was concerned with the look in ten to fifteen years. Mr. Grundhoefer stated it appeared to be a high maintenance building and suggested using more permanent materials such as precast concrete which could be pressure washed instead of painted. The maintenance of the wood would also be a concern down the road.

Mr. Rice stated an item they did address was the tongue in groove deck under the standing seam roof which is fairly durable. The columns are steel painted with high performance coatings. Everything from the deck down would be cast in place concrete with the stairs and the ramp. The exterior is an EFIS system with durable products. He did agree the natural wood should be addressed.

He also clarified the funding was from Natural Resource Damage Assessment.

Ms. Deese clarified that this item was preliminary site plan review and part of the development plan requirement since it is new construction within the district. She indicated the applicant had some issues to address with variances and right-of-way vacations before the final Board review.

Ms. Bolin questioned why the materials were not brick to avoid high maintenance, but if they must use wood, it should be hardie wood for low maintenance.

Mr. Larson questioned the signage, and Ms. Deese explained that the signage could go through an abbreviated review process or it could be included in the final package. Mr. Rice advised the signage would be backlit and be located at the top of the left side. Mr. Larson advised they had been trying not to have backlit signage near the waterfront or anything projecting out to the street. Mr. Rice stated the light would be contained in the lettering and not projecting to the street. **Mr. Monk then made a motion to approve, seconded by Mr. Owens. Mr. Grundhoefer suggested consideration be made for more permanent materials with low maintenance. Chairman Ritz requested the suggestion by Mr. Grundhoefer be incorporated into the motion as an amendment; it was agreed to by Mr. Monk and Mr. Owens. The motion then carried unanimously.**

Request for Variance for Signage at 350 W. Cedar Street (Community Maritime Park)

The Community Maritime Park, represented by Kelly Wieczorek, is seeking a Variance to increase the maximum allowable freestanding signage. The Variance request is to increase the allowable freestanding signage from 50 sf to 280 sf. This property lies within the WRD, Waterfront Redevelopment District, and is subject to the specific sign regulations outlined within Sec 12-2-12(C) (4). Within the district, the regulations for freestanding signage allow a maximum of 50 sf per sign face, regardless of the number of establishments being served by the signage. The applicant is seeking to increase the freestanding sign face area to identify the entire development as a whole with the understanding that the individual buildings within the Park can have attached wall signage unique to their establishment. Additionally, the proposed signage is to be set further away from the right-of-way on the southern bank of the water feature/retention pond.

Ms. Wieczorek pointed out the preliminary design, which resembled a billboard, was presented to this Board previously. Because of the opposition, the signage was revised from 50 sf to 280 sf. to designate the entire park. Letters of support were included in the Board packages. One suggestion was to consider landscaping at the rear of the sign so offices would not be directly viewing the back of the signage. She clarified the overall size was the same as the rendering. Chairman Ritz explained the application included supporting information identifying the park and not individual businesses and also honored Vince Whibbs, Sr. Chairman Ritz pointed out in order to see the sign from the street, the size was an appropriate approach, and the variance responses to the rationale were appropriate. Ms. Wieczorek advised the font was changed to Non-Serif which was cleaner to read. The Vince Whibbs lettering would be mounted to a beam at the top of the Maritime Park lettering. The colors for the Maritime Park logo will be replicated, and explained the logo would be reverse channel with ground lighting for the remainder of the sign.

Mr. Grundhoefer explained the split face block would be high maintenance. Ms. Wieczorek agreed they could use a coating or a lighter brick.

Ms. Bolin advised she was a member of the CMPA. She stated because this is a city park, the variance is necessary. A sign is needed to delineate the park for visitors and residents alike and asked for Board approval. She pointed out the park was the only one in this area to win an award, being recognized nationwide in various magazines. She asked for the signage to identify the park with the playground and not just an office or ball park.

Mr. Jones is also a member of the CMPA and stated they need a sign large enough to tell others there is a park at this location and to identify it as the Vince Whibbs, Sr. Maritime Park.

Mr. Paux explained that the letter style would be better in Non-Serif font.

Mr. Grundhoefer approved of the sign but did not like the landscaping behind it; he explained landscaping would ruin the simplicity. Ms. Wieczorek advised the sign would be moved down the slope which would help with the visibility to the offices.

Chairman Ritz stated the first item to approve would be the variance. **Mr. Grundhoefer made a motion to approve the variance, seconded by Mr. Owens. The motion carried unanimously.**

Request for Aesthetic Approval of Signage at 350 W. Cedar Street (Community Maritime Park)

Ms. Wieczorek indicated the materials would be very low maintenance. There would be a small base to protect the sign letters from lawn maintenance. **Mr. Monk stated we should have had a sign five years ago and made a motion to approve, seconded by Mr. Larson.** Ms. Deese asked for a clarification of approval as submitted or with other materials. Chairman Ritz explained there was an option to have the materials as a part of the motion. **Mr. Grundhoefer amended the motion to suggest it be brick or precast material of a permanent nature that does not require ongoing maintenance. Mr. Monk and Mr. Larson agreed with the amendment.** Ms. Wieczorek stated they would price the materials. **The motion then carried unanimously.**

Open Forum - None

Adjournment – With no further business, Chairman Ritz adjourned the meeting at 3:26 pm.

Respectfully Submitted,

A handwritten signature in black ink, appearing to read 'BCD', with a long horizontal flourish extending to the right.

Brandi C. Deese
Secretary to the Board

PROPOSED
ORDINANCE NO. _____

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; REPEALING CLAUSE AND
EFFECTIVE DATE.

WHEREAS, the City of Pensacola adopted a Comprehensive
Plan on October 4, 1990, pursuant to applicable law; and

WHEREAS, a proposed amended zoning classification has
been referred to the local planning agency pursuant to §163.3174,
Fla. Stat., and a proper public hearing was held on June 8, 2017
concerning the following proposed zoning classification affecting
the 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 of Pensacola; 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:

LOTS 1 TO 6 & LOT 7, LESS S 25 FT OF E 12 ½ FT & N 107 ½ FT OF
LOTS 8 9 & 10; BLOCK 284 NEW CITY TRACT OR 4565 P 1538 CA 52.

is hereby changed from SSD (Site Specific Development) to the R-1AA
District (One and Two Family Residential).

SECTION 2. All ordinances or parts of ordinances in
conflict herewith are hereby repealed to the extent of such

conflict.

SECTION 3. 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.

Passed: _____

Approved: _____
President of City Council

Attest:

City Clerk



City of Pensacola

222 West Main Street
Pensacola, FL 32502

Memorandum

File #: 19-17

City Council

6/8/2017

LEGISLATIVE ACTION ITEM

SPONSOR: Ashton J. Hayward, III, Mayor

SUBJECT:

PROPOSED ORDINANCE NO. 19-17 - REQUEST FOR ZONING MAP AMENDMENT - 1103 NORTH 15TH AVENUE AND THE 1400 BLOCK OF EAST GONZALEZ STREET

RECOMMENDATION:

That City Council approve Proposed Ordinance No. 19-17 on first reading.

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; REPEALING CLAUSE AND EFFECTIVE DATE.

HEARING REQUIRED: No Hearing Required

SUMMARY:

The City has received a request from Mr. David Del Gallo to amend the City's Zoning Map from SSD (Site Specific Development) to R-1AA (One & Two Family Residential) for property located at 1103 North 15th Avenue and the 1400 Block of East Gonzalez Street. The City's Future Land Use Map would remain unchanged with a designation of MDR (Medium Density Residential).

New SSD Designations are no longer permitted, therefore, it is desirable to return them to a cumulative City zoning designation that is compatible with the subject property and the surrounding area when possible.

On May 9, 2017, the Planning Board unanimously recommended approval of the proposed Zoning Map amendment.

PRIOR ACTION:

None

FUNDING:

N/A

FINANCIAL IMPACT:

None

CITY ATTORNEY REVIEW: Yes

5/19/2017

STAFF CONTACT:

Eric W. Olson, City Administrator
Sherry H. Morris, AICP, Planning Services Administrator
Brandi Deese, AICP, Assistant Planning Services Administrator

ATTACHMENTS:

- 1) Proposed Ordinance No. 19-17
- 2) Rezoning Application, Del Gallo, dated April 10, 2017
- 3) Zoning Map, Del Gallo Rezoning Request, May 2017
- 4) May 9, 2017 Planning Board Minutes

PRESENTATION: Yes

PROPOSED
ORDINANCE NO. 19-17

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; REPEALING CLAUSE AND EFFECTIVE DATE.

WHEREAS, the City of Pensacola adopted a Comprehensive Plan on October 4, 1990, pursuant to applicable law; and

WHEREAS, a proposed amended zoning classification has been referred to the local planning agency pursuant to §163.3174, Fla. Stat., and a proper public hearing was held on June 8, 2017 concerning the following proposed zoning classification affecting the 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 of Pensacola; 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:

LOTS 1 TO 6 & LOT 7, LESS S 25 FT OF E 12 ½ FT & N 107 ½ FT OF LOTS 8 9 & 10; BLOCK 284 NEW CITY TRACT OR 4565 P 1538 CA 52.

is hereby changed from SSD (Site Specific Development) to the R-1AA District (One and Two Family Residential).

SECTION 2. All ordinances or parts of ordinances in conflict herewith are hereby repealed to the extent of such

conflict.

SECTION 3. 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.

Passed: _____

Approved: _____
President of City Council

Attest:

City Clerk



REZONING

Please check application type:

☒ Conventional Rezoning	☐ Comprehensive Plan / FLUM Amendment	☐ (≥ 10 acres)
Application Fee: \$2,500.00	☐ (< 10 acres)	☐ (≥ 10 acres)
Rehearing/Rescheduling (Planning Board): \$250.00	\$3,500.00	\$3,500.00
Rehearing/Rescheduling (City Council): \$750.00	\$250.00	\$250.00
	\$750.00	\$1,000.00

Applicant Information:

Name: David Del Gallo Date: 4.10.2017

Address: 1550 E. Gonzalez Street, Pensacola, FL 32501

Phone: 850.393.1322 Fax: n/a Email: DDelgallo@morettenco.com

Property Information:

Owner Name: David Del Gallo Phone: 850.393.1322

Location/Address: 1103 N. 15th Ave & 1400 Blk E. Gonzalez Street, Pensacola, FL 32501
00-0S-00-9025-012-147 & 00-0S-00-9025-014-147

Parcel ID: - - - - - Acres/Square Feet: .564 acres/24,567 sf

Zoning Classification: Existing Site Specific Development (SSD) Proposed One & Two Family/ R-1AA

Future Land Use Classification: Existing Medium Density Residential Proposed Medium Density Residential

Reason Rezoning Requested: In order to redevelop property in a manner consistent with the surrounding area.

Required Attachments: (A) Full legal description of property (from deed or survey)
(B) General location map with property to be rezoned indicated thereon

The above information, together with all other answers and information provided by me (us) as petitioner (s)/applicant (s) in the subject application, and all other attachments thereto, is accurate and complete to the best of my (our) knowledge and belief as of this 10 day of April, 2017.

Applicant Signature

David Del Gallo

Applicant Name (Print)

Owner Signature

David Del Gallo

Owner Name (Print)

Stephanie A. Chwastyk
Notary Public-State of Florida
My Comm. Expires: April 5, 2020
Notary Comm. No. FF979104

Sworn to and subscribed to before me this 10th day of April, 2017

Name: Steph A.C

Commission Expires: 4/5/20

FOR OFFICE USE ONLY

Council District: _____ Date Received: _____ Case Number: _____

Date Postcards mailed: _____ Planning Board Date: _____ Recommendation: _____

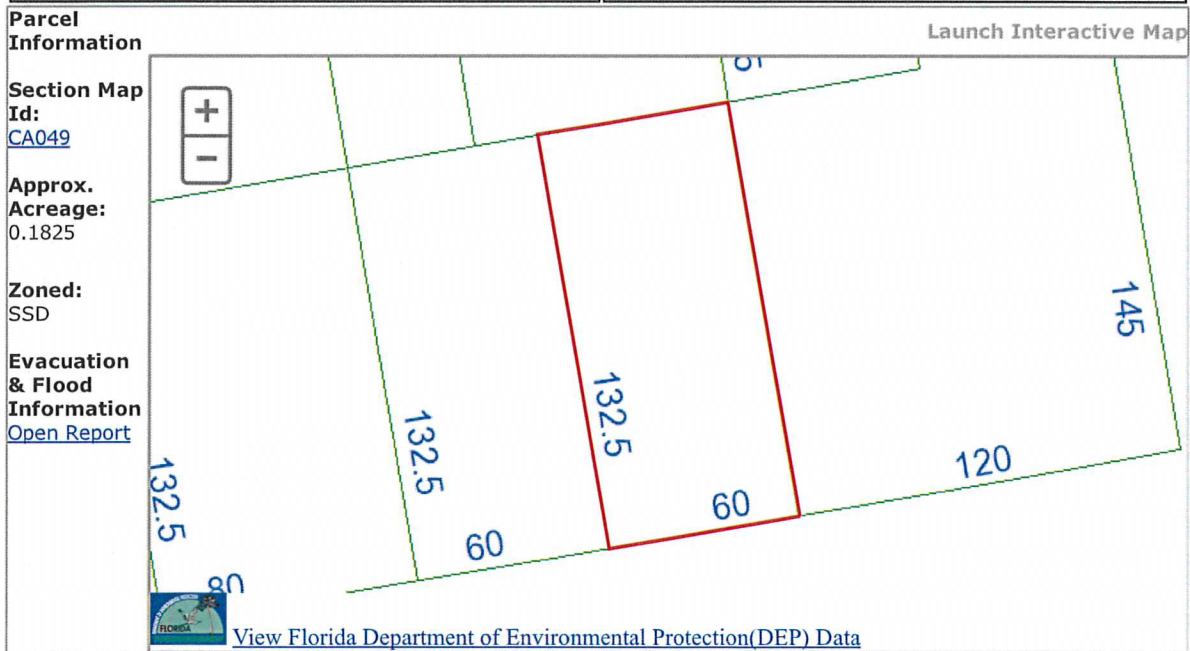
Committee Date: _____ Council Date: _____ Council Action: _____

Second Reading: _____ Ordinance Number: _____

Source: Escambia County Property Appraiser

☒ Navigate Mode
 ☐ Account
 ☐ Reference
[Restore Full Page Version](#)

General Information						Assessments					
Reference: 000S009025014147						Year Land Imprv Total <u>Cap Val</u>					
Account: 141194000						2016 \$69,960 \$0 \$69,960 \$63,969					
Owners: DEL GALLO DAVID & TONYA S						2015 \$59,029 \$0 \$59,029 \$58,154					
Mail: 1550 E GONZALEZ ST PENSACOLA, FL 32501						2014 \$52,868 \$0 \$52,868 \$52,868					
Situs: 1400 BLK E GONZALEZ ST 32501						<u>Disclaimer</u>					
Use Code: PARKING LOTS						<u>Amendment 1/Portability Calculations</u>					
Taxing Authority: PENSACOLA CITY LIMITS						 <u>File for New Homestead Exemption Online</u>					
Tax Inquiry: <u>Open Tax Inquiry Window</u>											
Tax Inquiry link courtesy of Scott Lunsford Escambia County Tax Collector											
Sales Data						2016 Certified Roll Exemptions					
						None					
Sale Date Book Page Value Type Official Records (New Window)						Legal Description					
01/2000 4510 1665 \$450,000 WD <u>View Instr</u>						LT 14 AND E1/2 OF LT 15 BLK 147 NEW CITY TRACT OR					
04/1989 2700 178 \$100 WD <u>View Instr</u>						4510 P 1665 CA 49					
09/1985 2699 482 \$100 WD <u>View Instr</u>											
03/1981 1529 816 \$100 WD <u>View Instr</u>											
Official Records Inquiry courtesy of Pam Childers Escambia County Clerk of the Circuit Court and Comptroller						Extra Features					
						None					



Buildings
Images



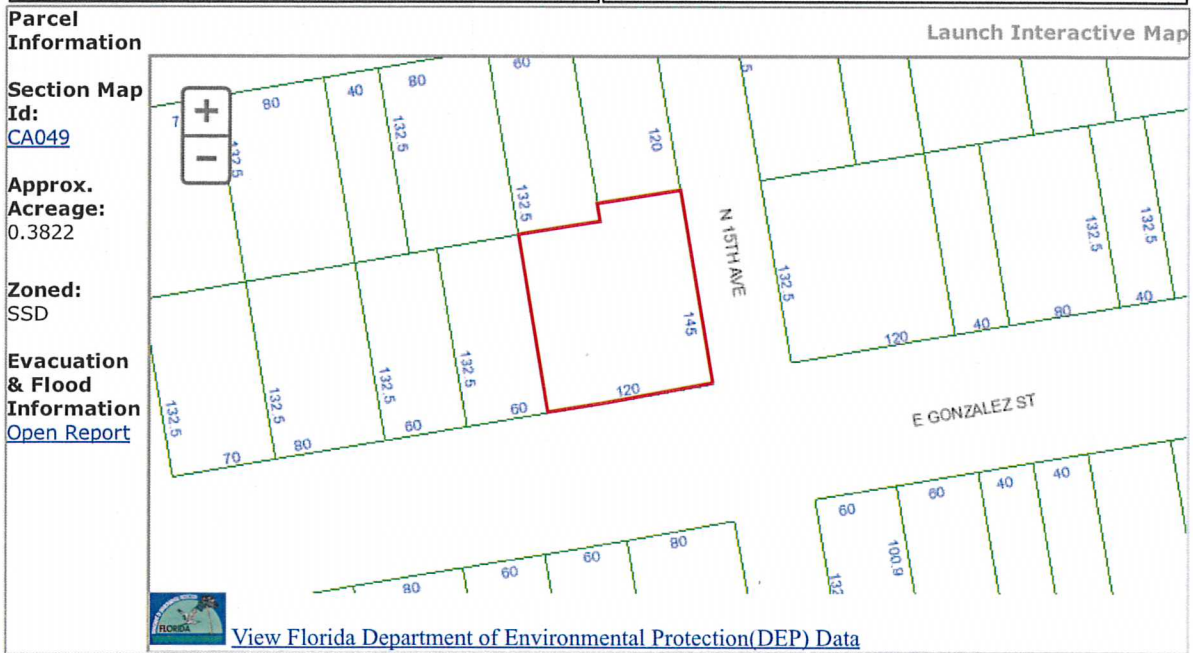
9/23/03

The primary use of the assessment data is for the preparation of the current year tax roll. No responsibility or liability is assumed for inaccuracies or errors.

Source: Escambia County Property Appraiser

[←](#) Navigate Mode ☒ Account ☐ Reference [→](#)
[Restore Full Page Version](#)

General Information						Assessments				
Reference:	000S009025012147					Year	Land	Imprv	Total	<u>Cap Val</u>
Account:	141193500					2016	\$119,880	\$387,713	\$507,593	\$490,398
Owners:	DEL GALLO DAVID & TONYA S					2015	\$101,149	\$344,668	\$445,817	\$445,817
Mail:	1550 E GONZALEZ ST PENSACOLA, FL 32501-3449					2014	\$110,722	\$350,347	\$461,069	\$461,069
Situs:	1103 N 15TH AVE 32501					Disclaimer				
Use Code:	MULTI-FAMILY >=10					Amendment 1/Portability Calculations				
Taxing Authority:	PENSACOLA CITY LIMITS					 File for New Homestead Exemption Online				
Tax Inquiry:	Open Tax Inquiry Window									
Tax Inquiry link courtesy of Scott Lunsford Escambia County Tax Collector										
Sales Data						2016 Certified Roll Exemptions				
						None				
Sale Date	Book	Page	Value	Type	Official Records (New Window)	Legal Description				
01/2000	4510	1665	\$450,000	WD	View Instr	LTS 11 12 AND 13 AND S 12 1/2 FT OF LT 10 AND OF THE E1/2 OF LT 9 BLK 147 NEW CITY TRACT OR 4510 P 1665 CA 49				
04/1989	2700	178	\$100	WD	View Instr					
09/1985	2699	482	\$100	WD	View Instr					
03/1981	1529	816	\$100	WD	View Instr	Extra Features				
Official Records Inquiry courtesy of Pam Childers Escambia County Clerk of the Circuit Court and Comptroller						ASPHALT PAVEMENT CONCRETE WALKS FRAME BUILDING				

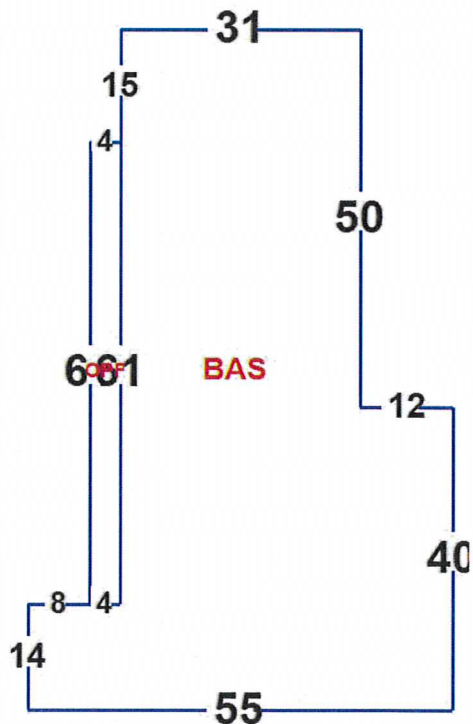
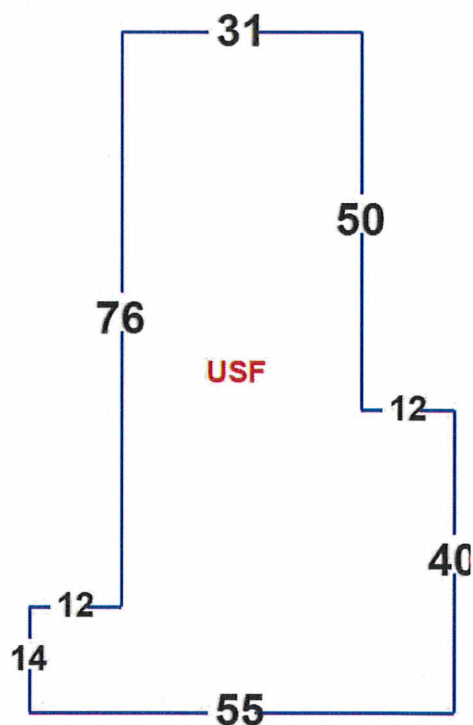


Buildings

Address: 1103 N 15TH AVE, Year Built: 1965, Effective Year: 1975

Structural Elements

DECOR/MILLWORK-AVERAGE
DWELLING UNITS-10
EXTERIOR WALL-BRICK-FACE/VENEER
EXTERIOR WALL-VINYL SIDING
FLOOR COVER-CARPET
FOUNDATION-SLAB ON GRADE
HEAT/AIR-CENTRAL H/AC
INTERIOR WALL-DRYWALL-PLASTER
NO. PLUMBING FIXTURES-30
NO. STORIES-2
ROOF COVER-BLT UP ON WOOD
ROOF FRAMING-WOOD FRAME/TRUS
STORY HEIGHT-8
STRUCTURAL FRAME-WOOD FRAME



Areas - 7120 Total SF

BASE AREA - 3438**OPEN PORCH FIN - 244****UPPER STORY FIN - 3438**

Year Built: 1965, Effective Year: 1975

Structural Elements

DECOR/MILLWORK-AVERAGE
DWELLING UNITS-8
EXTERIOR WALL-BRICK-FACE/VENEER
EXTERIOR WALL-VINYL SIDING
FLOOR COVER-CARPET
FOUNDATION-SLAB ON GRADE
HEAT/AIR-CENTRAL H/AC
INTERIOR WALL-DRYWALL-PLASTER
NO. PLUMBING FIXTURES-26

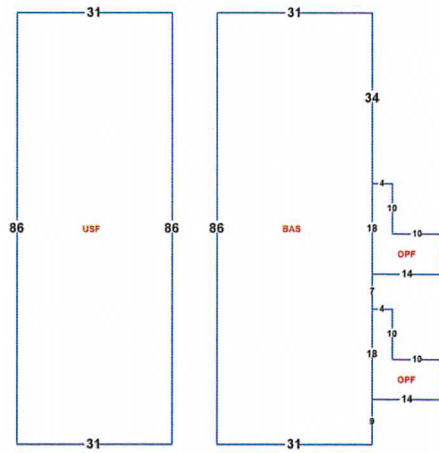
NO. STORIES-2
ROOF COVER-BLT UP ON WOOD
ROOF FRAMING-WOOD FRAME/TRUS
STORY HEIGHT-8
STRUCTURAL FRAME-WOOD FRAME

Areas - 5636 Total SF

BASE AREA - 2666

OPEN PORCH FIN - 304

UPPER STORY FIN - 2666



Images



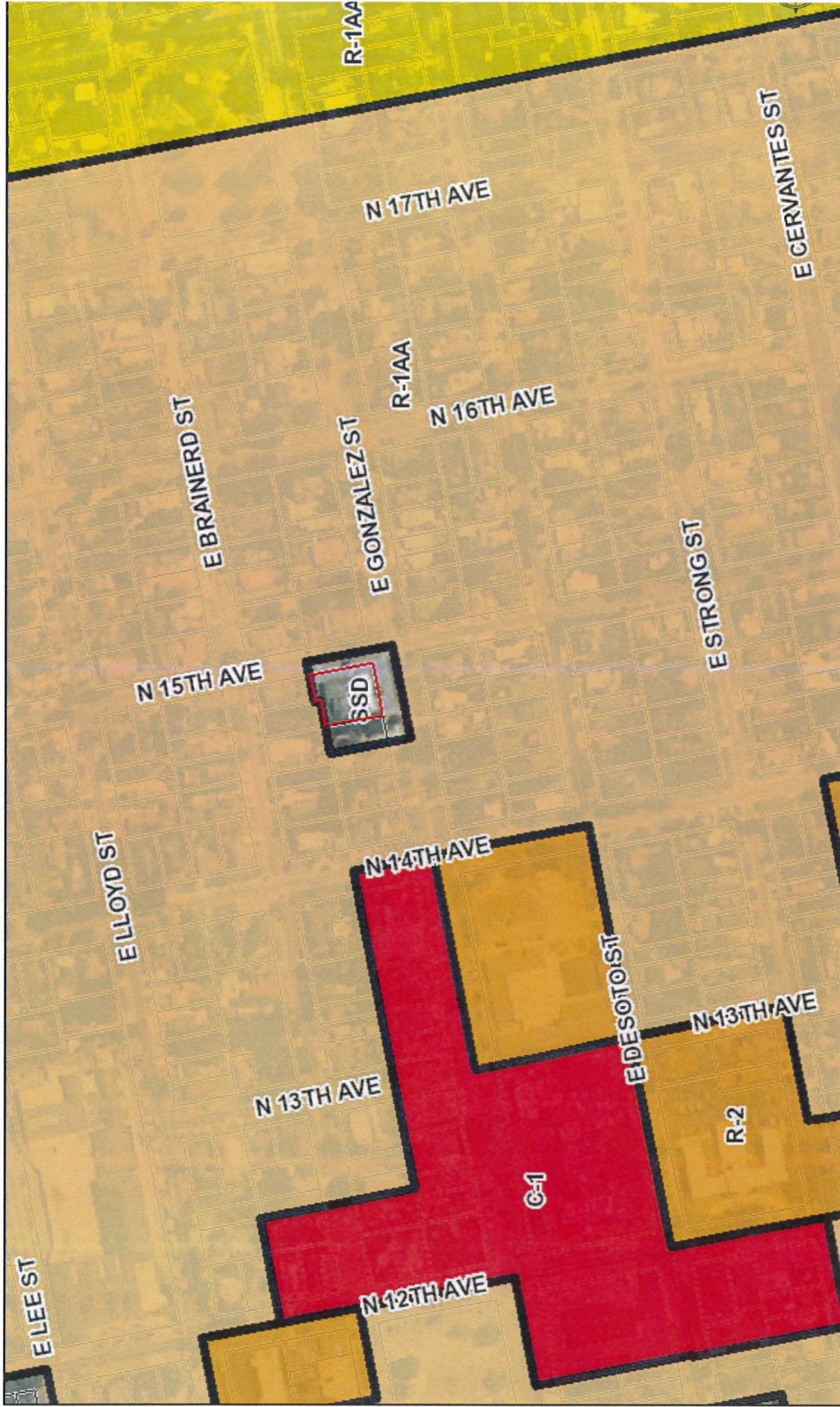
12/23/13



12/23/13

The primary use of the assessment data is for the preparation of the current year tax roll. No responsibility or liability is assumed for inaccuracies or errors.

1103 N. 15th Ave & 1400 Blk E. Gonzalez Street



April 10, 2017

1:4,131
0 0.035 0.07 0.1 0.14
0 0.05 0.1 0.2 km
Sources: Esri, HERE, DeLorme, USGS, Intermap, INCREMENT P, Japan, METI, Esri China (Hong Kong), Esri Korea, Esri (Thailand), NGCC, © OpenStreetMap contributors, and the GIS User Community

OR BK 4510 PG 1665
Escambia County, Florida
INSTRUMENT 00-695641

DEED DOC STAMPS PD @ ESC CO \$3150.00
01/05/00 ERMIE LEE MAGUIRA, CLERK
By: *Samuel Amos*

15.50
3150.00
Prepared by:
✓ Edsel F. Matthews, Jr.
308 South Jefferson Street
Pensacola, Florida 32501

WARRANTY DEED

STATE OF FLORIDA
COUNTY OF ESCAMBIA

1125 14th Avenue
Pensacola, FL 32501
Grantees' Address

Grantees' SS#

00-0S-00-9025-012-147
Property Reference#

KNOW ALL MEN BY THESE PRESENTS that MIRIAM SIMMONS, hereafter called Grantor, for and in consideration of Ten Dollars and other valuable considerations, the receipt whereof is hereby acknowledged, does bargain, sell, convey and grant unto DAVID DEL GALLO and TONYA S. DEL GALLO, Husband and Wife, hereafter called Grantee (but which word Grantee herein shall be construed in the plural as well as the singular if the context permits or requires), and the successors and assigns of Grantee, forever, the following described real property:

Lots 11, 12 and 13, and the South 12.5 feet of Lot 10, and the South 12.5 feet of the East one-half ($\frac{1}{2}$) of Lot 9, Block 147, New City Tract, according to the map of the City of Pensacola, Florida, copyrighted by Thomas C. Watson in 1906, which premises are more particularly described by metes and bounds as follows:

Commencing at a railroad spike at the intersection of the North right-of-way line of Gonzalez Street with the West right-of-way line of North 15th Avenue; thence North 11°15' West along the West right-of-way line of North 15th Avenue for 145 feet to a wooden hub; thence South 78°45' West for 60 feet to a wooden hub; thence South 11°15' East for 12.5 feet to an iron pipe; thence South 78°45' West for 60 feet to an iron pipe; thence South 11°15' East for 132.5 feet to an iron pipe; thence North 78°45' East along the North right-of-way line of Gonzalez Street 120 feet to the point of beginning;

AND

Lot 14 and the East $\frac{1}{2}$ of Lot 15, Block 147, New City Tract, in the City of Pensacola, Escambia County, Florida, according to map of said city copyrighted by Thomas C. Watson in 1906.

GRANTOR HEREBY REPRESENTS THAT THE ABOVE-DESCRIBED PROPERTY IS NOT HER CONSTITUTIONAL HOMESTEAD.

Subject to taxes for the current year and later years and all valid easements and restrictions of record, if any, which are not hereby reimposed; and also subject to any claim, right, title, or interest arising from any recorded instrument reserving, conveying, leasing, or otherwise alienating any interest in the oil gas or other minerals.

And Grantor does hereby fully warrants title to said land and will defend the same against the lawful claims of all persons whomsoever, subject only to any exceptions set forth herein.

IN WITNESS WHEREOF, the said Grantor has executed this instrument this 4th day of January, 2000.

Executed and delivered in
the presence of:

1. *[Signature]*
Print Name: ET TAYLOR

Miriam Simmons
MIRIAM SIMMONS

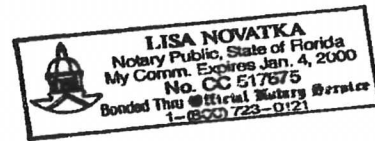
2. *George N. McIntyre*
Print Name: George N. McIntyre

OR BK 4510 PG1666
Escambia County, Florida
INSTRUMENT 00-695641

**STATE OF FLORIDA
COUNTY OF ESCAMBIA**

The foregoing instrument was acknowledged before me this 4th
day of January, 2000 by Miriam Simmons, who is personally known
to me or who produced a Drivers License as identification.


Notary Public:
My commission expires: 1-4-2000



RCD Jan 05, 2000 08:18 am
Escambia County, Florida

Ernie Lee Magaha
Clerk of the Circuit Court
INSTRUMENT 00-695641



REZONING REQUEST
REQUESTED BY MR DEL GALLO

MAY 2017



REQUEST TO REZONE FROM SSD (APARTMENT) TO
R-1AA (ONE & TWO FAMILY)



PLANNING SERVICES

THE UPSIDE *of* FLORIDA

MINUTES OF THE PLANNING BOARD

May 9, 2017

MEMBERS PRESENT: Paul Ritz-Chairman, Danny Grundhoefer, Jared Moore, Kurt Larson, Kyle Owens, Nathan Monk

MEMBERS ABSENT: Nina Campbell

STAFF PRESENT: Brandi Deese, Assistant Planning Services Administrator, Leslie Statler, Planner

OTHERS PRESENT: David Del Gallo, Rob Working, Jimmy E. Jones, J. M. Novota, Tom Paux, Alexis Bolin, Victoria D'Angelo, Christian Wagley, Robert Rick, James Holden, Jeff Helms, Jason Rebol, Robert Rice, Mandy Bills

AGENDA:

- Quorum/Call to Order
- Approval of Meeting Minutes from April 11, 2017
- Request to Rezone 1103 N. 15th Avenue & 1400 Blk E. Gonzalez from SSD to R-1AA
- Request for Final Plat Approval for Hallmark Subdivision
- Request for Preliminary & Final Plat Approval for La Feliciana Subdivision
- Request for Aesthetic Approval of 700 Block of Commendancia Street - Ferry Landing Project
- Request for Variance for Signage at 350 W. Cedar Street (Community Maritime Park)
- Request for Aesthetic Approval of Signage at 350 W. Cedar Street (Community Maritime Park)
- Open Forum
- Adjournment

Call to Order / Quorum Present

Chairman Ritz called the meeting to order at 2:02 pm with a quorum present. He gave instructions to the audience on the rules and procedures of the Board.

Approval of Meeting Minutes

Mr. Larson made a motion to approve the April 11, 2017 minutes, seconded by Mr. Moore, and it carried unanimously.

Request to Rezone 1103 N. 15th Avenue & 1400 Blk E. Gonzalez from SSD to R-1AA

David Del Gallo is requesting to rezone the property located at 1103 N 15th Avenue & in the 1400 Blk of E. Gonzalez Street from Site Specific Development (SSD) to One & Two Family (R-1AA). The current Future Land Use Map designation of MDR (Medium Density Residential) remains unchanged; it supports this rezoning and would accommodate development consistent with the surrounding neighborhood. The property identified as 1103 N 15th Avenue is currently developed as "Carlieanna Garden Apartments", a multi-family residential development and will remain as such. The applicant intends to develop the vacant lot identified within the 1400 Blk of E Gonzalez Street residentially according to the R-1AA standards.

Chairman Ritz advised that being a neighbor a block or so away, he had no issues with the change in zoning.

EVERYTHING THAT'S GREAT ABOUT FLORIDA IS BETTER IN PENSACOLA.

222 West Main Street Pensacola, FL 32502 / T: 850.435.1670 / F: 850.595.1143 / www.cityofpensacola.com

He pointed out that he was notified through the mail of the rezoning request and could attest that the system for notification did function in this case. He was aware of the vacant lot and would appreciate something residential at that location.

Mr. Del Gallo stated the project would be constructed as either single family or duplex conforming to the East Hill character. **Mr. Grundhoefer made a motion to approve, seconded by Mr. Moore, and it carried unanimously.**

Request for Final Plat Approval for Hallmark Subdivision

349 LLC has submitted a request for Final Plat approval for "Hallmark" subdivision. The proposed development, identified as 115 South E Street, is a 5.09 acre parcel bounded by W. Romana Street on the north, South "E" Street on the east, W. Government Street on the south, and South "F" Street on the west. The site is the location of the former Hallmark Elementary School.

The Preliminary Plat was granted approval by this Board in March 2017. The proposed Final Plat is consistent with the approved Preliminary Plat which contained 76 lots measuring 20 feet in width. This development is located within the C-3 zoning district, which has a maximum density of 35 dwelling units per acre. The proposed development complies with this standard. Additionally, the provisions of the district eliminate the building setbacks, allowing for zero-lot lines on all sides. The minimum parking required for townhouse developments is 2 parking spaces per unit; the developer intends to meet this requirement with a garage and driveway space. The developer has opted to pay into the park escrow in lieu of dedicating a park within the project.

Jason Rebol stated a few comments on the project had been addressed, but it was mostly the same presentation. The concerns from ECUA regarding an easement had been addressed with only service meters located on the property. Mr. Rebol advised that access to the back area would be private for the residents and would be an open park area. He stated the parking would be garage, driveway or across the street in the right-of-way. Mr. Grundhoefer questioned front garages, and Ms. Deese stated the Board had no aesthetic review since there was no overlay district requiring Board approval, and the plat process was separate from those issues.

Christian Wagley pointed out great cities were investing in walkability as part of their infrastructure. He stated the front loading of garages on townhomes are rated the lowest for visual appeal; it translates into a street where people will not want to walk. He explained we need the density downtown, and if we get the parking in the rear, bringing the buildings forward, this would be an immensely better project. He indicated hopefully there would be some changes to the Code in the future.

Chairman Ritz pointed out the laws presently in place do not call for aesthetics in the requirements, and the Board could only review the plat. Mr. Grundhoefer had expressed the same sentiment at the last review and asked if there was a push to have this citywide. He questioned whether we should push to have more districts in the downtown historic areas or sensitive areas where there is development that the Board should be controlling? Mr. Wagley stated it would probably not be citywide, and maybe the determining factor would be parcel size. He advised there was an epidemic with cars blocking sidewalks, and enforcement would only come through design. He suggested a broader ordinance covering several issues.

Ms. Bolin, a real estate agent, advised she would have loved for Mc Donald's and Krispy Kreme to fit aesthetically in to the surrounding historical district.

She asked that the Board consider when projects come before it, require the project to fit in with the surroundings. With some of these issues beyond the scope of the Board, **Mr. Moore made a motion to approve, seconded by Mr. Larson. The motion carried with Mr. Grundhoefer dissenting.**

Request for Preliminary & Final Plat Approval for La Feliciana Subdivision

D12 Capital has submitted a request for Minor Subdivision approval for “La Feliciana”; this request includes both the Preliminary Plat and the Final Plat for the development. The proposed development, identified as 520 W. Intendencia Street, is a 0.258-acre parcel on the northeast corner of the intersection of S. Donelson Street with W. Intendencia St. The site is currently vacant and has been for at least a decade.

The proposed subdivision consists of 4 lots which measure 31 feet in width. This development is located within the C-3 zoning district and within the Dense Business District. The maximum allowable density is 135 dwelling units per acre. The applicant’s intent is to develop single family residences on the lots and has significantly reduced the density allowed. Additionally, the provisions of the district eliminate the building setbacks, allowing for zero-lot lines on all sides. Both the Preliminary Plat and Final Plat have been routed thru the various City departments and outside agencies for review and comments. The City Engineering division has provided surveying comments for *both* Plat submittals. Given the overall size of the development area and the minimum area required for park dedication, the developer will pay into the park escrow in lieu of dedicating a park.

Ms. Deese indicated simultaneous approval of the preliminary and final plat was allowed by the LDC if the project was four lots or less.

Mr. Working, a land surveyor, addressed the Board. He advised this project was very much in character with the surrounding developments. He indicated corrections on the PDF had been made. Mr.

Grundhoefer asked the result if the developer did not pay into the city park fund. Ms. Deese explained they would be required to provide a quarter acre minimum. **With no other discussion, Mr. Moore made a motion to approve, seconded by Mr. Larson, and it carried unanimously.**

Request for Preliminary Site Plan Approval of 700 Block of Commendancia Street - Ferry Landing Project

In full disclosure, Chairman Ritz indicated the project was being designed by his employer, and he would not participate in the discussion or voting, but would remain as Chair to maintain order.

Mr. Helms with Atkins addressed the Board and stated his firm was designing the water side and civil site, with Bullock-Tice performing the vertical construction design. Mr. Rice with Bullock-Tice discussed the land side of the two-phase project, with the left side being the ticketing office and bathrooms, and the right or east side being a concession building. Because of the flood plain, the elevations were raised. Equipment would be screened with some mechanical equipment on the roof. A shelter at the water’s edge would be provided for embarking and disembarking from the ferry.

Mr. Grundhoefer questioned the type of wood material. Mr. Rice advised they were considering natural wood slab for the screened enclosures. Mr. Monk explained some sort of synthetic material which looks and feels authentic would hold up better because of the location to water and high tourism traffic. Mr. Rice stated they designed a louvered system to let the light in for the canopy on the water’s edge and the canopy above the ticket office, so some areas are not necessarily a rain shelter but a sun shelter. Mr. Grundhoefer did not have a problem with the design fitting into the historic district.

Mr. Monk was concerned with the look in ten to fifteen years. Mr. Grundhoefer stated it appeared to be a high maintenance building and suggested using more permanent materials such as precast concrete which could be pressure washed instead of painted. The maintenance of the wood would also be a concern down the road.

Mr. Rice stated an item they did address was the tongue in groove deck under the standing seam roof which is fairly durable. The columns are steel painted with high performance coatings. Everything from the deck down would be cast in place concrete with the stairs and the ramp. The exterior is an EFIS system with durable products. He did agree the natural wood should be addressed.

He also clarified the funding was from Natural Resource Damage Assessment.

Ms. Deese clarified that this item was preliminary site plan review and part of the development plan requirement since it is new construction within the district. She indicated the applicant had some issues to address with variances and right-of-way vacations before the final Board review.

Ms. Bolin questioned why the materials were not brick to avoid high maintenance, but if they must use wood, it should be hardie wood for low maintenance.

Mr. Larson questioned the signage, and Ms. Deese explained that the signage could go through an abbreviated review process or it could be included in the final package. Mr. Rice advised the signage would be backlit and be located at the top of the left side. Mr. Larson advised they had been trying not to have backlit signage near the waterfront or anything projecting out to the street. Mr. Rice stated the light would be contained in the lettering and not projecting to the street. **Mr. Monk then made a motion to approve, seconded by Mr. Owens. Mr. Grundhoefer suggested consideration be made for more permanent materials with low maintenance. Chairman Ritz requested the suggestion by Mr. Grundhoefer be incorporated into the motion as an amendment; it was agreed to by Mr. Monk and Mr. Owens. The motion then carried unanimously.**

Request for Variance for Signage at 350 W. Cedar Street (Community Maritime Park)

The Community Maritime Park, represented by Kelly Wieczorek, is seeking a Variance to increase the maximum allowable freestanding signage. The Variance request is to increase the allowable freestanding signage from 50 sf to 280 sf. This property lies within the WRD, Waterfront Redevelopment District, and is subject to the specific sign regulations outlined within Sec 12-2-12(C) (4). Within the district, the regulations for freestanding signage allow a maximum of 50 sf per sign face, regardless of the number of establishments being served by the signage. The applicant is seeking to increase the freestanding sign face area to identify the entire development as a whole with the understanding that the individual buildings within the Park can have attached wall signage unique to their establishment. Additionally, the proposed signage is to be set further away from the right-of-way on the southern bank of the water feature/retention pond.

Ms. Wieczorek pointed out the preliminary design, which resembled a billboard, was presented to this Board previously. Because of the opposition, the signage was revised from 50 sf to 280 sf. to designate the entire park. Letters of support were included in the Board packages. One suggestion was to consider landscaping at the rear of the sign so offices would not be directly viewing the back of the signage. She clarified the overall size was the same as the rendering. Chairman Ritz explained the application included supporting information identifying the park and not individual businesses and also honored Vince Whibbs, Sr. Chairman Ritz pointed out in order to see the sign from the street, the size was an appropriate approach, and the variance responses to the rationale were appropriate. Ms. Wieczorek advised the font was changed to Non-Serif which was cleaner to read. The Vince Whibbs lettering would be mounted to a beam at the top of the Maritime Park lettering. The colors for the Maritime Park logo will be replicated, and explained the logo would be reverse channel with ground lighting for the remainder of the sign.

Mr. Grundhoefer explained the split face block would be high maintenance. Ms. Wieczorek agreed they could use a coating or a lighter brick.

Ms. Bolin advised she was a member of the CMPA. She stated because this is a city park, the variance is necessary. A sign is needed to delineate the park for visitors and residents alike and asked for Board approval. She pointed out the park was the only one in this area to win an award, being recognized nationwide in various magazines. She asked for the signage to identify the park with the playground and not just an office or ball park.

Mr. Jones is also a member of the CMPA and stated they need a sign large enough to tell others there is a park at this location and to identify it as the Vince Whibbs, Sr. Maritime Park.

Mr. Paux explained that the letter style would be better in Non-Serif font.

Mr. Grundhoefer approved of the sign but did not like the landscaping behind it; he explained landscaping would ruin the simplicity. Ms. Wieczorek advised the sign would be moved down the slope which would help with the visibility to the offices.

Chairman Ritz stated the first item to approve would be the variance. **Mr. Grundhoefer made a motion to approve the variance, seconded by Mr. Owens. The motion carried unanimously.**

Request for Aesthetic Approval of Signage at 350 W. Cedar Street (Community Maritime Park)

Ms. Wieczorek indicated the materials would be very low maintenance. There would be a small base to protect the sign letters from lawn maintenance. **Mr. Monk stated we should have had a sign five years ago and made a motion to approve, seconded by Mr. Larson.** Ms. Deese asked for a clarification of approval as submitted or with other materials. Chairman Ritz explained there was an option to have the materials as a part of the motion. **Mr. Grundhoefer amended the motion to suggest it be brick or precast material of a permanent nature that does not require ongoing maintenance. Mr. Monk and Mr. Larson agreed with the amendment.** Ms. Wieczorek stated they would price the materials. **The motion then carried unanimously.**

Open Forum - None

Adjournment – With no further business, Chairman Ritz adjourned the meeting at 3:26 pm.

Respectfully Submitted,

A handwritten signature in black ink, appearing to read 'BCD', with a long horizontal flourish extending to the right.

Brandi C. Deese
Secretary to the Board



City of Pensacola

222 West Main Street
Pensacola, FL 32502

Memorandum

File #: 17-00332

City Council

6/8/2017

LEGISLATIVE ACTION ITEM

SPONSOR: Ashton J. Hayward, III, Mayor

SUBJECT:

PUBLIC HEARING: REQUEST FOR ZONING MAP AMENDMENT - 2311 AND 2305 NORTH 12th AVENUE.

RECOMMENDATION:

That City Council conduct a public hearing on June 8, 2017 to consider the request to amend the City's zoning map for property located at 2311 and 2305 North 12th Avenue.

HEARING REQUIRED: Public

SUMMARY:

The City has received a request from A Door Properties, LLC to amend the City's Zoning Map from SSD (Site Specific Development) to R-1AA (One & Two Family Residential) for property located at 2311 and 2305 North 12th Avenue. The City's Future Land Use Map would remain unchanged with a designation of MDR (Medium Density Residential).

New SSD Designations are no longer permitted, therefore, it is desirable to return them to a cumulative City zoning designation that is compatible with the subject property and the surrounding area when possible.

On April 11, 2017, the Planning Board unanimously recommended approval of the proposed Zoning Map amendment.

PRIOR ACTION:

None

FUNDING:

N/A

FINANCIAL IMPACT:

None

CITY ATTORNEY REVIEW: Yes

5/19/2017

STAFF CONTACT:

Eric W. Olson, City Administrator

Sherry H. Morris, AICP, Planning Services Administrator

Brandi Deese, AICP, Assistant Planning Services Administrator

ATTACHMENTS:

- 1) Rezoning Application, A Door Properties, dated March 20, 2017
- 2) Zoning Map, A Door Properties Rezoning Request, dated April 2017
- 3) April 11, 2017 Planning Board Minutes
- 4) Proposed Ordinance

PRESENTATION: Yes

REZONING

Please check application type:



Conventional Rezoning

Application Fee: \$2,500.00

Rehearing/Rescheduling (Planning Board): \$250.00

Rehearing/Rescheduling (City Council): \$750.00

Comprehensive Plan / FLUM Amendment



(< 10 acres)

\$3,500.00

\$250.00

\$750.00



(≥ 10 acres)

\$3,500.00

\$250.00

\$1,000.00



Applicant Information:

Name: A Door Properties, LLC Date: 3/20/17

Address: 401 E Chase St, Suite 200

Phone: 850-375-9244 Fax: _____ Email: Kacee.bidnick@adoorproperties.com

Property Information:

Owner Name: New Covenant Christian Ministries INC Phone: 433-4032

Location/Address: 2311 N. 12th Ave

Parcel ID: 00 - 05 - 00 - 9025 - 001 - 284 Acres/Square Feet: 1.1407

Zoning Classification: Existing SSD Proposed R1-AA

Future Land Use Classification: Existing MDR Proposed MDR

Reason Rezoning Requested: TO develop the property residentially which is consistent with surrounding area.

Required Attachments: (A) Full legal description of property (from deed or survey)
(B) General location map with property to be rezoned indicated thereon

The above information, together with all other answers and information provided by me (us) as petitioner (s)/applicant (s) in the subject application, and all other attachments thereto, is accurate and complete to the best of my (our) knowledge and belief as of this 20 day of March, 20 17.

Kacee Bidnick
Applicant Signature

Charlie Washington
Owner Signature

Kacee Bidnick
Applicant Name (Print)

CHARLIE WASHINGTON
Owner Name (Print)

ID Produced: FLDL
Personally Known
Oath Given / Not Given

Sworn to and subscribed to before me this 20 day of March, 20 17

Name: Rebecca General

Commission Expires:



REBECCA LEONARD
MY COMMISSION # FF 152545
EXPIRES: August 29, 2018
Bonded thru Notary Public Underwriters

FOR OFFICE USE ONLY

Council District: _____ Date Received: _____ Case Number: _____

Date Postcards mailed: _____ Planning Board Date: _____ Recommendation: _____

Committee Date: _____ Council Date: _____ Council Action: _____

Second Reading: _____ Ordinance Number: _____

Escambia County Property Appraiser

000S009025001284 - Full Legal Description

LTS 1 TO 6 & LT 7 LESS S 25 FT OF E 12 1/2 FT & N 107 1/2 FT OF LTS 8 9 & 10 BLK 284 NEW CITY TRACT OR
4565 P 1538 CA 52



Chris Jones - Escambia County Property Appraiser

Account: 142437000
 Refno: 000S009025001284
 OName1: NEW COVENANT CHRISTIAN MINISTRIES INC
 MailingAddr: 2311 N 12TH AVE+PENSACOLA, FL 32503
 Situs: 2311 N 12TH AVE
 LastSale: 5/2000
 LastSalePr: 259400
 DORCd: CHURCH
 acreage: 1.1407
 BldCnt: 1
 TotHeatArea: 31284
 SecMapId: CA052
 ComplexType: S
 ComplexDscr: NEW CITY TRACT
 Zoned: SSD
 MLSNbr:
 TaxAuth: PENSACOLA CITY LIMITS
 PicCnt: 1

Street View



12/23/13



Printed: 3/22/2017 2:37:06 PM

Google Maps 1112 E Yonge St



Image capture: Apr 2016 © 2017 Google

Pensacola, Florida
Street View - Apr 2016

Google Maps 1100 E Yonge St



Image capture: Apr 2016 © 2017 Google

Pensacola, Florida

Street View - Apr 2016

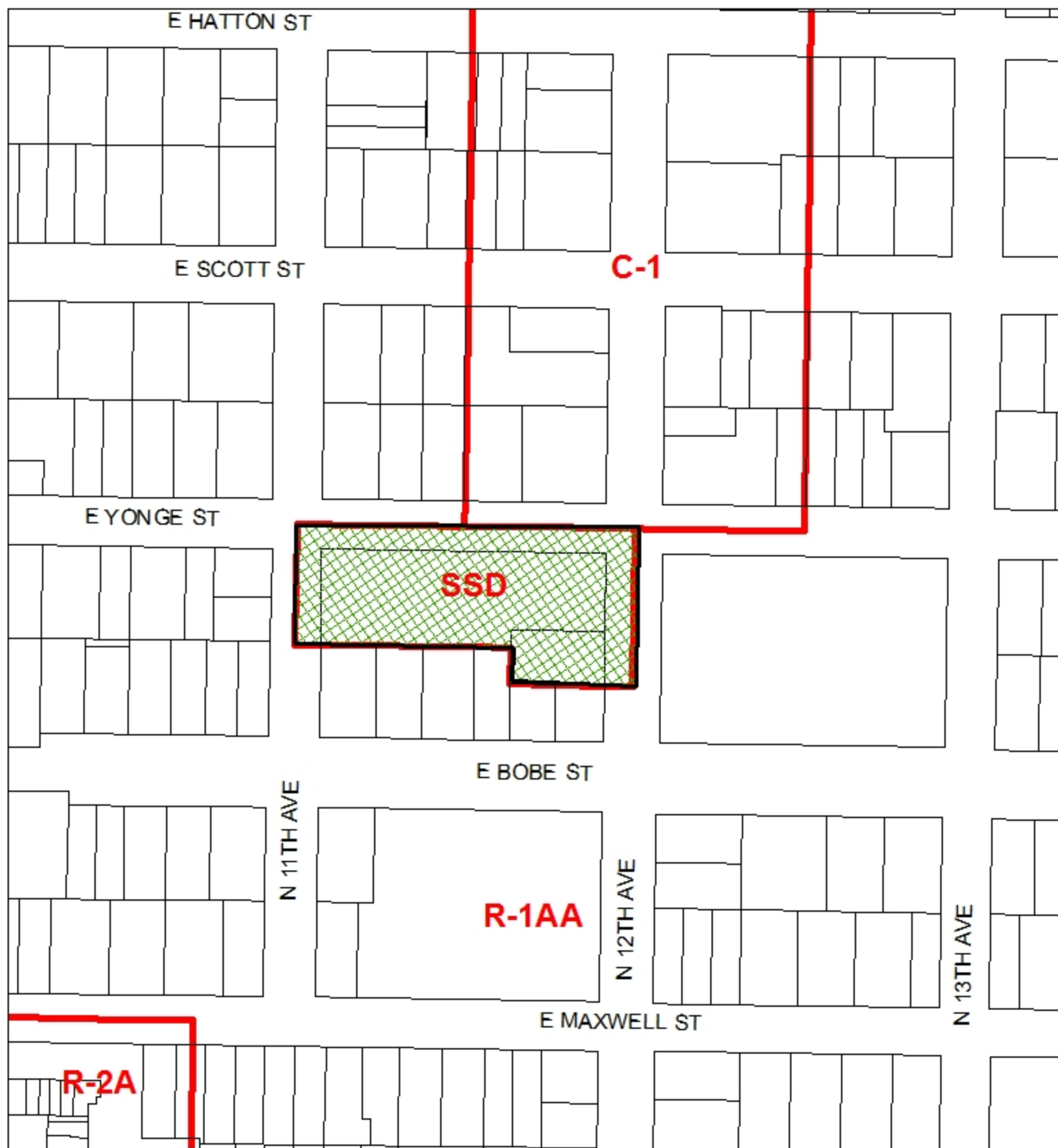
Google Maps

1026 E Yonge St



Image capture: Apr 2016 © 2017 Google

Pensacola, Florida
Street View - Apr 2016



REZONING REQUEST
REQUESTED BY A DOOR PROPERTIES

APRIL 2017



REQUEST TO REZONE FROM SSD (SITE SPECIFIC TV STATION) TO
R-1AA (ONE & TWO FAMILY)



PLANNING SERVICES

THE UPSIDE *of* FLORIDA

MINUTES OF THE PLANNING BOARD

April 11, 2017

MEMBERS PRESENT: Paul Ritz-Chairman, Danny Grundhoefer, Jared Moore, Kurt Larson, Nina Campbell

MEMBERS ABSENT: Kyle Owens, Nathan Monk

STAFF PRESENT: Brandi Deese, Assistant Planning Services Administrator, Leslie Statler, Planner, Bill Weeks, Inspections, Andrea Kvetch and Dan Clark, Airport

OTHERS PRESENT: Erma Saunders, Geraldine Freeman, Lucy Hemming, Rick Boehm, Meredith Crawford, Evan Berkowitz, Dan Flynn, Andrea Kvetch, Charlie Washington, Lumerrel Washington, Kacee Bidnick, Steven Sebold, Meghan Gilroy-Triolo, Gary Pelham, Justin Beck

AGENDA:

- Quorum/Call to Order
- Approval of Meeting Minutes from March 14, 2017
- Request to Rezone 2311 & 2305 N. 12th Avenue from Site Specific Development to R-1AA
- Request to Vacate Right-of-Way at 500 Bay Boulevard
- Consider Amendment to Land Development Code for Chapter 12-11 Airport
- Open Forum
- Adjournment

Call to Order / Quorum Present

Chairman Ritz called the meeting to order at 2:02 pm with a quorum present. He gave instructions to the audience on the rules and procedures of the Board.

Approval of Meeting Minutes

Mr. Grundhoefer made a motion to approve the March 14, 2017 minutes, seconded by Mr. Larson, and it carried unanimously.

Request to Rezone 2311 & 2305 N. 12th Avenue from Site Specific Development to R-1AA

A Door Properties, LLC is requesting to rezone the property located at 2311 & 2305 N. 12th Avenue from Site Specific Development (SSD) to One & Two Family (R-1AA). The current future land use category of Medium Density Residential would accommodate this rezoning and so this request does not include a change to the future land use designation. The property is currently occupied by a church built in 1935 and it appears deferred maintenance is an issue. The applicant proposes to remove the present structure and develop the property residentially according to the R-1AA standards. This request has been routed through the various City departments and utility providers with no opposing comments. DKE Marine Services also submitted a letter indicating their determination of the building on the site.

EVERYTHING THAT'S GREAT ABOUT FLORIDA IS BETTER IN PENSACOLA.

222 West Main Street Pensacola, FL 32502 / T: 850.435.1670 / F: 850.595.1143 / www.cityofpensacola.com

Chairman Ritz suggested that if the church did not seem to be going forward as a church, and if A Door Properties wanted to change the zoning to R-1AA, he saw positive movement for residential in East Hill and this would continue that momentum.

Ms. Deese clarified that the lot would be subdivided based on R-1AA requirements. It was clarified that this packet was for rezoning only and did not address demolition. Mr. Grundhoefer asked for the history on the Site Specific District (SSD) zoning. Ms. Deese understood it was designated SSD for the church, and this designation was made illegal in the 90s; this rezoning would bring the property into conformity with the surrounding area. Mr. Moore expressed his support of the request. Chairman Ritz then asked for public input.

Mr. Beck came to give his support of the rezoning and thought the R-1AA zoning made a lot of sense; he wanted to see more residential development.

Mr. Pelham, who lives across the street from the existing church, advised this development was music to his ears. He explained that previously the Bishop of the church had informed him a developer had wanted to build some high-rise apartments on this property. He was more excited about this current development and the possibility of nice homes in this area benefiting the neighborhood.

Ms. Bidnick addressed the Board and explained the plans were for single-family detached homes from 1700 to 2000 sq. ft. Mr. Grundhoefer commented that retail would be a nice option and questioned whether the developer had considered it. Ms. Deese clarified that this district was one and two-family, and retail would not be permitted.

Ms. Campbell made a motion to approve the rezoning for the property located at 2311 and 2305 N. 12th Avenue from SSD to R-1AA, seconded by Mr. Grundhoefer. Ms. Deese indicated that this rezoning did not change the Comprehensive Plan but was a simple zoning change. **The motion then carried unanimously.**

Request to Vacate Right-of-Way at 500 Bay Boulevard

Mr. Richard Boehm is requesting to vacate the portion of the right-of-way of Bay Boulevard directly adjacent to his property at 500 Bay Boulevard. The applicant indicates the reason for the request is to provide privacy to his home and enable him to make improvements to the property. He has indicated that he intends to work with the neighborhood to maintain the 60 foot right-of-way that abuts his property to the South for the neighborhood's enjoyment. This request has been routed through the various City departments and utility providers with no negative comments.

Chairman Ritz stated when approaching vacation of right-of-way, the Board would be giving much thought since it would be taking property belonging to the citizens of Pensacola as a whole and offering it to a citizen of Pensacola as a singular person or sometimes a business entity. Sometimes increasing the tax base is a positive effect, and sometimes the Board weighs how it affects the neighbors and access to the neighborhood. He personally did not see any negative issue with the vacation request.

Ms. Deese clarified that a notice was mailed to property owners within 500 ft. of the property, signage was posted on the property, and notice was given by legal advertisement.

Mr. Grundhoefer stated the map was confusing since Bay Boulevard appears to be north of the property, but it is also south, and they were asking for the vacation of the southern portion. Mr. Boehm then approached the screen and explained the easements and access to Bay Boulevard. He advised they had cleared up the vegetation and moved the bench and were attempting to preserve the large tree. He stated the neighbors appreciated their efforts and he didn't know of any opposition.

Mr. Grundhoefer questioned the road being accessed by all parcels, and Ms. Deese stated it was through recorded easements and considered more a driveway rather than a road. Mr. Boehm stated they began as a remodel and wanted to add 25 ft. on the back of the house, but ended up tearing down all the walls and floors. He explained the home was now a two-story structure, but the footprint of the home did not change. He advised it was now 25 ft. closer to Bay Boulevard and remained 36 ft. wide.

Mr. Larson made a motion to approve contingent upon the driveway being all-weather surface for fire and emergency service access. Ms. Deese clarified that the all-weather surface solution was part of the previous vacation request, in writing, and would be between the City and the previous applicants.

Mr. Larson amended his motion to approve the vacation, referencing previous right-of-way vacation documents, with the City to re-enforce the separate agreement with the separate property owner. Ms. Deese clarified that the Fire Marshall had approved the vacation. **Ms. Campbell then seconded, and it carried unanimously.**

Consider Amendment to Land Development Code for Chapter 12-11 Airport

Recently, the West Florida Regional Planning Council conducted a consistency review for the City of Pensacola based on new criteria and processes for airport zoning regulations contained within the Florida State Statute (333). The Florida State Statute requires that our Land Development Code maintain consistency with Statute 333.

Mr. Larson asked how the new fire station height would fit in. Dan Clark explained that the fire station should not be an issue; they had been working with David Allen and the architect who were aware of the requirements; the station would be single-story.

Mr. Grundhoefer questioned who drafted the document and who reviewed it. Mr. Clark advised the West Florida Regional Planning Council took the lead on reviewing the current codes and making some suggested changes. It was reviewed by Mr. Clark and the airport staff as well as Inspections and Planning staff.

Mr. Moore then made a motion to approve, seconded by Mr. Larson, and it carried unanimously.

Chairman Ritz clarified that this item would proceed to the City Council.

Open Forum – None.

Adjournment – With no further business, Chairman Ritz adjourned the meeting at 2:37 pm.

Respectfully Submitted,



Brandi C. Deese
Secretary to the Board

PROPOSED
ORDINANCE NO. _____

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; REPEALING CLAUSE AND
EFFECTIVE DATE.

WHEREAS, the City of Pensacola adopted a Comprehensive
Plan on October 4, 1990, pursuant to applicable law; and

WHEREAS, a proposed amended zoning classification has
been referred to the local planning agency pursuant to §163.3174,
Fla. Stat., and a proper public hearing was held on June 8, 2017
concerning the following proposed zoning classification affecting
the 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 of Pensacola; 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:

Lots 11, 12 and 13, and the South 12.5 feet of Lot 10,
and the South 12.5 feet of the East one-half (1/2) of Lot
9, Block 147, New City Tract, according to the map of
the City of Pensacola, Florida, copyrighted by Thomas
C. Watson in 1906, which premises are more particularly
described by metes and bounds as follows:

Commencing at a railroad spike at the intersection of

the North right-of-way line of Gonzales Street with the West right-of-way line of North 15th Avenue; thence North 11⁰ 15' West along the West right-of-way line of North 15th Avenue for 145 feet to a wooden hub; thence South 78⁰ 45' West for 60 feet to a wooden hub; thence South 11⁰ 15' East for 12.5 feet to an iron pipe; thence South 78⁰ 45' West for 60 feet to an iron pipe, thence South 11⁰ 15' East for 132.5 feet to an iron pipe; thence North 78⁰ 45' East along the North right-of-way line of Gonzalez Street 120 feet to the point of beginning;

AND

Lot 14 and the East ½ of Lot 15, Block 147, New City Tract, in the City of Pensacola, Escambia County, Florida, according to map of said city copyrighted by Thomas C. Watson in 1906.

is hereby changed from SSD (Site Specific Development) to the R-1AA District (One and Two Family Residential).

SECTION 2. All ordinances or parts of ordinances in conflict herewith are hereby repealed to the extent of such conflict.

SECTION 3. 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.

Passed: _____

Approved: _____
President of City Council

Attest:

City Clerk



City of Pensacola

222 West Main Street
Pensacola, FL 32502

Memorandum

File #: 20-17

City Council

6/8/2017

LEGISLATIVE ACTION ITEM

SPONSOR: Ashton J. Hayward, III, Mayor

SUBJECT:

PROPOSED ORDINANCE NO. 20-17 - REQUEST FOR ZONING MAP AMENDMENT - 2311 AND 2305 NORTH 12TH AVENUE.

RECOMMENDATION:

That City Council approve Proposed Ordinance No. 20-17 on first reading.

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; REPEALING CLAUSE AND EFFECTIVE DATE.

HEARING REQUIRED: No Hearing Required

SUMMARY:

The City has received a request from A Door Properties, LLC to amend the City's Zoning Map from SSD (Site Specific Development) to R-1AA (One & Two Family Residential) for property located at 2311 and 2305 North 12th Avenue. The City's Future Land Use Map would remain unchanged with a designation of MDR (Medium Density Residential).

New SSD Designations are no longer permitted, therefore, it is desirable to return them to a cumulative City zoning designation that is compatible with the subject property and the surrounding area when possible.

On April 11, 2017, the Planning Board unanimously recommended approval of the proposed Zoning Map amendment.

PRIOR ACTION:

None

FUNDING:

N/A

FINANCIAL IMPACT:

None

CITY ATTORNEY REVIEW: Yes

5/19/2017

STAFF CONTACT:

Eric W. Olson, City Administrator
Sherry H. Morris, AICP, Planning Services Administrator
Brandi Deese, AICP, Assistant Planning Services Administrator

ATTACHMENTS:

- 1) Proposed Ordinance No. 20-17
- 2) Rezoning Application, A Door Properties, dated March 20, 2017
- 3) Zoning Map, A Door Properties Rezoning Request, April 2017
- 4) April 11, 2017 Planning Board Minutes

PRESENTATION: Yes

PROPOSED
ORDINANCE NO. 20-17

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; REPEALING CLAUSE AND EFFECTIVE DATE.

WHEREAS, the City of Pensacola adopted a Comprehensive Plan on October 4, 1990, pursuant to applicable law; and

WHEREAS, a proposed amended zoning classification has been referred to the local planning agency pursuant to §163.3174, Fla. Stat., and a proper public hearing was held on June 8, 2017 concerning the following proposed zoning classification affecting the 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 of Pensacola; 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:

Lots 11, 12 and 13, and the South 12.5 feet of Lot 10, and the South 12.5 feet of the East one-half (1/2) of Lot 9, Block 147, New City Tract, according to the map of the City of Pensacola, Florida, copyrighted by Thomas C. Watson in 1906, which premises are more particularly described by metes and bounds as follows:

Commencing at a railroad spike at the intersection of

the North right-of-way line of Gonzales Street with the West right-of-way line of North 15th Avenue; thence North 11⁰ 15' West along the West right-of-way line of North 15th Avenue for 145 feet to a wooden hub; thence South 78⁰ 45' West for 60 feet to a wooden hub; thence South 11⁰ 15' East for 12.5 feet to an iron pipe; thence South 78⁰ 45' West for 60 feet to an iron pipe, thence South 11⁰ 15' East for 132.5 feet to an iron pipe; thence North 78⁰ 45' East along the North right-of-way line of Gonzalez Street 120 feet to the point of beginning;

AND

Lot 14 and the East ½ of Lot 15, Block 147, New City Tract, in the City of Pensacola, Escambia County, Florida, according to map of said city copyrighted by Thomas C. Watson in 1906.

is hereby changed from SSD (Site Specific Development) to the R-1AA District (One and Two Family Residential).

SECTION 2. All ordinances or parts of ordinances in conflict herewith are hereby repealed to the extent of such conflict.

SECTION 3. 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.

Passed: _____

Approved: _____
President of City Council

Attest:

City Clerk

REZONING

Please check application type:



Conventional Rezoning

Application Fee: \$2,500.00

Rehearing/Rescheduling (Planning Board): \$250.00

Rehearing/Rescheduling (City Council): \$750.00

Comprehensive Plan / FLUM Amendment



(< 10 acres)

\$3,500.00

\$250.00

\$750.00



(≥ 10 acres)

\$3,500.00

\$250.00

\$1,000.00



Applicant Information:

Name: A Door Properties, LLC Date: 3/20/17

Address: 401 E Chase St, Suite 200

Phone: 850-375-9244 Fax: _____ Email: Kacee.bidnick@adoorproperties.com

Property Information:

Owner Name: New Covenant Christian Ministries INC Phone: 433-4032

Location/Address: 2311 N. 12th Ave

Parcel ID: 00 - 05 - 00 - 9025 - 001 - 284 Acres/Square Feet: 1.1407

Zoning Classification: Existing SSD Proposed R1-AA

Future Land Use Classification: Existing MDR Proposed MDR

Reason Rezoning Requested: To develop the property residentially which is consistent with surrounding area.

Required Attachments: (A) Full legal description of property (from deed or survey)
(B) General location map with property to be rezoned indicated thereon

The above information, together with all other answers and information provided by me (us) as petitioner (s)/applicant (s) in the subject application, and all other attachments thereto, is accurate and complete to the best of my (our) knowledge and belief as of this 20 day of March, 20 17.

Kacee Bidnick
Applicant Signature

Charlie Washington
Owner Signature

Kacee Bidnick
Applicant Name (Print)

CHARLIE WASHINGTON
Owner Name (Print)

ID Produced: FLDL
Personally Known
Oath Given / Not Given

Sworn to and subscribed to before me this 20 day of March, 20 17

Name: Rebecca General

Commission Expires:



REBECCA LEONARD
MY COMMISSION # FF 152545
EXPIRES: August 29, 2018
Bonded thru Notary Public Underwriters

FOR OFFICE USE ONLY

Council District: _____ Date Received: _____ Case Number: _____

Date Postcards mailed: _____ Planning Board Date: _____ Recommendation: _____

Committee Date: _____ Council Date: _____ Council Action: _____

Second Reading: _____ Ordinance Number: _____

Escambia County Property Appraiser

000S009025001284 - Full Legal Description

LTS 1 TO 6 & LT 7 LESS S 25 FT OF E 12 1/2 FT & N 107 1/2 FT OF LTS 8 9 & 10 BLK 284 NEW CITY TRACT OR
4565 P 1538 CA 52



Chris Jones - Escambia County Property Appraiser

Account: 142437000
 Refno: 000S009025001284
 OName1: NEW COVENANT CHRISTIAN MINISTRIES INC
 MailingAddr: 2311 N 12TH AVE+PENSACOLA, FL 32503
 Situs: 2311 N 12TH AVE
 LastSale: 5/2000
 LastSalePr: 259400
 DORCd: CHURCH
 acreage: 1.1407
 BldCnt: 1
 TotHeatArea: 31284
 SecMapId: CA052
 ComplexType: S
 ComplexDscr: NEW CITY TRACT
 Zoned: SSD
 MLSNbr:
 TaxAuth: PENSACOLA CITY LIMITS
 PicCnt: 1

Street View



12/23/13



Printed: 3/22/2017 2:37:06 PM

Google Maps 1112 E Yonge St



Image capture: Apr 2016 © 2017 Google

Pensacola, Florida
Street View - Apr 2016

Google Maps 1100 E Yonge St



Image capture: Apr 2016 © 2017 Google

Pensacola, Florida

Street View - Apr 2016

Google Maps

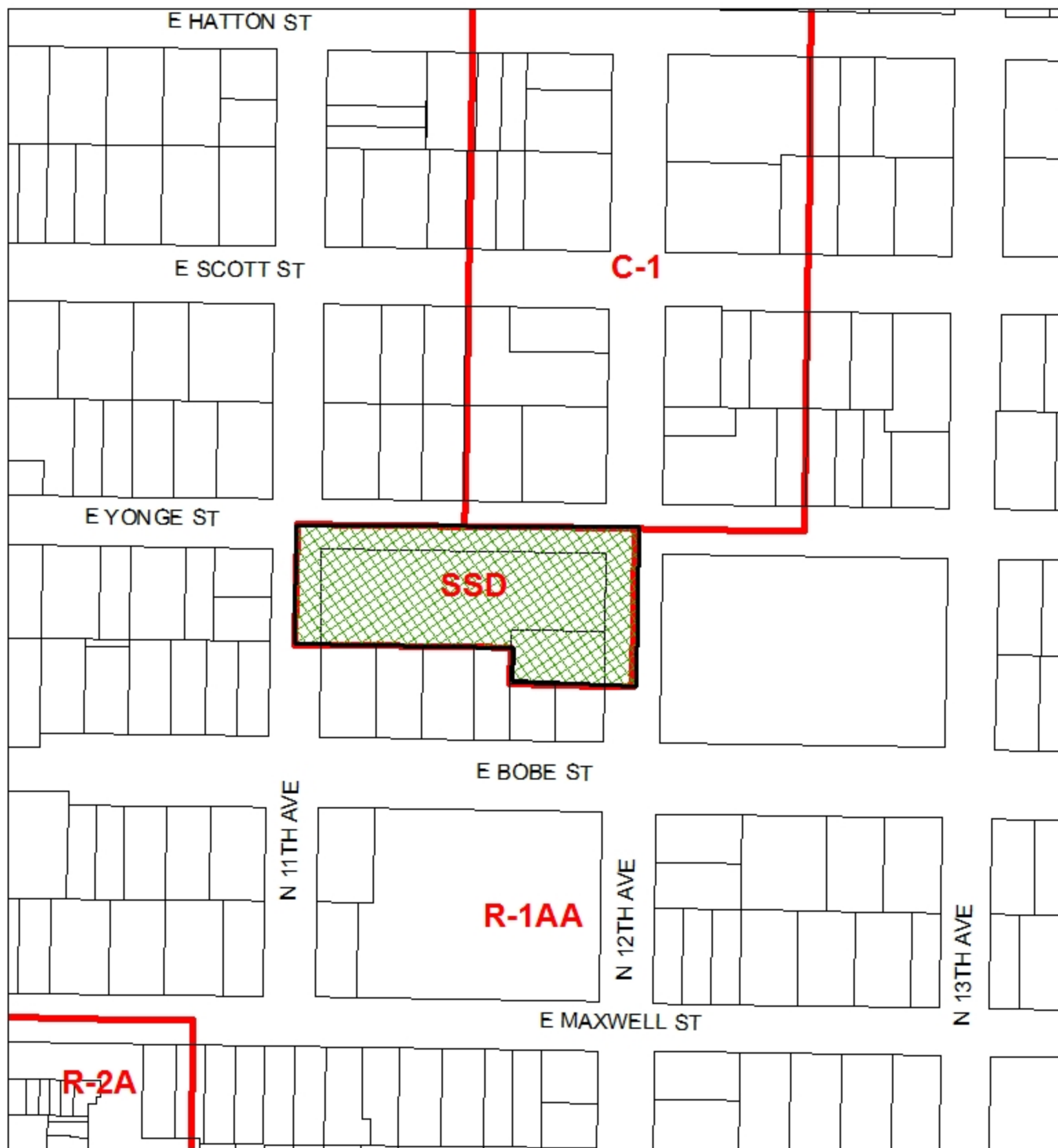
1026 E Yonge St



Image capture: Apr 2016 © 2017 Google

Pensacola, Florida

Street View - Apr 2016



REZONING REQUEST
REQUESTED BY A DOOR PROPERTIES

APRIL 2017



REQUEST TO REZONE FROM SSD (SITE SPECIFIC TV STATION) TO
R-1AA (ONE & TWO FAMILY)



PLANNING SERVICES

THE UPSIDE *of* FLORIDA

MINUTES OF THE PLANNING BOARD

April 11, 2017

MEMBERS PRESENT: Paul Ritz-Chairman, Danny Grundhoefer, Jared Moore, Kurt Larson, Nina Campbell

MEMBERS ABSENT: Kyle Owens, Nathan Monk

STAFF PRESENT: Brandi Deese, Assistant Planning Services Administrator, Leslie Statler, Planner, Bill Weeks, Inspections, Andrea Kvetch and Dan Clark, Airport

OTHERS PRESENT: Erma Saunders, Geraldine Freeman, Lucy Hemming, Rick Boehm, Meredith Crawford, Evan Berkowitz, Dan Flynn, Andrea Kvetch, Charlie Washington, Lumerrel Washington, Kacee Bidnick, Steven Sebold, Meghan Gilroy-Triolo, Gary Pelham, Justin Beck

AGENDA:

- Quorum/Call to Order
- Approval of Meeting Minutes from March 14, 2017
- Request to Rezone 2311 & 2305 N. 12th Avenue from Site Specific Development to R-1AA
- Request to Vacate Right-of-Way at 500 Bay Boulevard
- Consider Amendment to Land Development Code for Chapter 12-11 Airport
- Open Forum
- Adjournment

Call to Order / Quorum Present

Chairman Ritz called the meeting to order at 2:02 pm with a quorum present. He gave instructions to the audience on the rules and procedures of the Board.

Approval of Meeting Minutes

Mr. Grundhoefer made a motion to approve the March 14, 2017 minutes, seconded by Mr. Larson, and it carried unanimously.

Request to Rezone 2311 & 2305 N. 12th Avenue from Site Specific Development to R-1AA

A Door Properties, LLC is requesting to rezone the property located at 2311 & 2305 N. 12th Avenue from Site Specific Development (SSD) to One & Two Family (R-1AA). The current future land use category of Medium Density Residential would accommodate this rezoning and so this request does not include a change to the future land use designation. The property is currently occupied by a church built in 1935 and it appears deferred maintenance is an issue. The applicant proposes to remove the present structure and develop the property residentially according to the R-1AA standards. This request has been routed through the various City departments and utility providers with no opposing comments. DKE Marine Services also submitted a letter indicating their determination of the building on the site.

EVERYTHING THAT'S GREAT ABOUT FLORIDA IS BETTER IN PENSACOLA.

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Chairman Ritz suggested that if the church did not seem to be going forward as a church, and if A Door Properties wanted to change the zoning to R-1AA, he saw positive movement for residential in East Hill and this would continue that momentum.

Ms. Deese clarified that the lot would be subdivided based on R-1AA requirements. It was clarified that this packet was for rezoning only and did not address demolition. Mr. Grundhoefer asked for the history on the Site Specific District (SSD) zoning. Ms. Deese understood it was designated SSD for the church, and this designation was made illegal in the 90s; this rezoning would bring the property into conformity with the surrounding area. Mr. Moore expressed his support of the request. Chairman Ritz then asked for public input.

Mr. Beck came to give his support of the rezoning and thought the R-1AA zoning made a lot of sense; he wanted to see more residential development.

Mr. Pelham, who lives across the street from the existing church, advised this development was music to his ears. He explained that previously the Bishop of the church had informed him a developer had wanted to build some high-rise apartments on this property. He was more excited about this current development and the possibility of nice homes in this area benefiting the neighborhood.

Ms. Bidnick addressed the Board and explained the plans were for single-family detached homes from 1700 to 2000 sq. ft. Mr. Grundhoefer commented that retail would be a nice option and questioned whether the developer had considered it. Ms. Deese clarified that this district was one and two-family, and retail would not be permitted.

Ms. Campbell made a motion to approve the rezoning for the property located at 2311 and 2305 N. 12th Avenue from SSD to R-1AA, seconded by Mr. Grundhoefer. Ms. Deese indicated that this rezoning did not change the Comprehensive Plan but was a simple zoning change. **The motion then carried unanimously.**

Request to Vacate Right-of-Way at 500 Bay Boulevard

Mr. Richard Boehm is requesting to vacate the portion of the right-of-way of Bay Boulevard directly adjacent to his property at 500 Bay Boulevard. The applicant indicates the reason for the request is to provide privacy to his home and enable him to make improvements to the property. He has indicated that he intends to work with the neighborhood to maintain the 60 foot right-of-way that abuts his property to the South for the neighborhood's enjoyment. This request has been routed through the various City departments and utility providers with no negative comments.

Chairman Ritz stated when approaching vacation of right-of-way, the Board would be giving much thought since it would be taking property belonging to the citizens of Pensacola as a whole and offering it to a citizen of Pensacola as a singular person or sometimes a business entity. Sometimes increasing the tax base is a positive effect, and sometimes the Board weighs how it affects the neighbors and access to the neighborhood. He personally did not see any negative issue with the vacation request.

Ms. Deese clarified that a notice was mailed to property owners within 500 ft. of the property, signage was posted on the property, and notice was given by legal advertisement.

Mr. Grundhoefer stated the map was confusing since Bay Boulevard appears to be north of the property, but it is also south, and they were asking for the vacation of the southern portion. Mr. Boehm then approached the screen and explained the easements and access to Bay Boulevard. He advised they had cleared up the vegetation and moved the bench and were attempting to preserve the large tree. He stated the neighbors appreciated their efforts and he didn't know of any opposition.

Mr. Grundhoefer questioned the road being accessed by all parcels, and Ms. Deese stated it was through recorded easements and considered more a driveway rather than a road. Mr. Boehm stated they began as a remodel and wanted to add 25 ft. on the back of the house, but ended up tearing down all the walls and floors. He explained the home was now a two-story structure, but the footprint of the home did not change. He advised it was now 25 ft. closer to Bay Boulevard and remained 36 ft. wide.

Mr. Larson made a motion to approve contingent upon the driveway being all-weather surface for fire and emergency service access. Ms. Deese clarified that the all-weather surface solution was part of the previous vacation request, in writing, and would be between the City and the previous applicants.

Mr. Larson amended his motion to approve the vacation, referencing previous right-of-way vacation documents, with the City to re-enforce the separate agreement with the separate property owner. Ms. Deese clarified that the Fire Marshall had approved the vacation. **Ms. Campbell then seconded, and it carried unanimously.**

Consider Amendment to Land Development Code for Chapter 12-11 Airport

Recently, the West Florida Regional Planning Council conducted a consistency review for the City of Pensacola based on new criteria and processes for airport zoning regulations contained within the Florida State Statute (333). The Florida State Statute requires that our Land Development Code maintain consistency with Statute 333.

Mr. Larson asked how the new fire station height would fit in. Dan Clark explained that the fire station should not be an issue; they had been working with David Allen and the architect who were aware of the requirements; the station would be single-story.

Mr. Grundhoefer questioned who drafted the document and who reviewed it. Mr. Clark advised the West Florida Regional Planning Council took the lead on reviewing the current codes and making some suggested changes. It was reviewed by Mr. Clark and the airport staff as well as Inspections and Planning staff.

Mr. Moore then made a motion to approve, seconded by Mr. Larson, and it carried unanimously.

Chairman Ritz clarified that this item would proceed to the City Council.

Open Forum – None.

Adjournment – With no further business, Chairman Ritz adjourned the meeting at 2:37 pm.

Respectfully Submitted,



Brandi C. Deese
Secretary to the Board



City of Pensacola

222 West Main Street
Pensacola, FL 32502

Memorandum

File #: 17-00348

City Council

6/8/2017

LEGISLATIVE ACTION ITEM

SPONSOR: Jewel Cannada-Wynn, City Council Member

SUBJECT:

PUBLIC HEARING: PROPOSED AMENDMENT TO THE URBAN INFILL AND REDEVELOPMENT AREA PLAN, TO PROVIDE THAT ALL COMMUNITY REDEVELOPMENT ACTIVITIES FINANCED BY TAX INCREMENT REVENUES IN THE URBAN INFILL AND REDEVELOPMENT AREA SHALL BE COMPLETED BY SEPTEMBER 30, 2045; AND PROVIDING AN EFFECTIVE DATE.

RECOMMENDATION:

That City Council conduct a public hearing on June 8, 2017 to consider amending the Urban Infill and Redevelopment Area Plan to provide that all community redevelopment activities financed by tax increment revenues in the Urban Infill and Redevelopment Area shall be completed by September 30, 2045.

HEARING REQUIRED: Public

SUMMARY:

On October 26, 2000, City Council adopted the Urban Infill and Redevelopment Area Plan ("Plan") pursuant to Chapter 163, Part II, Florida Statutes. City Council amended and re-adopted the Plan on October 27, 2005 by adoption of Ordinance No. 15-05 to incorporate the Eastside Neighborhood Plan element. An additional amendment to the Plan was adopted by City Council on August 28, 2014, adding program elements.

In accordance with Section 163.362(10) of the Florida Statutes:

"Every community redevelopment plan shall... Provide a time certain for completing all redevelopment financed by increment revenues. ...for any agency created after July 1, 2002, the time certain for completing all redevelopment financed by increment revenues must occur within 40 years after the fiscal year in which the plan is approved or adopted."

On May 8, 2017, the Community Redevelopment Agency voted to recommend that City Council amend the Urban Infill and Redevelopment Area Plan to establish and incorporate therein a time certain for completing all redevelopment financed by TIF. The maximum number of years currently allowed under Chapter 163, Part III, Florida Statutes for funding the Eastside Neighborhood Redevelopment Trust Fund is forty (40) years.

Funding of community redevelopment activities financed by tax increment revenues in the Urban Infill and

Redevelopment Area commenced on January 1, 2006. The proposed amendment provides that all community redevelopment activities financed by tax increment revenues in the Urban Infill and Redevelopment Area, shall be completed by September 30, 2045.

PRIOR ACTION:

October 26, 2000 - City Council adopted the Urban Infill and Redevelopment Area Plan.

February 12, 2004 - City Council adopted the Eastside Neighborhood Plan.

October 27, 2005 - City Council adopted Ordinance No. 15-05 incorporating the Eastside Neighborhood Plan into the Urban Infill & Redevelopment Area Plan (UIRAP).

October 27, 2005 - City Council adopted Ordinance No. 16-05 establishing and providing funding for the Eastside Redevelopment Trust Fund.

August 28, 2014 - City Council adopted Ordinance No. 32-14 adding program elements into the Eastside Neighborhood Plan Element of the UIRAP.

April 10, 2017 - CRA recommended that City Council extend the sunset date for the Eastside Redevelopment Trust Fund to maximize the number of years currently allowed under Chapter 163, of the Florida Statutes.

May 8, 2017 - CRA recommended to City Council the amendment of the UIRAP establishing a time certain which maximizes the number of years currently allowed under Chapter 163, Part III, Florida Statutes.

FUNDING:

N/A

FINANCIAL IMPACT:

Future Tax Increment Revenues will fund additional redevelopment projects in the Eastside Redevelopment Area.

CITY ATTORNEY REVIEW: Yes

5/26/2017

STAFF CONTACT:

M. Helen Gibson, AICP, CRA Administrator
Victoria D'Angelo, Assistant CRA Administrator

ATTACHMENTS:

- 1) Proposed Ordinance No. 22-17

- 2) Report of CRA Action - May 8, 2017
- 3) Proof of Publication - June 8, 2017 Public Hearing Pensacola

PRESENTATION: No

**PROPOSED
ORDINANCE NO. 22-17**

ORDINANCE NO. _____

**AN ORDINANCE AMENDING ORDINANCE NO. 15-05, THE
URBAN INFILL AND REDEVELOPMENT AREA PLAN, TO
PROVIDE THAT ALL COMMUNITY REDEVELOPMENT
ACTIVITIES FINANCED BY TAX INCREMENT REVENUES
IN THE URBAN INFILL AND REDEVELOPMENT AREA
SHALL BE COMPLETED BY SEPTEMBER 30, 2045; AND
PROVIDING AN EFFECTIVE DATE.**

BE IT ORDAINED BY THE CITY OF PENSACOLA, FLORIDA:

SECTION 1. FINDINGS. It is hereby ascertained, determined and declared as follows:

A. The City Council of the City of Pensacola (the "City Council") is authorized by Chapter 163, Part III, Florida Statutes (the "Redevelopment Act") to exercise the community redevelopment powers set forth therein to eliminate, remedy and prevent conditions of slum and blight.

B. In accordance with the Redevelopment Act, the City Council adopted Resolution No. 55-80 which created the Pensacola Community Redevelopment Agency (the "Agency").

C. On October 26, 2000, the City Council adopted Ordinance No. 46-00 which designated the boundaries of the Urban Infill and Redevelopment Area and Ordinance No. 47-00 which adopted the Urban Infill and Redevelopment Area Plan (as amended, the "Redevelopment Plan").

D. In February 2004, the City Council adopted the Eastside Neighborhood Plan identifying the redevelopment activities to be undertaken therein. The Eastside Neighborhood is located within the Urban Infill and Redevelopment Area boundaries.

E. On October 27, 2005, the City Council adopted Ordinance No. 15-05 which incorporated the Eastside Neighborhood Plan into and made it a part of the Urban Infill and Redevelopment Area Plan.

F. On August 28, 2014, the City Council adopted Ordinance No. 32-14 which added program elements pertaining to the Eastside Neighborhood component of the Redevelopment Plan.

G. In accordance with Section 163.362(10) of the Redevelopment Act, all redevelopment activities financed by tax increment within the Redevelopment Area must be completed within 40 years after the fiscal year in which the plan is approved or adopted.

H. The Agency has recommended amending the Redevelopment Plan to provide that all redevelopment activity financed by tax increment revenues in the Redevelopment Area be completed by September 30, 2045, which is 40 years after the fiscal year in which the Redevelopment Plan was adopted.

I. The City and Agency have given notice of a public hearing to consider such amendment of the Redevelopment Plan by publication and by mailed notice to affected taxing authorities, in the manner required by the Redevelopment Act.

J. A public hearing has been duly held for the purpose of receiving comments from interested parties and such comments, if any, have been heard and considered.

K. The Pensacola Planning Board has determined that the amendment to the Redevelopment Plan contemplated herein conforms to the comprehensive plan for the development of the City as a whole.

SECTION 2. AMENDMENT OF REDEVELOPMENT PLAN. The Redevelopment Plan, a copy of which is attached hereto as Appendix A and incorporated herein, is hereby amended to provide that the time certain for completion of all redevelopment activities financed by "increment revenues" (as such term is defined in section 163.340(22) of the Redevelopment Act) shall be no later than September 30, 2045.

SECTION 3. RATIFICATION AND CONFIRMATION. Except as amended hereunder, all prior ordinances, resolutions and actions by the City Council regarding the establishment and creation of the Agency, the Eastside Neighborhood Plan, the Urban Infill and Redevelopment Area Plan, and the Eastside Neighborhood Trust Fund, including but not limited to findings of blight and necessity associated therewith, are hereby ratified and confirmed.

SECTION 4. SEVERABILITY. All ordinances or parts of ordinances in conflict herewith are hereby repealed to the extent of such conflict.

[Remainder of Page Intentionally Left Blank]

SECTION 5. 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

APPENDIX A

URBAN INFILL AND REDEVELOPMENT AREA PLAN



Neighborhood Enhancement Team
City of Pensacola
180 Governmental Center
P.O. Box 12910
Pensacola, Florida 32521
(850) 595-1140

October 1, 2000

PLAN ELEMENTS

Element	Page #
Map depicting the geographic area or areas included in the Urban Infill and Redevelopment Area designation.	3
Identification of each neighborhood within the proposed area and state preservation and revitalization goals and projects identified through the community participation process and how such projects will be implemented.	4
Map of any existing enterprise zones, community redevelopment areas, community development corporations, brown fields, downtown redevelopment districts, safe neighborhood improvement district, empowerment zones, or enterprise communities.	8
Demonstration of the local government and the community's commitment to comprehensively address the urban problems within the designated area.	10
Identification of activities and programs to accomplish locally identified goals such as code enforcement; improved educational opportunities, reduction in crime, neighborhood revitalization and preservation, provision of infrastructure needs, including mass transit and multi modal linkages. 75-76	11
Identification of how the local government intends to implement affordable housing programs, including, but not limited to economic and community development programs and the State Housing Initiatives Partnership Program, within the urban infill and redevelopment area.	18
Identification of strategies for reducing crime.	19
If applicable, identification of neighborhood-specific design standards and guidelines that include Traditional Neighborhood Design concepts.	21
Identification and adoption of financial and local government incentives which the local government will offer for new development, expansion of existing development, and redevelopment within the designated area. Examples of such incentives are outlined in s.163.2517(3)(j)1-7., F.S.	22
A framework for coordinating infill programs within the urban core	24
Identification of how activities and incentives within the area will be coordinated and what mechanism the local government will use for the coordination.	24
Identification of how partnerships with the financial and business community will be developed.	25
Identification of the governance structure that the local government used to involve community representatives in the implementation of the plan.	26
A holistic and collaborative community participation planning process which allows for community input, including, visioning before redevelopment occurs.	29

Element	Page #
Identification of performance measures to evaluate the success of the local government in implementing the urban infill and redevelopment plan.	32
Demonstration of Area Distress	34-39
Delineation of Area Boundaries	41
Comprehensive Plan Concurrency	41
Confirmation that the infill and redevelopment area is within an area designated for urban uses in the local comprehensive plan.	42
Identification and maps of any existing transportation concurrency exception areas, and any relevant public transportation corridors designated by a metropolitan planning organization in its long-range transportation plans or by the local government in its comprehensive plan for which the local government seeks designation as a transportation concurrency exception area.	43
Memorandum of understanding between the district school board and the local government regarding enhancing public school facilities located within the designated area.	44-45
Budget	46-47
Amendment-1 - Eastside Plan- October 2004	Appendix A
Amendment-2 - Eastside Program Elements- July 2014	Appendix B

Urban Infill and Redevelopment Designation Area / Front Porch Area



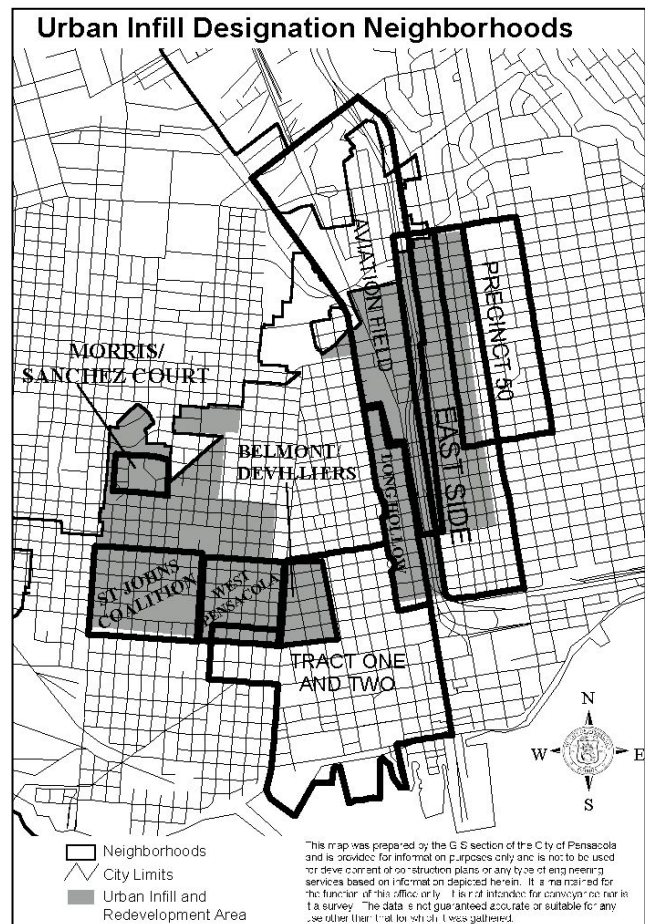
IDENTIFICATION OF EACH NEIGHBORHOOD IN THE URBAN INFILL AND REDEVELOPMENT AREA

The Urban Infill and Redevelopment Area (UIRA) corresponds to the portion of the designated Front Porch Community falling within the City of Pensacola corporate limits and is bounded by Pace Blvd on the west, 9th Ave on the east, Gregory Street on the south, and the City of Pensacola corporate boundary line to the north.

Eight organized neighborhoods associations cover the UIRA. The eastern portion is represented by the **Long Hollow Association** in the area bounded by Avery Street, Palafox Street, Tarragona Street and Wright Street. **Precinct 50 Neighborhood Association** covers the area from Baars to Lloyd Streets, and from Sixth to Twelfth Avenues. The **Eastside Neighborhood Association** overlaps boundaries with Precinct 50 Neighborhood Association and represents the area bounded by Baars Street, Dr. Martin Luther King, Jr. Drive, Ninth Avenue, and Cervantes Street. **Aviation Field Association** wedges between the Long Hollow and Eastside Associations from the northern City boundary to Cervantes Street.

In the western half, the portion of the Belmont/DeVilliers Neighborhood bounded by Cervantes Street, Reus Street, Gregory Street and “A” Street is covered by the **Tract 1 and 2 Neighborhood Association**. The **West Pensacola Association** covers the area from “A” to “G” Streets and from Cervantes to Gregory Streets. The **St. John’s Coalition** abuts West Pensacola from “G” Street west to Pace Blvd., between Cervantes and Gregory. The **Morris/Sanchez Court Association** represents the area from “J” to “N” Streets and from Godfrey to Brainerd.

The Infill area neighborhoods constitute some of Pensacola’s oldest residential settlements. They have been home to some of Pensacola’s most prominent African American citizens, and include the birth place of General Daniel (Chappie) James, Jr., the nation’s first African American four star general. The Belmont/DeVilliers commercial core served as the pre-integration business and entertainment district for Pensacola’s black community and has hosted performances by Tina Turner and James Brown among many other top artists.



PROJECT ACTIVITIES NARRATIVE

The designated area is comprised of some of the oldest neighborhoods in Pensacola's urbanized area. Common threads of blight, deterioration, and crime run through them. The racial composition of the UIRA population is 90% Black. These neighborhoods at one time contained high concentrations of middle class African Americans including a number of Pensacola's Black doctors. An aging housing stock and increasingly aging population of homeowners have contributed to a significant change in neighborhood character. While other areas of the city and county are experiencing growth, the overall population of these neighborhoods is declining. The area experienced a 16.55 % loss between 1980 and 1990.

The area is primarily residential in character with a limited number of small family-owned and operated businesses scattered throughout. Vacant, frequently dilapidated, housing units and abandoned neighborhood commercial establishments are major contributors to the level of blight in the community.

Elderly homeowners are faced with a deteriorating home and limited incomes, without the physical capacity for performing minor or major home maintenance projects. Many deceased homeowners have left their properties in estate to children who no longer reside in the City of Pensacola. This has been a contributing factor to the number of absentee owned properties in the area. In some cases, absentee owners show little concern about the actions of tenants to which they lease their properties or about the care and upkeep of these properties. Detrimental tenant activity is tolerated and the high turnover of tenants is a major source of curbside dumping of bulk waste and litter in the form of mattresses, furniture, and the like. Estate and title issues inhibit turnover in ownership of these properties, and ultimately makes a contribution to their abandonment.

Educational attainment statistics show that more than 50% of the area population over 25 years of age has not received a high school diploma. A.A. Dixon Elementary and Spencer Bibbs Elementary, the two Florida schools to receive an "F" rating, are situated within the UIRA. However, through considerable hard work and community support, Spencer Bibbs has succeeded in improving its performance to such a level during the past year that it is no longer on this list. While social and economic problems endemic to older city urban core neighborhoods plague the area, a positive community spirit is resurging among residents. Through a partnership between Milk and Honey Outreach ministries the City and neighborhood associations, a number of neighborhood computer learning centers are being established

The infill activities proposed by the UIRA Plan are focused toward counteracting population loss by encouraging home buying activity in the area. The importance of home ownership in preserving and improving neighborhood character is a philosophy which has been reflected in the neighborhood vision. Members of neighborhood associations have organized to begin proactively addressing some of these issues. Neighborhood residents have voiced the need to address landlords and rental offenders concerning code violations and prompt removal of bulk item trash.

In keeping with this strength-based philosophy, the Eastside/Precinct 50 area was looked at as the initial focus area. While most of the programs included in this plan will be made available area wide, several are targeted to a 35 block area of the Eastside/Precinct 50 neighborhood which showed the greatest potential for achieving a visible positive impact, using the above criteria.

Forgivable Home Improvement Loans

This is a fix-up/paint-up program designed to facilitate exterior facelifts and minor repairs on occupied residential structures. Focus will be placed on improving properties in the immediate vicinity of new infill construction as means of attracting home buyers. Priority will be given to elderly/disabled residents not reached by existing rehabilitation programs.

Eastside Lot Acquisition/Homebuyer Assistance

This program will provide funding to gain control of key sites to be made available for new infill housing construction by private builders/developers, non-profit corporations, lenders or private individuals. The cost of acquisition will serve as a write-down passed on to low or moderate income home purchasers. This program may also provide down payment/closing cost assistance to persons who cannot qualify under the-first time home buyers in very limited cases.

Increased Police Presence

Provides overtime pay for supplemental officers dedicated to intense drug eradication and community policing strategies including foot patrol, bike patrol, attending neighborhood meetings, and building citizen relationships. This project will include the purchase and provision of safety equipment for neighborhood watch groups such as binoculars, and cell phones.

Litter Enforcement Quick Response Team

Provides funds for additional neighborhood clean-up activities focused on bulk-item removal in supplement to the City's Sanitation Trash Elimination Program (S.T.E.P.).

Commercial Property Improvement Loans

Low interest loans to encourage renovation of commercial properties within the UIRA, outside the Belmont /DeVilliers commercial core.

Infill Design Assistance:

Provides funds to develop building plans in keeping with neighborhood's design guidelines and traditional neighborhood development principles that pay attention to the quality of the built environment.

The 1990 Census was the primary source of baseline data used to measure concentrations of poverty, unemployment, vacancy rates, age of housing stock, and general distress in the area. This data was also used to determine population changes and median household income. Data generated by the Pensacola Department of Community Design and Planning was used to identify the number of substandard and dilapidated structures in the UIRA tract areas. Information on demolitions and code violations for the area was obtained from the City of Pensacola Building Inspections Department. University of West Florida Whitman Center, Community Outreach Partnership Center was the source of the information compiled on how the residents perceived

crime in the UIRA neighborhoods. Statistics on actual crime were obtained from the City of Pensacola Police Department.

Indicators that will be used to measure the improved changes in the area include vacancy rates, poverty, unemployment, and median household income. Improvements will be measured by comparisons of code violations, demolitions, construction permits, and assessed property values. Police reports and crime rates will be reevaluated.

The past year has been a positive time for Pensacola's neighborhoods. An understanding of the importance of resident involvement in revitalization efforts has taken hold. A number of neighborhood focused initiatives have come into existence in Pensacola. The Neighborhood Enhancement Team (NET) was established within the City to support resident driven neighborhood improvement. The University of West Florida and United Way of Escambia County spearheaded the Community Outreach Partnership Center (COPC) to provide citizen training on community leadership, organizing and strategic planning. Additionally, the Front Porch designation was received, serving to energize the community to get involved.

The NET philosophy is that neighborhoods are the building blocks of a community. NET is a vehicle of outreach to keep the community informed and involved concerning City endeavors. In addition to the intensive involvement with Front Porch and COPC, NET will continue to assist the establishment of new neighborhood associations, provide information, referrals, and direct assistance in implementation of neighborhood initiated goals or events. The Team will also continue working with organized neighborhoods to develop projects for funding under the City's Pensacola Community Initiative Program (PCIP).

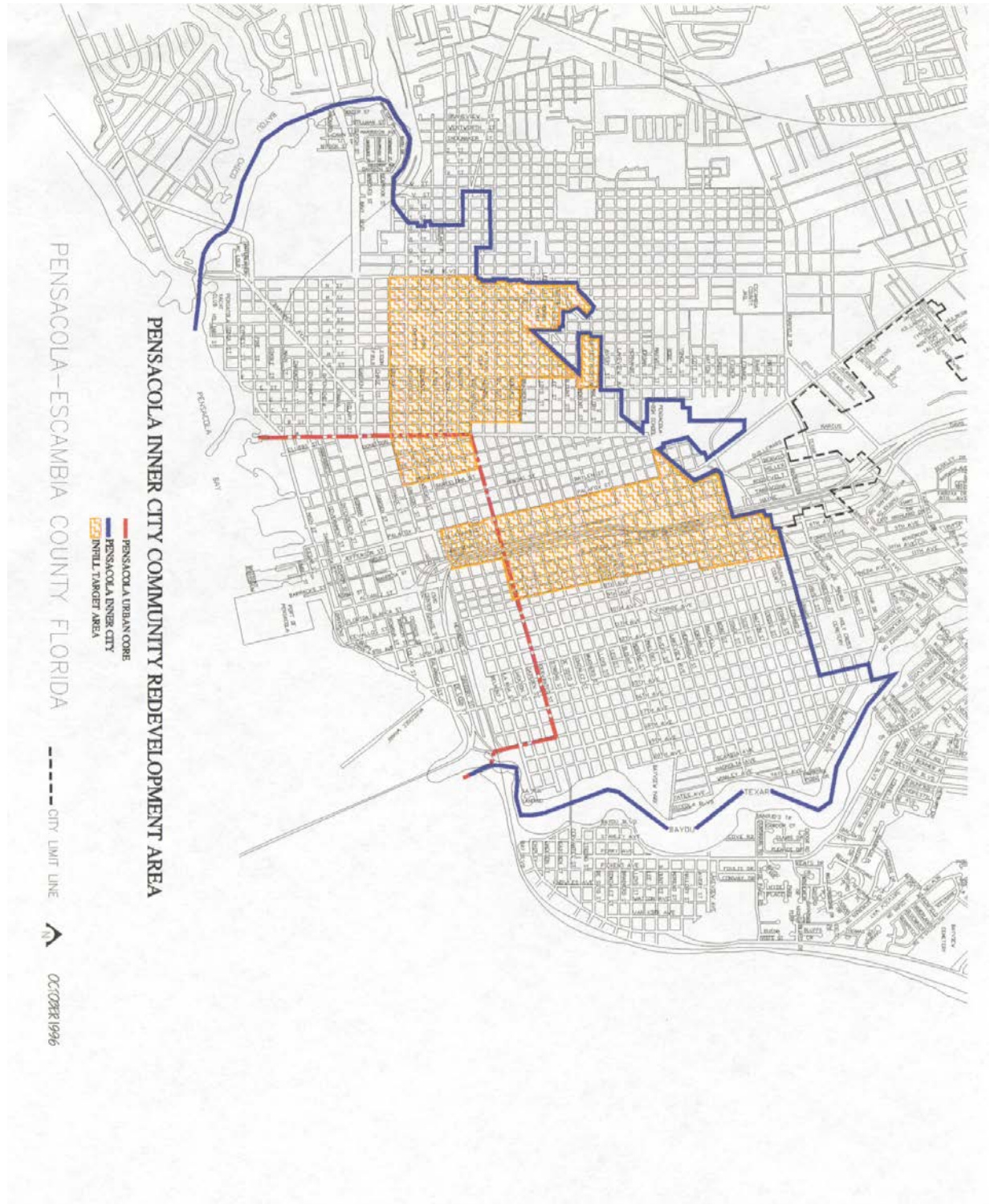
Residents will be encouraged to stay involved through community events such as the Annual Council of Neighborhood Association (CONA) sponsored Neighborhood Appreciation day, resident organized cleanups, and other neighborhood events. The Front Porch Community Liaison and the COPC Partners are continually working on organizing and promoting a range of community interactive functions and informative workshops. Neighborhood associations will also be involved in the review and ranking of development proposals received for funding under the SHIP Infill Strategy. Input will be sought from the Front Porch Housing and Community Development Task Force, including a designated representative from the specific UIRA neighborhood to be impacted by the proposal.

Service providers that will be involved in carrying out the projects and activities identified in this plan include are indicated by an asterisk on the list of UIRA Stakeholders.

Educational and training programs identified in this plan will be accomplished through existing programs and staff resources. It is anticipated that these activities will be sustained beyond a twelve month period on the basis that current financial sources are expected to remain in place.

No stakeholders will be displaced or adversely impacted by the programs and activities identified in this plan. Temporary relocation assistance is provided to homeowners having their houses rehabilitated under the CDBG funded owner occupied rehab program.

PENSACOLA INNER CITY CRA BOUNDARY MAP



The proposed urban infill and redevelopment area falls within the area declared blighted by the City of Pensacola City Council in 1980, and designated as the Pensacola Inner City Community Redevelopment Area.

The magnitude of the Inner City Community Redevelopment Area prompted the City of Pensacola Community Redevelopment Agency, to specifically establish the Pensacola Urban Core Community Redevelopment Area as the initial priority area within the Inner City. The Urban Core Community Redevelopment Area was developed for the focus of rehabilitation, conservation, and redevelopment activities. A Redevelopment Trust Fund was established for the purpose of employing Tax Increment Financing to fund projects within the Urban Core Area only. Redevelopment activities were to be targeted to other segments of the inner city in succession.

The nominated Urban Infill and Redevelopment Area is the next priority section for improvement within the City of Pensacola. The UIRA is immediately adjacent to the Community Development Urban Core Area with the exception of the Belmont/DeVilliers Neighborhood which falls completely inside of the Urban Core boundary, as indicated on the CRA map on page 8.

DEMONSTRATION OF LOCAL GOVERNMENT AND COMMUNITY COMMITMENT TO COMPREHENSIVELY ADDRESS URBAN PROBLEMS IN THE DESIGNATED AREA

Though faced with myriad of problems and issues, the residents, local government and other community entities have accepted the challenge to work together to make the inner city a better place to live and work. Pensacola's public, private, non-profit, and civic entities are committed to the type of collaborative and inclusive community improvement efforts necessary to comprehensively address urban problems within the designated Urban Infill and Redevelopment Area. Further, the City has committed more than \$4 million to assorted projects in the area to promote neighborhood revitalization and to enhance the quality of life. A new City department, Planning and Neighborhood Development, has been established to support and work proactively with neighborhoods. The residents of the designated area have created effective organizations and have become actively involved in shaping their future. Community planning sessions are well attended and new neighborhood associations have formed within the area.

The Neighborhood Enhancement Team (NET) in concert with representatives of other City departments have participated in the Front Porch planning efforts, assisted with the establishment of new neighborhood associations, and has provided information, referrals, and direct assistance in implementation of neighborhood initiated goals and events. NET has worked with organized neighborhoods to develop neighborhood improvement projects for funding under the Pensacola Community Initiative Program (PCIP).

The commitment of non-profit developers such as Habitat for Humanity, AMR, and Community Equity Investments, Inc. to provide decent, affordable housing in the designated area is on-going and provides an important element to area improvement that will be enhanced through collaboration.

Planned efforts for the coming year include continued support of the strategies generated by Front Porch. Together we will enhance communication and develop neighborhood resource materials. Coordination with neighborhood associations, non-profit and private organizations, the Chambers of Commerce, Small Business Development Center – Pensacola Junior College (SBDCPJC), University of West Florida (UWF), and others will focus small business development efforts in the targeted area. Partnerships with the UWF Community Outreach Partnership Center (COPC) and the Coalition of Neighborhood Associations (CONA) on a leadership training program will help to sustain neighborhood organizations, and leveraging federal, state, county, non-profit, private, and volunteer resources and services for maximum impact within the targeted area.

IDENTIFICATION OF ACTIVITIES AND PROGRAMS TO ACCOMPLISH GOALS

The City of Pensacola has committed to and funded a number of activities and projects to enhance the Front Porch/ UIRA neighborhoods. These activities will help eliminate blighting influences, prevent neighborhood decline, and enhance the quality of life for City residents.

Infrastructure

CDBG FY 2000/2001:

- Allocation for sidewalk construction in eligible CDBG target areas with a priority to those neighborhoods located within the designated Front Porch/UIRA area; includes new sidewalk adjacent to Spencer Bibbs Elementary School.
- Allocation to street lighting with a priority to Front Porch/UIRA.
- Allocation for additional code enforcement in CDBG target area with CDBG/Front Porch/UIRA.

Local Option Sales Tax :

- Allocation citywide; includes 5,135 linear feet within FP/UIRA.
- Allocation for construction of new a Central Fire Station and Administrative Office in FP/UIRA.

Recreational Facilities

- Construction of Daniel (Chappie) James, Jr. Memorial Park on Martin Luther King, Jr Drive.
- Development of a Regional Festival (Central Park).

Commercial Revitalization

Community Redevelopment Agency/TIF allocations:

- Belmont/DeVilliers commercial area Parking Lot
- Belmont/DeVilliers Commercial Façade Program
- Belmont/DeVilliers Streetscape Improvements

Educational

Partnership with Milk and Honey Outreach Ministries to establish computer learning labs in several FP/UIRA community centers (City contributions of donated space, equipment and MIS services)

Neighborhood Beautification (Pensacola Community Initiative Program)

- City Grants to Front Porch/UIRA Neighborhoods
- 2,088 hours as volunteer labor from Front Porch/UIRA neighborhood residents

PRESERVATION AND REVITALIZATION GOALS AND PROJECTS

The Urban Infill and Redevelopment Plan community participation process reaffirmed the following four neighborhood preservation and revitalization issues from the Front Porch Neighborhood Action Plan as priorities for implementation in the area.

Priority Neighborhood Issues Identified:

- Encouragement of Homeownership
- Renovation of Existing Structures
- Crime and Drug Elimination
- Lot Maintenance and Beautification

Goal/Objective/Activity	Implementation Plan		Performance Measure
	Source of Funds	Time Frame	
	Implementers		
Encouragement of Homeownership			
Goal: Encourage low and moderate-income residents to return to the targeted area as homeowners.			
Objective: Encourage construction and purchase of moderately priced new homes.			
Activity: Expand SHIP funding for down payment assistance to low/moderate-income residents from \$5,000 to \$7,500.	SHIP Infill Program	1-6 months	Number of buyers assisted
	City of Pensacola Housing Department, Local Lenders		
Activity: Provide deeper subsidy to homebuyers within the FP/UIRA target area: soft second mortgages as gap financing for home acquisition.	SHIP Infill Program	1-12 months	Number of buyers assisted
	City of Pensacola Housing Department Local Lenders		
Activity: Coordinate with local banks to utilize Florida Housing Finance Corporation 3% bond money set aside for home buyers in Front Porch areas.	Bond Issue	1-12 months	Number of buyers assisted
	Florida Housing Finance Corporation, City of Pensacola Housing Department, Local Lenders		
Activity: Offer financial incentives to builders/developers to construct moderately priced homes in the area: 0% construction loan.	SHIP Infill Program	1-6 months	Number of new homes constructed
	City of Pensacola Housing Department, Builders/Developers		
Activity: Catalyze home building activity through a revitalization showcase involving a model block and scattered sites; Model block homes to include hurricane safe room.	SHIP Infill Program, CDBG, FEMA	1-12 months	Number of new homes constructed, linear feet of new or replaced sidewalk, number of street lights installed
	City of Pensacola Housing Department Builders/Developers,		
Activity: Promote area/actively market neighborhood to potential homebuyers Utilize media to promote availability of assistance programs and where to seek additional information	Front Porch ;Current staff resources	1-12 months	Number of contacts made
	Front Porch; Neighborhood Associations, Realtors		
Activity: Identify, provide title clearance, and acquisition assistance on potentially available lots.	SHIP Infill Program	1-6 months	Number of lots cleared for acquisition
	City of Pensacola Housing Department		
Activity: Target pre-home ownership and	Current staff resources	1-6 months	Number of persons assisted

Goal/Objective/Activity	Implementation Plan		Performance Measure
	Source of Funds	Time Frame	
	Implementers		
post-home ownership counseling services. Educate/familiarize potential buyers with homeownership programs through promotional activities, workshops, referrals and handbook.	City of Pensacola Housing Department Local Lenders, Community Equity Investments Inc, Consumer Credit Counselors, Cooperative Extension, First Call For Help		
Activity: Assist neighborhood associations to develop specific design guidelines for infill construction that considers the architectural character and values of the neighborhood.	Current staff resources	1-6 months	Number of neighborhoods assisted
	City of Pensacola NET, Neighborhood Associations, Front Porch		
Activity: Provide funds for architects to supply builders/developers with good plans or other professional services	Infill Grant	1-12 months	Number of plans assisted/developed
	City of Pensacola NET; Front Porch		
Activity: Examine possible changes to City Land Development Code regarding setback and driveway requirements on Dr. Martin Luther King, Jr. Drive and Davis Street to ensure infill preserves neighborhood scale/character.	Current staff resources	1-6 months	Land Development Code amendment
	City of Pensacola Planning Department, NET, Front Porch		
Activity: Forgive liens for non-profit developers, for-profit developers, or individuals willing to acquire and renovate abandoned or condemned properties/ rebuild on demolition sites.	City of Pensacola	1-6 months	Value of Liens forgiven or number of properties reclaimed
	City Administration, Inspections Department		
Activity: Explore development of a secure, multi-unit, low maintenance, living facility for elderly residents.	To Be Determined	Long term	No current commitment (number or units constructed)
	Neighborhood Associations, Front Porch, Faith-Based Institutions, builders/developers, lenders		
Renovation of Existing Structures			
Goal: Renovate occupied and vacant substandard and/or dilapidated houses or commercial structures			
Objective: Provide neighborhood facelift, eliminate eyesores and blight, and promote rehabilitation to avoid future demolition of substandard housing.			
Activity: Waive initial and annual license fees associated with use of City rights of way resulting form encroachments caused by renovation or new construction of commercial structures within the UIRA.	Current staff resources	1-6 months	Number of waivers granted
	City of Pensacola Planning & Neighborhood Development Department		
Activity: Provide proactive code enforcement activity/ additional	CDBG/City general revenues	1-6 months	Number code enforcement/demolitions

Goal/Objective/Activity	Implementation Plan		Performance Measure
	Source of Funds	Time Frame	
	Implementers		
personnel. Enforce code on poorly kept properties.	City of Pensacola Inspections Department		cases
Activity: Increase absentee owner accountability for property maintenance and tenant actions for poorly kept properties.	Current staff resources	1-6 months	Number of owner contacts, violations cited
	City of Pensacola Inspections Department		
Activity: Increase public awareness of available programs for home rehabilitation/repair. Develop comprehensive resource guide to promote existing and new programs.	Current staff resources	1-6 months	Number of contacts, events/workshops
	City of Pensacola Housing Department, NET, Community Equity Investments Inc, First Call For Help, Front Porch		
Activity: Establish minor repair, paint-up/fix-up program, with priority for elderly/disabled residents.	Infill Grant	1-6 months	Total value of loans issued
	City of Pensacola NET, West Florida, Regional Planning Council		
Activity: Focus emergency repair program within City	SHIP	1-6 months	Total value of funded repairs
	City of Pensacola Housing Department, Community Action Program		
Activity: Establish substantial rehabilitation/reconstruction program for houses needing major repair.	HOME	1-12 months	Number of homes rehabilitated/reconstructed
	City of Pensacola Housing Department		
Activity: Establish program targeted to acquisition/renovation of vacant housing.	SHIP Infill Program	1-12 months	Number of properties renovated or buyers assisted
	City of Pensacola Housing Department		
Activity: Provide home maintenance training.	Current staff resources	1-12 months	Number of residents participating
	County Cooperative Extension Agency, CEII		
Activity: Provide commercial façade improvement grants	Community Redevelopment Agency	1-12 month	Number of grants awarded
Activity: Provide pool of commercial loan guaranties	Community Redevelopment Agency	1-12 month	Number of loans approved
Crime and Drug Elimination			
<u>Goal:</u> Eliminate Crime and Drug Activity within the area.			
Objectives: Eliminate drug sales and other crime from houses, businesses and streets/ build trust between law enforcement and neighborhood residents.			
Activity: Enhanced anti-drug/crime campaign; establish intense police presence and activity in target area.	Infill Grant	1-6 months	Number of police calls, drug related arrests; crime rate
	City of Pensacola Police Department, Neighborhood Residents		
Activity: Provide training and set up assistance for neighborhood crime watch and window- watcher groups.	Current staff resources	1-6 months	Number of meetings attended, groups formed
	City of Pensacola Police Department		
Activity: Supply residents with	Infill Grant	1-6 months	Amount of equipment

Goal/Objective/Activity	Implementation Plan		Performance Measure
	Source of Funds	Time Frame	
	Implementers		
binoculars and cell phones, etc., for observing and reporting incidents to police.	City of Pensacola Police Department, Neighborhood/Crime Watch Associations, NET		distributed
Activity: Involve neighborhood ministers and churches in anti-crime efforts.	Current staff resources	1-12 months	Number of ministers/churches involved
	Front Porch, Neighborhood Associations, Milk & Honey Outreach Ministries, City of Pensacola Police Department, City of Pensacola NET,		
Activity: Hold absentee owners accountable to remove renters participating in criminal activities from their properties.	Current staff resources	1-6 months	Number criminals removed/ landlords contacted
	City of Pensacola Police Department		
Activity: Remove markers denoting drug sale areas such as tennis shoes hanging from power lines.	Current staff resources	1-6 months	Number of markers removed
	City of Pensacola Police Department, City of Pensacola Public Works Department, Gulf Power Company		
Activity: Identify locations for and upgrade or add new streetlights.	CDBG	1-6 months	Number of lights added/upgraded
	City of Pensacola Housing Department, Public Works Department, Police Department, Gulf Power Company		
Activity: Educate on principles of crime prevention through environmental design (CPTED) and other techniques for businesses and residents	City of Pensacola Police Department	1-12 months	Number of participants
Activity: Provide home security surveys	City of Pensacola Police Department	1-12 months	Number of surveys conducted
Lot Maintenance and Beautification			
Goal: Improve lot appearance and beautify the area.			
Objectives: Enhance trash clean-up services; reduce illegal dumping; beautify			
Activity: Increase citizen awareness of free programs such as Clean & Green appliance/vehicle removal.	Current staff resources	1-6 months	Number of tons collected or number of items removed
	City of Pensacola Sanitation Department, Clean& Green, Front Porch, Neighborhood Associations		
Activity: Facilitate Neighborhood Clean	Infill Grant	1-12	Number of cleanups

Goal/Objective/Activity	Implementation Plan		Performance Measure
	Source of Funds	Time Frame	
	Implementers		
ups/explore supplemental programs for bulk item pickup.	City of Pensacola Sanitation Department, NET, Neighborhood Associations, Front Porch	months	assisted; number of tons collected; number of items removed
Activity: Adopt-a-civil citation ordinance enhancing the City’s ability to levy fines and take action on code violation cases.	Current staff resources	1-6 months	Number of fines levied, violator compliance time
	City of Pensacola Department of Sanitation Services Litter Enforcement/Inspections		
Activity: Educate residents on illegal dumping and other violations. Encourage resident reporting of violations to facilitate a quick removal of bulk trash items.	Current staff resources	1-6 months	Number of violations reported, clean ups assisted, tons removed
	City of Pensacola Sanitation, Police, Inspections, NET, Front Porch, Neighborhood Associations, Clean & Green		
Activity: Provide sidewalks in neighborhoods without them and repair existing sidewalks.	CDBG, LOST	1-12 months	Linear feet constructed/reconstructed
	City of Pensacola Planning Department Engineering Department, Housing Department		
Activity: Provide parks in neighborhoods without them and enhance existing parks.	LOST, City general revenues, State historic preservation grant,	1-12 months	Parks developed/improved
	City of Pensacola Leisure Services Department		
Activity: Streetscape Improvements (Belmont/DeVilliers).	TIF	1-12 months	Linear feet of sidewalk, Number of trees, number of streetlights
	CRA		
Activity: Public Parking Lot (Belmont/DeVilliers).	TIF	1-6 months	Number new parking spaces provides
	CRA		
Activity: Construction Central Fire Station and Administrative Offices.	LOST	1-6 months	Total project value
	City of Pensacola Fire Department		
Activity: Dr. Martin Luther King , Jr, Drive Tree planting	Eastside Neighborhood Association	1-6 months	Number of trees planted
Activity: Long Hollow Tree planting/ landscape	Long Hollow Neighborhood Association	1-6 months	Number of trees planted, landscaping installed
Activity: Belmont /DeVilliers landscape	Belmont /DeVilliers Redevelopment Board	1-6 months	Amount of landscaping installed
Activity: Morris Court community room renovation	Morris/Sanchez Court Neighborhood Association	1-6 months	Square footage of community room space renovated

CRA – Community Redevelopment Agency

TIF – Tax Increment Financing

NET – Neighborhood Enhancement Team

LOST – Local Option Sales Tax

SHIP – State Housing Initiative Partnership

CDBG – Community Development Block Grant

IDENTIFICATION OF HOW THE LOCAL GOVERNMENT INTENDS TO IMPLEMENT AFFORDABLE HOUSING PROGRAMS

The City of Pensacola, through its Housing Department, and Escambia County, through the Neighborhood Enterprises Foundation, Inc. jointly manage and operate Pensacola's HUD and State funded affordable housing and community development programs. The West Florida Regional Planning Council administers programs for the neighboring City of Milton and participates with the City and County on the Escambia Consortium as a means of working cooperatively to assist citizens in attaining decent affordable housing. These agencies will administer the affordable housing elements of this plan including the Community Development Block Grant and SHIP programs. Both the City and County have been active partners in the resident driven planning process in the Front Porch (FP) and UIRA area and are working with these neighborhoods to achieve their revitalization objectives.

At the recommendation of the Front Porch Housing and Community Redevelopment Task force, several initiatives in the affordable housing programs are being piloted. Second time homeowner housing rehabilitation (CDBG), Emergency housing repair (SHIP), and Homeowner substantial rehabilitation/reconstruction (HOME) have been funded with priority to the Front Porch and UIRA area.

As an outcome of the efforts of the Front Porch Housing and Community Development Task Force, an Urban Infill and Redevelopment Strategy has been added to the SHIP Housing Assistance Plan, in supplement to the normal SHIP program, to stimulate investment in the FP/UIRA community. Additionally, the average and maximum per unit SHIP award for first time homebuyer activities has been increased, together with the maximum purchase price for a SHIP assisted unit. Further, administrative funding has been made available for clearing property title issues in conjunction with the urban infill redevelopment strategy and development of affordable housing for first time homebuyers.

In direct response to the UIRA neighborhood vision, and as a catalyst to new infill construction, a revitalization showcase will be undertaken through the City's Housing Department emphasizing redevelopment of one residential block within the designated Eastside FP/UIRA utilizing CDBG, HOME, SHIP, and FEMA Project Impact dollars. A friendly competition between private sector and community non-profit builders will be sponsored. Elements of the project will include free lot acquisition or lot acquisition assistance, safe room allowance, street lighting, enhanced sidewalks and landscaping. A Parade of Homes Concept will be employed with a main site and other homes built by private sector developers scattered within the UIRA. The Front Porch Council will select the "Blue Ribbon" model home.

In response to the overwhelming interest in urban infill redevelopment identified through the Front Porch/UIRA neighborhood planning sessions, a residential facade and home improvement program to fund minor repairs and facelifts of occupied structures within the UIRA is proposed under this plan. Administration of this component will likely be accomplished under contract with the West Florida Regional Planning Council, Santa Rosa County's designated agent for administration of housing and community development activities.

STRATEGIES FOR REDUCING CRIME

A high rate of crime, particularly drug related activity, plagues much of the UIRA, constituting a major disincentive to homebuyer investment in the FP/UIRA and a threat to actualization of the neighborhood's vision of revitalization. Until recently, Seventh Avenue in the northern section of the Precinct 50 neighborhood was a hot bed for drug related activity. The Pensacola police department has worked together with the neighborhood watch group during the past five months to wage a successful campaign against crime in that area. Through a strategy of resident vigilance and an intense police presence the number of known "hoodlums" on this street has been reduced from thirty to four.

This approach focused on officers helping to improve the quality of life in the community by getting to know the residents who live there. Officers maintained positive confidential lines of communication by providing their cell and pager numbers, staying in the neighborhood on foot beats, and knocking on doors. These officers confronted people with signed consent-to-search warrants and worked closely with the City Sanitation and Code Enforcement departments to identify any possible violations of City ordinances that might be used as a means of removing criminals from the area.

UIRA residents desire to expand this effort to adjacent segments of the East King Tract where drug related criminal activity still thrives. To sustain this intense level of law enforcement over a long period of time, in a much broader area, will require additional resources. UIRA plan proposes funding to replicate this strategy on a large-scale basis covering the entire Eastside Neighborhood.

A multi-phased program has been designed by the City's Police Department for the targeted area bordered by Dr. Martin Luther King, Jr. Drive, Cervantes Street, 8th Avenue and Baars Street. The program will consist of targeting drug sales, increasing police presence, and establishing a good working relationship between residents and police through proven community policing methods. The program will allow officers to meet with the citizens and gain their input regarding problems, gather intelligence to identify dealers, make under cover drug buys, arrest offenders, and maintain a heavy presence long enough to discourage offenders from returning to the neighborhood. The program will also work to establish additional neighborhood watch programs and allow officers to meet and build positive relationships with the residents. As well as, encouraging residents to report and how to recognize criminal activity.

The strategy involves:

- Funding through the UIRA to provide resources for officers to work 1,000 five-hour overtime shifts over a six month period.
- Selecting a core group of officers to become intimately familiar with the targeted area and offenders operating within it.
- Instructing of officers on proven community policing methods.
- Establishing citizen relationships by attending meetings, establishing neighborhood watches, instructing residents on the types of activity to recognize and report, encourage active participation/reporting.
- Gathering intelligence on suspected or known drug offenders and crack houses.
- Identifying and obtaining warrants for offenders and crack houses.

- Maintaining a normal marked car and uniformed officer presence in the area.
- Conducting a massive arrest sweep.
- Making an on-scene arrests for public drinking, and other violations.
- Establishing and maintaining high levels of uniformed police presence in area making it undesirable for offenders to return/operate in the area.
- Requiring officers to get out of car to met, greet, and talk to citizens.
- Making foot/bike patrols.
- Building relationships with the target area citizens that will foster a willingness to contact police after the police presence returns to normal level.

NEIGHBORHOOD SPECIFIC DESIGN STANDARDS

The adoption of design guidelines has been recommended by the Front Porch Housing and Community Redevelopment Task Force. Each Front Porch/UIRA neighborhood has been asked to determine their desire for neighborhood design standards. The Long Hollow neighborhood, within the UIRA, has recently prepared the following set of standards.

The Long Hollow Neighborhood Association has generated special requirements for development of the vacant parcel of land along Guillemard Street between Desoto and Gonzalez Streets. The intent of these requirements is to bring new residents and encourage reinvestment in the area, while respecting the existing historic architectural character and urban pattern of the neighborhood.

Architectural and urban development requirements for request for proposals concerning vacant property on West side of Guillemard Street between Desoto and Gonzalez Streets:

For the developer:

1. Buildings to maintain front property lines along existing streets. Width of lots is to be similar to those in the surrounding blocks. Lots are to be deeper than wide.
2. Site is to be divided into 6-9 lots.
3. Minimum of 50% of buildings must be at least two-story.
4. Minimum of 50% of units/lots must sell at market rate to be occupied by home owners.
5. Minimum of 50% of total building square footage to be residential use.

For the Developer or lot purchaser:

1. Architectural style of homes/buildings to be consistent with historic character in the area including North Hill, Old East Hill, and Seville Historic District.
2. Front built-to line shall be between 15 and 20 feet from front property line.
3. Parking must occur behind front building wall.
4. No garage doors are permitted facing street except if located on garage outbuilding at rear half of site.
5. A front porch is required and must be a minimum of 50% of building width.
6. Height – minimum 9’0” finished floor to finished ceiling at each floor; if one story building, 10’0” minimum is required.

These guidelines provide a measure by which any future infill and redevelopment projects assisted by City funds can be evaluated in terms of keeping in context with the architectural character and values of the neighborhood. The City Neighborhood Enhancement Team staff will be assisting those neighborhoods that desire such standards to prepare them.

FINANCIAL AND GOVERNMENT INCENTIVES FOR DEVELOPMENT/REDEVELOPMENT

LIEN RELEASE POLICY

The City of Pensacola has adopted a Lien Waiver Policy for the Front Porch/ UIRA area as a means of encouraging the proactive redevelopment of abandoned or vacant urban infill properties by private developers/builders, non-profit corporations, lenders, and individual citizens. Liens held by the City, as the result of demolition or code enforcement actions, will be forgiven in accordance with the policy. A request for waiver may be submitted to the City together with the plans for an infill development project.

CITY OF PENSACOLA LIEN RELEASE POLICY FOR AFFORDABLE HOUSING INFILL PROJECTS

1. Requests by non-profit and for-profit developers of affordable housing for release of City liens will be reviewed by staff and recommended for approval by City Council.
2. Requests for release of liens to construct affordable infill housing will be submitted with the appropriate information regarding the proposed infill housing development, including: a description of the location and number of units to be constructed, the proposed sales price or monthly rent, a description as to how this proposed infill development will enhance the surrounding neighborhood and a copy of the house plans.
3. For the purposes of this lien release policy, the definition of affordable housing is: owner-occupied or rental housing for persons with household income at 80 percent of median or below (according to current HUD guidelines). In the case of properties within the Front Porch or Community Outreach Partnership Center (COPC) areas, or any other areas designated by City Council from time to time, there will be no income limits to encourage higher income households to move into these targeted revitalization areas.
4. City staff will review the request for the release of liens and request any additional information necessary to determine if the proposed development is consistent with existing neighborhood plans or strategies as well as with the Comprehensive Plan and other local ordinances.
5. City Staff will notify the existing neighborhood association representing the area to ensure that they are notified of the proposed infill development and that they have an opportunity to provide input.
6. If the application is approved by City Council, the applicant will execute an agreement with the City to ensure that the proposed infill development is constructed according to the agreed upon terms. Default on the terms of the contractual agreement with the City will result in the lien amount being repaid to the City.

WAIVER OF LICENSE FEES

The City of Pensacola Land Development Code requires that a License To Use Right of Way be obtained for all encroachments into the City right of way by private uses or structures. This applies to awnings, overhangs, and signage.

A policy for waiver of both the initial and annual fees associated with a License to Use Right of Way has been developed and incorporated into this Urban Infill and Redevelopment Plan. Pursuant to the adoption of this Plan, the City of Pensacola may waive these fees when the application for such a License to Use the City Right of Way applies to the new construction or renovation of a commercial structure within the Front Porch/UIRA area

CITY OF PENSACOLA POLICY FOR WAIVER OF LICENSE TO USE RIGHT-OF-WAY FEES IN FRONT PORCH/URBAN INFILL & REDEVELOPMENT AREAS

1. Requests for waiver of the initial and annual fees associated with an application for License to Use Right-of-Way for signage, balconies, overhangs, canopies, awnings, access ramps, or other physical improvements pursuant to the new construction or renovation of vacant or underutilized commercial properties within the Front Porch/Urban Infill and Redevelopment Area or Community Outreach Partnership Center area may be handled administratively and approved by the City Manager or designee.
2. Requests for waiver of License to Use fees will be submitted in writing with appropriate information regarding the proposed commercial improvement project, including: location, description of project and elements that will be constructed within the right-of-way.
3. City staff will review the request for waiver of License to Use fees and request any additional information necessary to determine if the proposed development is consistent with existing neighborhood strategies or plans, as well as the Comprehensive Plan and other local ordinances.
4. City staff will contact any existing neighborhood association representing the area to ensure that they are notified of the proposed development and have an opportunity for input.

MECHANISM FOR COORDINATION OF ACTIVITIES AND INCENTIVES

The Urban Infill and Redevelopment Area Stakeholders group provides the mechanism for coordination of the preservation and improvement efforts to be carried out under this plan. This body provides a valuable mechanism for coordination of activities and incentives and will serve as the guiding body for infill and redevelopment efforts. Most of the stakeholders are linked through cross participation and involvement on the partnerships or committees. Stakeholders meetings will be held periodically as an additional opportunity to monitor and evaluate performance and progress toward revitalization of the UIRA neighborhoods.

The City's Neighborhood Enhancement Team will bear primary responsibility for coordinating among the various entities to assure the maximum benefit with the community as a result of the limited resources available. A City Team made up of staff of key departments such as Housing, Leisure Services, Public Works, Planning, Police, Sanitation, and Inspections will continually exchange information and updates concerning individual elements or activities for which they are responsible pertaining to the plan.

The public, private, non-profit, and community entities integral to carrying out the strategies of the plan will work cooperatively to encourage the redevelopment of and reinvestment in distressed neighborhoods.

PARTNERSHIPS WITH BUSINESS AND FINANCIAL COMMUNITY

Good relationships with area lending institutions, homebuilders, low income housing interests, and realtors are the foundation of the City's ability to implement the housing and community development programs formulated for the UIRA. The Local Affordable Housing Partnership which assists City and County staff in the evaluation and monitoring of SHIP funded strategies, such as those identified for the UIRA, includes representatives of local lending institutions, public and assisted housing, homebuilders, realtors, area planning agencies, non-profit housing developers (community development corporations and community housing development organizations), and the local housing finance corporation. Many of these entities are participants on the Urban Infill and Redevelopment Area Stakeholders group, and are also at the table in the Front Porch revitalization endeavor. The City is working actively with these and other stakeholders toward the achievement of the UIRA Plan goals.

A number of local lenders participate with the City in carrying out the SHIP program for home acquisition and to take advantage of Escambia and Florida Housing finance corporation low interest bond money in creating attractive packages for homebuyers. Four local banks have contributed funds to a loan guaranty pool to back loans for renovation of commercial properties in Belmont DeVilliers.

Private sector and non-profit builders are also a key to successful infill and redevelopment. The City has issued contracts with Community Equity Investments, AMR, and Habitat for Humanity to construct new housing units in the City. Walgreens is in the process of constructing a new 15,000 square foot store which will include a pharmacy in the designated area and has been involved in the UIRA planning sessions. Baptist Health Care has also committed to the collaborative effort to improve the target area.

IDENTIFICATION OF GOVERNANCE STRUCTURE USED TO INVOLVE THE COMMUNITY IN IMPLEMENTATION

Decision making authority in the preparation of this plan and the activities related to it has been shared through a governance group consisting of area stakeholders and residents. A community participation process was conducted as a supplement to the Front Porch planning process. The Urban Infill and Redevelopment Area Stakeholders group met throughout August and September. This process was designed to identify those elements from the Front Porch Neighborhood Action Plan deemed to be priority for implementation under the Urban Infill and Redevelopment Plan. Many of the stakeholders have been involved in the Front Porch planning endeavor from its beginning. This group of active participants served to govern the development of the UIRA plan and will continue to have input in the decisions made relative to this plan. Following is the list of Stakeholders.

Mr. Gordon Jernigan
Escambia Housing Finance Corp.
25 W. Cedar Street Suite 530
Pensacola, FL 32501

Ms. Shirley Henderson
Community Equity Investment
302 N Barcelona Street
Pensacola, FL 32501

Mr. George McCormick
Clean & Green
312 W Main Street
Pensacola, FL 32501

Ms. Deana Lewis
Assistant Vice President
SunTrust Bank, West Florida
P.O. Box 510
Pensacola, FL 32596-0510

Mr. Delmus Wilkinson
Inspections Director
City of Pensacola
P.O. Box 12910
Pensacola, FL 32521

Mr. Daniel Horvath
Community Equity Investment;
Inc.
302 N Barcelona Street
Pensacola, FL 32501-4805

Mr. Jack Brock
CRA Assistant Director
City of Pensacola
P.O. Box 12910
Pensacola, FL 32521

Ms. Kim Rich
Economic Development
Pensacola Area Chamber Of
Commerce
P.O. Box 550
Pensacola, FL 32593-0550

Mr. Tony Bain
Crime Stoppers
1700 N Leonard Street
Pensacola, FL 32501

Ms. Sandra King
Catholic Charities
1805 N 6th Avenue
Pensacola, FL 32506

Ms. Sonya Culliver
Milk & Honey Outreach
Ministry
P.O. Box 1443
Pensacola, FL 32501

Ms. Phyllis Sims
West Pensacola
Neighborhood
1205 W. Gadsden Street
Pensacola, FL 32501

Mr. Ralph Goodman
Front Porch
1820 W Jordan Street
Pensacola, FL 32501

Ms. Thelma Manley
Front Porch
1040 N Guillemard Street
Pensacola, FL 32501

Dr. Wynn Teasley
Executive Director
UWF COPC
11000 University Parkway
Pensacola, FL 32514

John Noble
Store Manager
Barnes Supermarket
1301 N 9th Avenue
Pensacola, FL 32506

Mr. Kevin Jones
Vice Principal
Pensacola Academy for Success
1805 N 6th Avenue
Pensacola, FL 32503

Ms. Pat Hubbard
Housing Director
City of Pensacola
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Pensacola, FL 32521

Reverend William Gulley
Milk & Honey Outreach Ministry
33 E Gregory Street
Pensacola, FL 32597

Mr. Fred Gant
Allbritton & Gant Attorneys at
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Pensacola, FL 32501

Mr. Joe Dean
Precinct 50 Neighborhood
Association
1101 E Cross Street
Pensacola, FL 32503

Ms. Agnes Doering
Community Action Program
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Pensacola, FL 32593

Ms. Catherine Reeves
Eastside Improvement
Association
1218 N 7th Avenue
Pensacola, FL 32503

Ms. Michelle McNeil
Architectural Affairs
105 E Desoto Street
Pensacola, FL 32501

Ms. Melissa Polk
Communities in Schools
400 Jefferson Street
Pensacola, FL 32501

Ms. Susan Simpler
ESCAROSA Regional Workforce
9111 Sturdevant Street
Pensacola, FL 32514

Mr. Dale Perkins
E.C.U.A.
5860 San Gabriel Drive
Pensacola, FL 32504

Mr. Gary Lawrence
Millenium Construction
114 N Devilliers Street
Pensacola, FL 32501

Mr. Steve Pitkin
Escambia County CRA
1190 W Leonard Street
Pensacola, FL 32501-1129

Inspector Wendell Rich
Training
City Police Department
711 N. Hayes Street
Pensacola, FL 32501

Mr. Al Garza
Public Works Director
City of Pensacola
2757 N Palafox Street
Pensacola, FL 32501

The Honorable John Jerrals
City Council Member
City of Pensacola
P.O. Box 12910
Pensacola, FL 32521

The Honorable Debra
Thompson
City Council Member
City of Pensacola
P.O. Box 12910
Pensacola, FL 32521

Mr. Randy Wilkerson
Neighborhood Enterprise
Foundation
P.O. Box 8178
Pensacola, FL 32505

Ms. Cheryle C. Allen
Tract 18 Neighborhood
2103 N "H" Street
Pensacola, FL 328501

Mr. Lee Avant
Aviation Field
2905 N Hayne Street
Pensacola, FL 32503

Ms. Georgia Blackmon
Precinct 50 Neighborhood
2107 N 7th Avenue
Pensacola, FL 32503

Mr. Bob Hayes
Bob Hayes Telephone Service
1822 St. Catherine Avenue
Pensacola, FL 32501

Mr. Malcom McCorvey
Front Proch
1916 Martin Luther King Jr Drive
Pensacola, FL 32503

Reverend Edward Miles
2902 N Tarragona Street
Pensacola, FL 32501

Ms. Susan Senkarik
United Way
1301 W Government Street
Pensacola, FL 32501

Mr. Eddie Todd
Belmont-DeVilliers
111 W Belmont Street
Pensacola, FL 32501

Mr. Clyde Tripp
Tract 6 & 7 Neighborhood
710 N 7th Avenue
Pensacola, FL 32501

Mr. Pete Legacy
Walgreens
6314 N 9th Avenue
Pensacola, FL 32501

Mr. Michael Wade
St. John's Coalition
1807 W Wright Street
Pensacola, FL 32501

Mr. Jimmie Williams
Front Porch
2901 N Hayne Street
Pensacola, FL 32503

Mr. Mark Etheridge
Director of Contruction
Baptist Health Care
P.O. Box 17500
Pensacola, FL 32522

Ms. Karen Pollock
Walgreens
6314 N 9th Avenue
Pensacola, FL 32501

Ms. Becky Nensenson
Pensacola Police Department
711 N Hayne Street
Pensacola, FL 32501

Dr. Dave Epperson
Assistant Superintendent
Escambia County School District
P.O. Box 1470
Pensacola, FL 32597-1470

Council Member Hugh King
City of Pensacola
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Pensacola, FL 32521

Mr. Jay Gazani
Pensacola Police Department
711 N Hayne Street
Pensacola, FL 32501

Russell Madison
Property Manager
Baptist Health Care
P.O. Box 17500
Pensacola, FL 32522

HOLISTIC AND COLLABORATIVE COMMUNITY PARTICIPATION/VISIONING PROCESS

The Urban Infill and Redevelopment Area (UIRA) is comprised of that portion of the Front Porch area lying within the City of Pensacola corporate boundaries. The Front Porch area is approximately 2 square miles in size and includes both City and County neighborhoods. The Urban Infill and Redevelopment Plan was prepared with the intent to identify specific projects for implementation within the smaller focus area (City Front Porch neighborhoods) as a means of creating an enhanced impact through the physical concentration of activities and improvements.

The UIRA plan is a product of community goal setting and planning at the neighborhood level and represents a complement to the Front Porch neighborhood action plan. UIRA planning sessions were held during August and September to further refine the neighborhood vision and to identify neighborhood strengths and challenges. Meetings were conducted in the neighborhood to maximize public interaction and participation by the community, residents, non-profits and general public.

The UIRA planning sessions involved a diverse group of inner city residents, faith-based organizations, social service agencies, community development corporations, civic groups, education institutions, lending institutions, builders, developers, and City/County government in a community visioning and planning process. This holistic and collaborative process was conducted as a supplement to the Front Porch community participation process that resulted in the preparation of the Front Porch Neighborhood Action Plan in April 2000. Task Forces established as working groups during the initial Front Porch planning phase have continued to work in conjunction with community stakeholders to develop recommendations and identify projects for achieving plan goals. The recommendations of these task forces are reflected in projects included in this plan

City Neighborhood Enhancement Team staff was assisted in facilitation of the community participants process by the UWF Whitman Center and Landers-Atkins planners. Residents and other neighborhood stakeholders were asked to identify and address their concerns in partnership with City government, financial institutions, community institutions, and others. Together a neighborhood based plan that identifies the visions, goals, objectives, and strategies was developed. It addresses neighborhood priorities and directs the expenditure of funds.

Data was presented from neighborhood surveys conducted by the University of West Florida Community Outreach Partnership initiative for three of UIRA neighborhoods. This data provided a baseline on resident neighborhood satisfaction, land use, housing and building conditions, and economic issues. Nominal group technique was employed during these sessions to help stakeholders articulate their vision and priorities.

The issues related to Crime and Housing and Community Redevelopment, as identified in the Front Porch plan, resurfaced to be the top priority issues for the UIRA neighborhoods in achieving their collective vision. The Front Porch plan focuses on the implementation of revitalization and preservation goals. These goals were reaffirmed through the UIRA community participation process and specific projects/activities were generated through the supplemental planning.

The guiding philosophy of this planning process was to identify areas of neighborhood strength

which could be built upon through redevelopment efforts based on the following criteria:

- physical assets - highest concentrations of owner occupied housing, higher assessed values, well-kept properties.
- human assets - neighborhood residents actively working to improve the area.
- neighborhood safety - areas where crime prevention efforts have netted positive results.

COMMUNITY PARTICIPATION PROCESS

A number of methods were used to encourage stakeholders to participate in the design and implementation of the Urban Infill and Redevelopment Area plan. Letters were forwarded to representatives of key stakeholder groups. Invitations to sessions were made at neighborhood association meetings, Front Porch meetings, and University of West Florida Community Outreach Partnership Center (UWFCOPC) meetings. Public service announcements were forwarded to local media including the *Pensacola News Journal* and *The Pensacola Voice*. Flyers were distributed in the neighborhoods by City of Pensacola Neighborhood Enhancement Team staff and the Front Porch Liaison. Post cards were mailed to residents following the meetings thanking them for their participation and encouraging them to attend subsequent sessions.

The planning sessions began with presentation of data gathered through a series of neighborhood surveys conducted by the UWFCOPC. Following open discussion of the survey results on neighborhood land use, resident satisfaction, building condition crime and economic development, nominal group technique was used to help residents articulate their vision.

Through this process, stakeholders identified and ranked their top issues for neighborhood preservation and revitalization. During the series of planning sessions and in small group meetings, stakeholders nominated specific sites for focus based on neighborhood strengths such as proximity to churches/other institutions, proximity to well maintained existing houses, home ownership rates, adjacent properties with higher values, and proximity to known crime areas. After reviewing the available programs and resources, strategies for achieving the neighborhood vision were propose. The vision, and many of the strategies identified, reaffirmed those listed in the Neighborhood Action Plan for the Front Porch area as a whole.

Following is the list of dates and locations of the Urban Infill community meetings. Meeting notes, attendance sheets, notices/ advertisements and handouts are provided in the Attachments section of this application. A list of key stakeholders is provided on page 70 of the Urban Infill and Redevelopment Plan. The stakeholder groups were selected (using the Front Porch stakeholders as a base group) with the intent to be holistic and inclusive of all groups that might have an claim, interest or potential contribution to the outcome of the planning effort.

Urban Infill and Redevelopment Area Planning Sessions

August 24, 2000
Pensacola Academy for Success
1805 6th Avenue
Pensacola, FL 32501

August 31, 2000
Pensacola Academy for Success
805 6th Avenue
Pensacola, FL 32501

September 07, 2000
Front Porch Office

1040 N Guillemard Street

Pensacola, FL 32501

September 12, 2000
Front Porch Office
1040 N Guillemard Street
Pensacola, FL 32501

September 19, 2000
Front Porch Office
1040 N Guillemard Street
Pensacola, FL 32501

October 19, 2000
Front Porch Office
1040 N Guillemard Street
Pensacola, FL 32501

PERFORMANCE MEASURES

The performance measures which will be used to evaluate the City's success in implementing the plan are listed in the Preservation and Revitalization Goals and Projects. It is anticipated that effective implementation of the code enforcement and crime initiatives will result in an initial increase in the both the number of calls made to the police department and the number of reported code violations/code enforcement cases. This increase in the number of calls and citations should be followed by a decrease over the long term.

PROPOSED URBAN INFILL AND REDEVELOPMENT ASSISTANCE GRANT PROJECTS

Forgivable Home Improvement Loans

Project cost: \$100,000

This is a fix-up/paint-up program designed to facilitate exterior facelifts and minor repairs on occupied residential structures in support of new infill construction. Priority will be given to elderly/disabled residents.

Eastside Lot Acquisition/Homebuyer Assistance

Project cost: \$75,000

This program will provide funding to gain control of key sites to be made available for new infill housing construction by private builders/developers, non-profit corporations, lenders or private individuals. The cost of acquisition will serve as a write-down passed on to low or moderate income home purchasers. This program will also provide a source of down payment/closing cost assistance to non-first time home buyers.

Increased Police Presence

Project cost: \$50,000

Provides overtime pay for supplemental officers dedicated to intense drug eradication and community policing strategies including foot patrol, bike patrol, attending neighborhood meetings, and building citizen relationships. This project will include the purchase and provision of safety equipment for neighborhood watch groups such as binoculars, and cell phones.

Litter Enforcement Quick Response Team

Project cost: \$5,000

Provides funds for additional neighborhood clean-up activities including bulk-item removal and possible provision of dumpsters.

Commercial Property Improvement Loans

Project cost: \$50,000

Low interest loans for renovation of commercial properties.

Infill Design Assistance

Project cost: \$20,000

Provides funds for architectural services to develop plans that reflect the architecture and patterns of neighborhood development.

DEMONSTRATION OF AREA DISTRESS

One or more neighborhoods in the area suffers from pervasive poverty, unemployment, and general distress.

Poverty

The 1990 Census data shows high concentrations of poverty and unemployment in the proposed Infill and Redevelopment Area. The rate of persons in poverty, for each of the twenty three Census block groups within the nominated area is 21% or greater. The average rate of poverty for these block groups is 43%, with actual rates ranging to 64%. Only twenty five percent of the block groups exhibit poverty rates of less than 30%, with 50% of the block groups exhibiting rates greater than 46%. This compares with a 19% rate of poverty for the City of Pensacola as a whole, and a 13% rate statewide in 1990.

Unemployment

The 1990 unemployment information from the Census shows an average rate of unemployment for the nominated area at 5% compared with a citywide unemployment rate of 4%, and a statewide rate of 6% for the same time period (Table 3.1). However, the 1999 unemployment rate for the area based on data obtained from the University of West Florida, Haas Center for Business Development, was 6.47% for the proposed infill boundary area, while Bureau of Labor Statistics data show a statewide rate of 4% in 1999.

Table 3.1

Percent in Poverty and Unemployed

Tract	Block Group	Persons	In Poverty	% Poverty	Un-employed	% Un-employed
0006	1	322	137	43%	21	7%
0006	2	381	100	26%	10	3%
0006	3	417	112	27%	8	2%
0006	4	418	87	21%	26	6%
0006	5	259	165	64%	29	11%
0006	6	320	188	59%	20	6%
0015	1	313	175	56%	15	5%
0015	2	258	132	51%	10	4%
0015	3	435	269	62%	11	3%
0016	1	665	285	43%	36	5%
0002	2	224	108	48%	27	12%
0002	4	480	208	43%	24	5%
0002	5	709	361	51%	19	3%
0003	1	513	178	35%	16	3%
0004	1	586	294	50%	21	4%
0004	2	762	423	56%	72	9%
0004	3	480	241	50%	40	8%
0004	4	516	238	46%	24	5%
0004	5	386	202	52%	25	6%
0004	6	497	214	43%	31	6%
0004	7	418	99	24%	0	0%
0005	3	492	121	25%	12	2%
0018	2	604	147	24%	14	2%
average:		455		43%		5%
City of Pensacola				19%		4%
State of Florida				13%		6%

Source: US Bureau of the Census, 1990

General distress in the nominated target area is further evidenced by a substantially declining population (Table 3.3). This contrasts significantly with the growth and investment being experienced in other areas of the City, particularly the northeast and historic downtown neighborhoods. The Census documents that between 1980 and 1990, the target area lost 16.55 percent of its population. During the same time frame, a population increase of nearly three percent was experienced citywide.

Table 3.2
Median Household Income

Tract	Block Group	Income Median
0006	1	\$10,694
0006	2	\$16,500
0006	3	\$8,811
0006	4	\$9,307
0006	5	\$7,763
0006	6	\$10,893
0015	1	\$14,191
0015	2	\$11,875
0015	3	\$6,365
0016	1	\$11,033
0002	2	\$11,278
0002	4	\$13,207
0002	5	\$6,240
0003	1	\$10,192
0004	1	\$10,868
0004	2	\$10,163
0004	3	\$5,781
0004	4	\$15,742
0004	5	\$6,757
0004	6	\$9,399
0004	7	\$6,734
0005	3	\$23,050
0018	2	\$11,776
average :		\$10,810
City of Pensacola		\$25,066
State of Florida		\$27,483

Source: US Bureau of Census, 1990

Table 3.3

Population	City Wide	Urban Infill Target Area
2004 Projection	60,993	6,981
1999 Estimate	59,585	7,065
1990 Census	59,301	7,784
1980 Census	57,794	9,328
Growth 1980-1990	3%	-17%
Race		
White	62%	9%
Black	35%	90%
Asian/Pacific Islander	3%	2%
Other Races	1%	0%

Source: University of West Florida
Haas Center for Business Development

populations. The 1990 Census shows residents of the proposed UIRA have less than half the earning power as that of City residents as a whole (Table 3.2). Average median income for the area at \$10,830, only 43% of the citywide median and a mere 39% of the statewide median for 1990. This is limited income has bearing on the amount of disposable income available to target area residents for property maintenance and improvements. The 1990 Census documents the average median value of a dwelling unit in this area at \$31,743, while the median value for the city was \$63,000.

These older sections of the city reflect a continued concentration of substandard housing that is predominantly occupied by minority and lower income

City of Pensacola Building Inspections Department records for the period September 1, 1999 through August 31, 2000 show 92 code violations were cited in this segment of the City compared with 388 citywide (Table 3.4). This represents 24% of all code violation cases citywide, a relatively high concentration. The concentration of dilapidated unsafe structures in the proposed Infill area is evident from City Building Inspection Department records on demolitions of these structures. For the five year period 1992-1999, 271 demolitions were ordered by the City to remove unsafe/abandoned structures in the area, 41% of the 655 demolitions ordered city wide.

Table 3.4			
	City	Urban Infill Target Area	Percentage of the City
Demolitions			
1999	98	47	48%
1998	83	39	47%
1997	111	41	37%
1996	102	34	33%
1995	69	31	45%
1994	44	17	39%
1993	71	21	30%
1992	77	41	53%
Total	655	271	41%
Code Violations			
1999-2000	388	92	24%
Acres			
	14,202.70	1,172.81	8%

Source: City of Pensacola Building Inspections Department

Crime

A high crime rate distinguishes itself among the chief problems plaguing the area, and is a significant contributing factor to disinvestment here. According to a survey conducted earlier this year by the University of West Florida pursuant to a HUD funded Community Outreach Partnership Center grant, the majority of residents (an average 54%) target area neighborhoods feel very unsafe, or somewhat unsafe being out in the area at night (Table 3.5).

Table 3.5
COPC Neighborhood Survey Data - Feelings about Crime

	Belmont Devilliers	N. Morris Court	Eastside	Average	
How safe do you feel walking alone in neighborhood at night?					
1. Very safe	16%	15%	21%	17%	
2. Somewhat safe	21%	39%	26%	29%	46%
3. Somewhat unsafe	42%	30%	20%	30%	
4. Very unsafe	21%	16%	33%	24%	54%
How serious is the crime in your neighborhood?					
1. Very serious	17%	22%	19%	19%	
2. Somewhat serious	54%	25%	16%	32%	51%
3. Not very serious	29%	52%	65%	49%	49%

Source: University of West Florida Whitman Center, Community Outreach Partnership Center

City of Pensacola Police Department records reveal that 2,501 of the 10,885 crimes for which police reports were made in 1993 occurred within the target area. Twenty-three percent of the occurrences for an area that constitutes eight percent of the city (Table 3.6). In the year 1998, 1,899 of the 8,197 crimes committed in the city, took place in the Infill area neighborhoods. It is important to note that while the occurrence of crime for the City of Pensacola as a whole followed the downward trend experienced nationwide, the crime rate for the target area remained the same.

Of particular concern is the concentration of drug related activity in these neighborhoods. For both 1993 and 1998, nearly fifty percent of all drug related crimes in the city occurred in this segment of the city, which represents only 8% of the total city land area in acres.

Table 3.6
Crime Statistics for the Target area compared to the City

Crimes	Target Area				City Wide	
	1993	% of City Wide Crime	1998	% of City Wide Crime	1993	1998
Total # of Burglaries	348	18%	248	18%	1965	1359
Total # of narcotic related offenses	346	48%	293	45%	717	653
Total # of other crimes	758	20%	512	20%	3835	2585
Total # of robberies	66	42%	63	40%	157	159
Total # of thefts	488	19%	364	18%	2549	2024
Total # of traffic violations	37	24%	37	23%	154	159
Total # of violent crimes	458	30%	382	30%	1508	1258
Total - All Crimes	2501	23%	1899	23%	10885	8197

Source: City of Pensacola Police Department

Housing

Area distress is further exemplified by the high rate of vacant, abandoned and substandard properties in the area. The proportion of vacant properties in the UIRA is almost twice as high as for the city as a whole (Table 4.1). According to the Census, the proposed infill target area exhibited a 17% average rate of property vacancy in 1990. This compares with a 9% average vacancy rate for the City of Pensacola as a whole for the same time period.

Table 4.1
Percent Vacant

Tract	Block Group	Housing	Vacant	% Vacant
0006	1	134	18	13%
0006	2	205	48	23%
0006	3	240	52	22%
0006	4	182	34	19%
0006	5	139	37	27%
0006	6	160	29	18%
0015	1	125	25	20%
0015	2	104	11	11%
0015	3	174	25	14%
0016	1	298	35	12%
0002	2	170	46	27%
0002	4	234	48	21%
0002	5	289	52	18%
0003	1	238	47	20%
0004	1	258	36	14%
0004	2	315	32	10%
0004	3	223	35	16%
0004	4	223	33	15%
0004	5	158	27	17%
0004	6	225	30	13%
0004	7	256	5	2%
0005	3	259	52	20%
0018	2	193	30	16%
Average:		209		17%
City of Pensacola		26,366	2,383	9%
State of Florida		6,100,262	965,393	16%

Source: US Bureau of Census, 1990

The inner city neighborhoods included in the nominated Urban Infill and Redevelopment Area (UIRA) represent some of the City of Pensacola's oldest residential settlements. Correspondingly, the area is characterized by some of the most deteriorated housing stock.. The 1997 City of Pensacola Evaluation and Appraisal Report (EAR), prepared by the Department of Community Design and Planning, reported that the number of dilapidated housing structures within the city limits totaled 726 units or 3% of the total housing stock (Table 4.2). A calculation of the number of dilapidated or substandard housing structures for the target area was made using the housing conditions survey data contained in the City of Pensacola Comprehensive Plan.

The number of substandard or dilapidated single-family, duplex and multi-unit dwellings was derived based on the proportion of block groups falling within the UIRA target area for each census tract. 455 of the 2,737 housing structures in this area are substandard or dilapidated. This represents 14.24% of structures, more than four times higher than the rate for the local government.

Approximately one third of the city's housing stock is 40 to 50 years old or older (Table 4.3). While a number of these units are situated in the designated historic neighborhood districts, are well maintained and in good condition, or have been rehabilitated or modernized, many of these aged structures have outlived their normal useful lives. A concentration of these run-down structures is prevalent in the UIRA at a rate that is considerably higher than for the city as a whole. The 1990 Census Block Group data shows that a full 75% of structures in the Infill Area are 40 or more years old, and 48% are more than 50 years old.

Table 4.2
Housing Conditions in Target Area

Tract Areas	Target Block Group #'s	Target Block Groups as % of Tract	Total Standard Housing for Tract Areas	Total Standard Housing for Target Block Groups	Total Substandard and Dilapidated for Tract Areas	Total Substandard and Dilapidated for Target Block Groups	Total Units	% Substandard and Dilapidated for Target Block
6	1, 2, 3, 4, 5, 6	100%	832	832	127	127	959	13%
15	1, 2, 3	75%	360	270	88	66	336	20%
16	1	33%	2	1	6	2	3	75%
2	2, 4, 5	60%	806	484	156	94	577	16%
3	1	13%	1,492	187	76	10	196	5%
4	1, 2, 3, 4, 5, 6, 7	100%	758	758	152	152	910	17%
5	3	25%	755	189	18	5	193	2%
18	2	14%	125	18	-	-	18	0%
				2,737		455	3,192	14%

Source: Pensacola Department of Community Design and Planning, 1989

Table 4.3

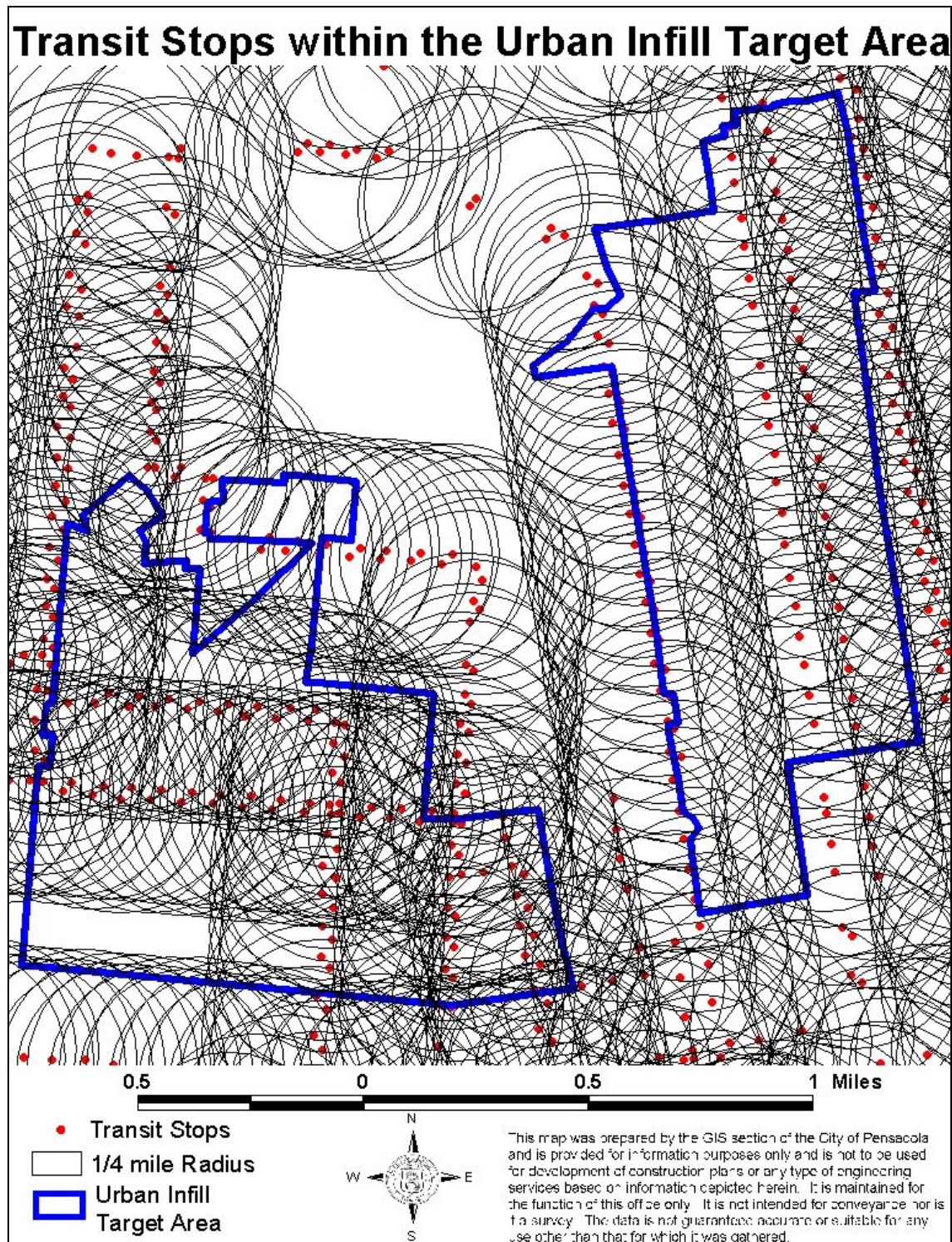
Median Year Built

Tract	Block Group	1939 - 49	1950 - 59	1960 - 69	After 1970
0006	1	1943			
0006	2	1939			
0006	3	1940			
0006	4	1939			
0006	5	1941			
0006	6			1965	
0015	1			1961	
0015	2		1955		
0015	3		1952		
0016	1		1958		
0002	2			1965	
0002	4	1939			
0002	5	1946			
0003	1	1944			
0004	1			1963	
0004	2	1948			
0004	3	1939			
0004	4		1952		
0004	5		1951		
0004	6		1958		
0004	7				1980
0005	3	1939			
0018	2			1963	
average:		48%	26%	22%	4%
City of Pensacola		1960-69			

Source: 1990 Census

Transit

More than 50% of the area to be designated is within ¼ mile of a transit stop as documented by the attached map generated from a list of official bus stops along the Escambia County Transit Authority fixed routes running through the area.



COMPREHENSIVE PLAN CONCURRENCY

Public services such as water, wastewater, transportation, schools, and recreation are available in the area, as confirmed by the City of Pensacola Planning Director of Community Design and Planning, and validated by the 1998 Concurrency Monitoring Report prepared pursuant to the City's Comprehensive Plan.

DELINEATION OF BOUNDARIES

By adoption of ordinance #46-00, the City of Pensacola City Council amended the Future Land Use Map Element of its Comprehensive Plan. A request for final approval of the amendment was submitted to the Department of Community Affairs, Division of Community Planning (DCP) on October 27, 2000. Notification of approval is forthcoming.

The area meets all designated area/boundary delineation threshold requirements pursuant to s.163.2514(2), fs

EXHIBIT 1

CONFIRMATION THAT THE AREA IS DESIGNATED FOR URBAN USES IN THE COMPREHENSIVE PLAN

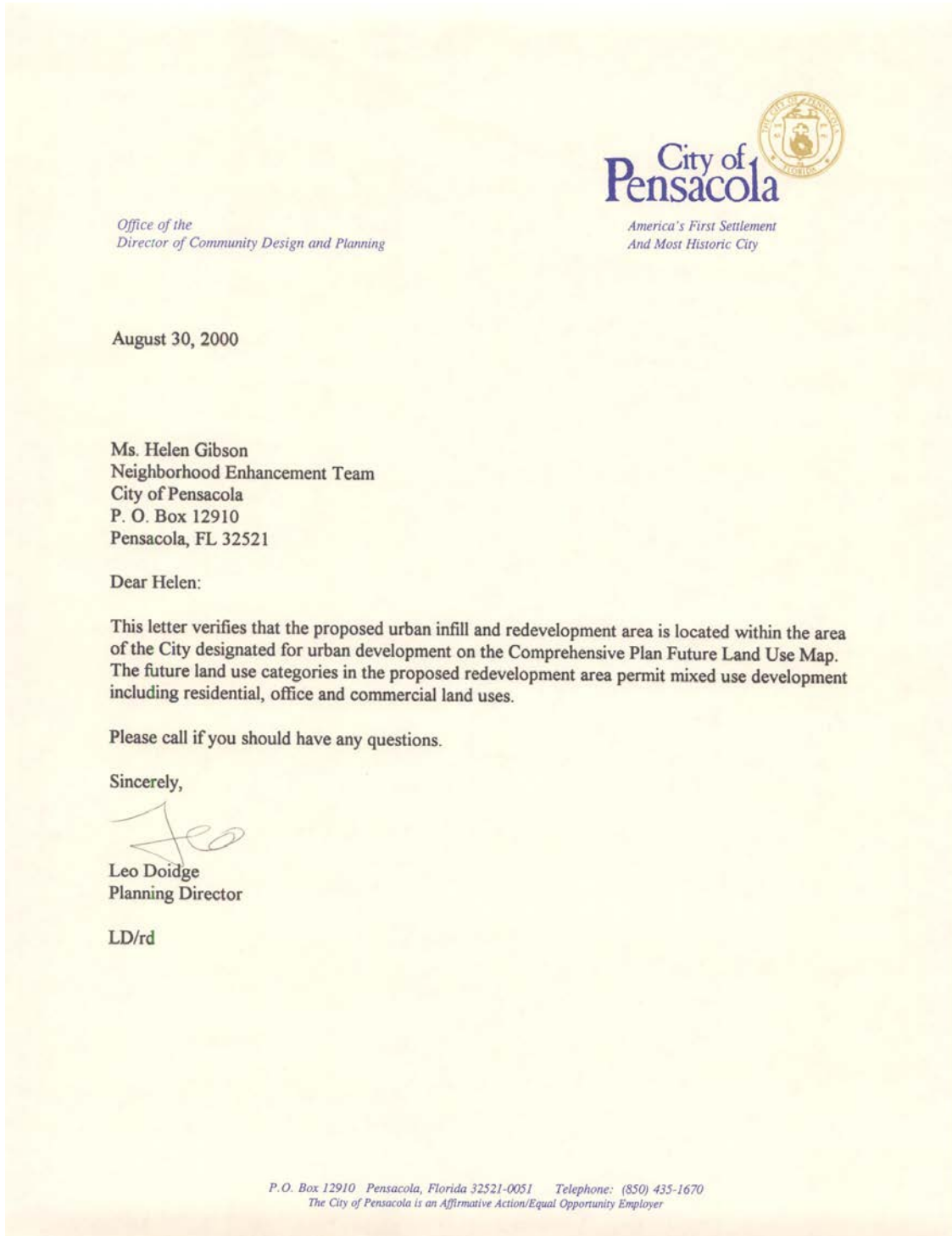


EXHIBIT 2

MAP OF TRANSPORTATION CONCURRENCY AREAS

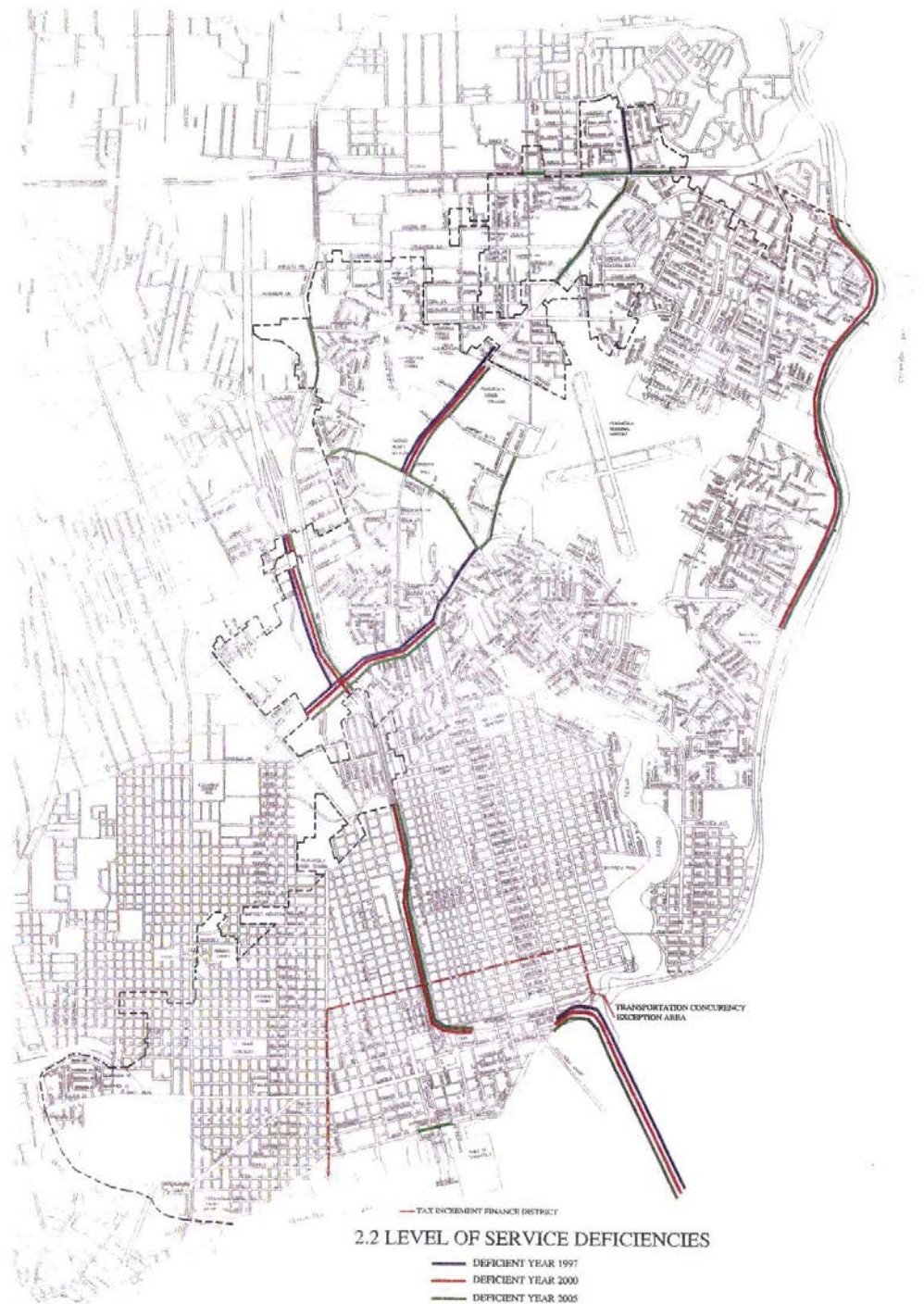


EXHIBIT 3

MEMORANDUM OF UNDERSTANDING

MEMORANDUM OF UNDERSTANDING
BETWEEN
CITY OF PENSACOLA AND ESCAM131A COUNTY SCHOOL BOARD

This MEMORANDUM OF UNDERSTANDING, made and entered into this 2nd day of October, 2000, by and between the City of Pensacola, a municipal corporation of the State of Florida, (the "City"), and the Escambia County School Board (the "School Board").

WHEREAS, the City seeks to designate the portions of its inner city/urban core area falling generally within the state designated Front Porch boundary as an Urban Infill and Redevelopment Area for the purposes of targeting neighborhood revitalization and preservation, housing, crime prevention, economic development and land use incentives to encourage enhancement of the area, and

WHEREAS, the School Board recognizes that strong educational programming and quality school facilities are important components of neighborhood revitalization and preservation as well as student success, and

WHEREAS, two Escambia County School Board facilities, the Spencer Bibbs and A.A. Dixon elementary schools, are situated within the proposed Urban Infill and Redevelopment area, and.

WITNESSETH

FOR AND IN CONSIDERATION OF the mutual commitments and obligations herein set forth, the City and the School Board agree as follows:

SECTION 1: That the School Board has committed to provide quality services at these facilities through the following programs offered beyond the regular school day and school week:

1. Neighborhood Learning
2. After School Child Care
3. After School Tutoring
4. Tutoring Programs on Saturday

SECTION 2: That the School Board has identified capital improvements for these facilities as follows: Spencer Bibbs --\$600,000 allocated for a guidance suite addition to be constructed in 2000-2001 budget year; A.A. Dixon-media center addition to be constructed in 2001-2002 fiscal year.

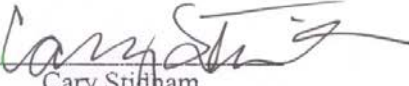
SECTION 3: That in the continued spirit of good partnership, staff of the School District will participate with staff of the City in on-going dialogue concerning priorities and methods for enhancing facilities and programs available within the proposed Urban Infill and Redevelopment Area.

SECTION 4: That the Escambia County School Board and the City Council of the City of Pensacola do hereby pledge to coordinate, through their staffs, efforts to enhance areas in and around the public schools located within the designated area, where appropriate.

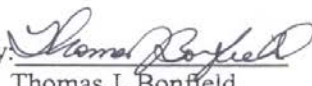
SECTION 5: This agreement shall become effective when filed in the office of the Clerk of the Circuit Court of Escambia County. The School Board shall be responsible for such filing.

IN WITNESS WHEREOF, the parties hereto have caused these presents to be executed by their authorized representatives.

THE SCHOOL BOARD OF
ESCAMBIA COUNTY, FLORIDA

By: 
Cary Stidham
Chairman

CITY OF PENSACOLA,
a municipal corporation

By: 
Thomas J. Bonfield
City Manager

APPROVED
School Board of Escambia County,

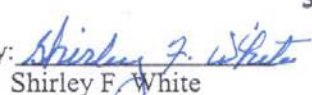
SEP 19 2000

JIM MAY
Superintendent of Schools

ATTEST:

By: 
Jim May
Superintendent

ATTEST:

By: 
Shirley F. White
City Clerk

Approved As To Form and
Execution

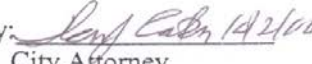
By:  10/2/00
City Attorney

EXHIBIT 4

Urban Infill and Redevelopment Plan Budget

PROJECT	FUNDING SOURCE	COST	FUNDING TYPE
Goal #1: Encourage Homeownership			
New Construction & Acquisition Assistance Includes Eastside Revitalization Showcase (Model block and scattered sites) Short Term: 1-12 months	SHIP Infill Program - 2000/2001	\$175,000 **	Leverage Funds
Eastside Lot Acquisition/ Homebuyer Assistance Short Term: 1-12 months	Infill & Redevelopment Assistance Grant	\$75,000 *	Grant Funds
Property Title Clearance Assistance Short Term: 1-6 months	SHIP Infill Program	\$25,000 **	Leverage Funds
SHIP, CHDO Contract for New Construction Short Term: 1-12 months	SHIP	\$250,000 **	Leverage Funds
Infill Design Assistance Short Term: 1-12 months	Infill & Redevelop. Assistance Grant	\$20,000	Grant Funds
Goal #2: Eliminate Crime and Drug Activity			
Increased Enforcement/ Drug Elimination; Remove Gang & Drug related Markers; Promote Police /Community relationship; Prevention/Safety Workshops (Video & handbook); Neighborhood meetings; Security Surveys for Residents & Businesses; Safety Equipment (binoculars for window watchers, cell phones) Short Term: 1-6 months	Infill & Redevelopment Assistance Grant	\$50,000	Grant Funds
Goal #3: Renovate Existing Structures			
Code Enforcement Specialist Short Term: 1-6 months	CDBG City of Pensacola	\$8,000 \$8,000	Match Funds
Substantial Rehabilitation Short Term: 1-12 months	HOME - 2000/2001	\$175,000 **	Leverage Funds
Owner Occupied Rehab Short Term: 1-12 months	CDBG - 2000/2001	\$175,000	Leverage Funds
Acquisition/ Rehab/Resale Short Term: 1-12 months	SHIP Infill Program 2000-01	\$75,000 **	Leverage Funds
Forgivable Homeowner Façade & Improvement Loans Short Term: 1-12 months	Infill & Redevelopment Assistance Grant	\$50,000 *	Grant Funds
Commercial Property Improvement Loans Short Term: 1-12 months	Infill & Redevelopment Assistance Grant	\$50,000 *	Grant Funds
Emergency Home Repair Program Short Term: 1-6 months	SHIP	\$50,000 **	Leverage Funds

PROJECT	FUNDING SOURCE	COST	FUNDING TYPE
Goal #4: Lot Maintenance and Beautification			
Lot/Litter Enforcement Short Term: 1-6 months	Infill & Redevelop. Assistance Grant	\$5,000	Grant Funds
Pensacola Community Initiatives Program (PCIP) Short Term: 1-6 months	City of Pensacola	\$16,000	Leverage Funds
General Daniel “Chappie” James, Jr Historic Home & Memorial Park Short Term: 1-12 months	City of Pensacola/ State Grant-In-Aid	\$65,000 \$35,000	Leverage Funds
Community Park (Central Park) Short Term: 1-12 months	City of Pensacola	\$350,000	Leverage Funds
Infrastructure			
Sidewalks Short Term: 1-6 months	CDBG – 1999 reallocation CDBG – 2000-01 LOST - Yr 3	\$195,000 \$100,000 \$90,000	Match Funds Leverage Funds Match Funds
Street Lighting Short Term: 1-12 months	CDBG – 2000-01	\$10,000	Leverage Funds
Central Fire Station Short Term: 1-6 months	LOST 2000	\$2.8 million	Leverage Funds
Belmont/DeVilliers Parking Lot Short Term: 1-6 months	CRA/TIF	\$91,000	Incentive
Belmont/DeVilliers Façade Program Short Term: 1-12 months	CRA/TIF	\$50,000	Incentive
Belmont DeVilliers Streetscape Short Term: 1-12 months	CRA/TIF	\$870,000	Incentive
Street Resurfacing Short Term: 1-12 months	LOGT-2000/2001	\$70,000	Incentive

*Project cost includes 8%administrative fee

**These funds available county or citywide on a first come first served basis. Utilization of these funds is dictated by the SHIP applicants or participating non-profit, and not otherwise reserved for the FP/UIRA. Expenditure within UIRA is an estimate based on past program performance.

SHIP- State Housing Initiatives Program
LOST- Local Option Sales Tax
CRA- Community Redevelopment Agency

TIF- Tax Increment Financing
HOME-Home Investments Partnership Act
CDBG-Community Development Block Grant

Neighborhood Plan

January 2004

Prepared by the City of Pensacola
Community Development Department



City of
Pensacola



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City of Pensacola

Eastside Neighborhood Plan

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Section 1

Introduction

Section 1.1 Background

The City of Pensacola developed the Neighborhood Planning Process in 2001 as a new proactive approach to comprehensively review an area and identify opportunities at the neighborhood level. Neighborhood Planning is an opportunity for citizens to take an active role in the planning process. The purpose of this project is to develop an action plan that will address specific neighborhood concerns and in turn protect, preserve, and enhance the quality of life for all citizens. The neighborhood plan will:

- Identify neighborhood strengths and assets
- Identify neighborhood needs and concerns
- Establish goals for improving the neighborhood
- Provide actions for reaching the goals

This report is divided into three distinct sections. The first section, the Neighborhood Profile, details background information about Eastside Neighborhood. The next section identifies issues and goals for Eastside. The final section details the action steps for achieving those goals stated in the plan. The Action Plan focuses on the following strategies:

- **Neighborhood Development:** Neighborhood Development is the strategy for those areas that include established and/or growing neighborhoods that have relatively large amounts of developable land remaining and undeveloped areas that have been identified as being suitable for the development of new neighborhoods.
- **Neighborhood Protection:** Neighborhood Protection is the strategy for areas that are largely developed. The strategy is for mature neighborhoods where the development pattern is well established and there is no or relatively little developable land remaining. The primary purpose of this strategy is to protect such areas from inappropriate new development or redevelopment and to identify possible neighborhood enhancements.
- **Neighborhood Revitalization:** Neighborhood Revitalization is the strategy for neighborhoods that are in decline. The primary purpose of this strategy is to encourage new investment in such areas through new infill development, redevelopment of existing structures and to identify possible neighborhood enhancements.

Action steps will generally fall into three categories: 1) things that the neighborhood can do, such as start a community watch program, form a garden club to maintain common areas, landscape entranceways and common areas, and other beautification/cleanup projects; 2) things that the City can do that will not require direct monetary assistance such as revising zoning regulations and stepping up code enforcement activities; and 3) things that will require financial resources such as construction and/or repair of sidewalks, repairing/resurfacing streets, park improvements, property acquisition, and other building incentive programs. This section will provide specific

detail regarding, funding strategies, implementation, and timelines. This section will also identify roles and responsibilities for specific action steps.

In identifying improvement strategies and actions for implementation, the plan draws from a number of plans covering the Eastside area previously approved by City Council. These include the Pensacola Comprehensive Plan which provides a blue print for the city's future growth and development, the Enterprise Zone Strategic Plan which focuses on economic development and physical improvement incentives and the Urban Infill and Redevelopment Plan which addresses neighborhood quality of life and revitalization goals

The plan will be presented to City Council for approval. Implementation of planned projects will be carried out as funding becomes available. However, funding decisions will be made taking into account the overall needs and requirements of all neighborhoods in the City as well as other City budget priorities. The plan will assist City staff and City Council with prioritization of city projects in the budget development process. Projects identified in completed neighborhood plans may be given priority in the Pensacola Community Initiatives Partnership Grant Program (PCIP) and will be eligible for PCIP grants outside of the normal funding cycles. Each completed plan must be in conformity with the adopted City of Pensacola Comprehensive Plan and other approved plans. If inconsistent, the plan must include amendments to the appropriate plan as part of the implementation process.

Section 1.2 Scope

This action plan will review housing, parks and recreation, public safety, pedestrian amenities, historic preservation, commercial zoning, land use and transportation in Eastside Neighborhood. These areas are of primary concern for the City of Pensacola and are those areas in which the City can facilitate change. Areas that will not be included in this Action Plan are socio-economic issues, health issues, or education. While these areas are important to the health and well being of every neighborhood, they are beyond the scope of the City of Pensacola and would require the cooperation of other governments and organizations to bring about change. This action plan is a unique statement about Eastside and what the residents of that neighborhood want it to be.

Section 2

Neighborhood Profile

Section 2.1 Location and Boundary

Eastside Neighborhood is centrally located within the City of Pensacola. The boundaries of Eastside are: Baars Street on the north; Cervantes Street on the south; Hayne Street on the west; and 6th Avenue to Mallory, Mallory to 8th Avenue, 8th Avenue to Lee, and Lee to 9th Avenue on the east. (See Map 1).

Principally residential in character, the neighborhood is traversed by the Martin Luther King, Jr. Drive and Davis Street corridors along which there are scattered commercial clusters. The neighborhood is marked by a traditional urban form of development. Buildings are constructed at pedestrian scale, creating a street edge very near the sidewalk permitting considerable interaction. Neighborhood streets provide good connectivity.

The Eastside Neighborhood Improvement Association organized in 1999. Recently, a neighborhood crime watch has been formed.

Section 2.2 Neighborhood History

Eastside Neighborhood lies within Pensacola's East King Tract. The East King Tract was one of several Spanish land grants awarded to private citizens in the Americas by the King of Spain in the late 1800's. The Eastside Neighborhood became racially integrated in the early 1940's. During this period, many of Pensacola's prominent African Americans, no longer restricted by Jim Crow laws to living in the neighborhoods on Pensacola's west side, relocated to the east.



Eastside neighborhood has been home to many prominent African American citizens. Pastors, doctors, dentists, principals, teachers, tailors, blacksmiths and mid-wives are a few of the professions of previous Eastside residents. Baseball players with the famed Negro League also resided here. The Eastside Neighborhood Improvement Association has proposed the establishment of an African American history trail to document the history and contributions of early African Americans in the Eastside area. Some of the proposed sites to be identified by this heritage trail are:

the homestead of General Daniel Chappie James, the Air Force's first black four-star general; Magee Field, a ball park named after one of Pensacola's first black physicians, Dr. A.S. Magee; the home built by Dr. A.S. Magee in 1917 located on Eighth Avenue and Blount Street; E.S. Cobb Center named after another African American Physician, Dr. E.S. Cobb; H&O Café, one of the first black owned

Map 1 Neighborhood Boundary



restaurants in the Pensacola area owned by Hamp and Ola Lee. The African American history trail will document the contributions of prominent African American citizens of the Eastside Neighborhood in the early 1900's. The home pictured above is the home of Dr. J. Lee Pickens and his wife, former principal of the J. Lee Pickens School. This home is located at 1422 North Davis Highway on the corner of Davis and Blount.



Originally owned and operated by Mr. Hamp & Mrs. Ola Lee, H&O Café serves some of the best Soul Food cooking in the City of Pensacola. H&O Café opened its doors for business in the 1930's and before integration was a focal point for the African American Community. It was the preeminent black restaurant in the City of Pensacola and many entertainers of the pre-integration area dined at H&O Café. H&O Café is currently managed by Michael Grier and Chris Holmes and is located at 301 Gonzalez Street at the corner of Hayne and Gonzalez.



Eastside Neighborhood is the birth place of General Daniel "Chappie" James, Jr. General James was a native of Pensacola, Florida and was born on February 11, 1920. He graduated from Booker T. Washington High School in 1937 and attended Tuskegee Institute from 1937 to 1942 where he received a Bachelor of Science Degree in Physical Education and learned to fly under the Civilian Pilot Training Program. In January of 1943, General James received appointment as a cadet in the Army Corps and was designated as second lieutenant. Throughout his military experience he served in three wars: World War II, the Korean War, and Southeast Asia conflicts. General James became the first African American man in the

United States Air Force to become a Four Star General in September 1975. General James was assigned as Commander in Chief of the North American Air Defense Command and Aerospace Defense Command which made him responsible for all facets of air defense in the United States and Canada. He died of a heart attack on February 25, 1978. His home is located within the boundaries of Eastside Neighborhood on Martin Luther King, Jr. Drive.



Section 2.3 Area Characteristics

Population Characteristics

Table 1 indicates that Eastside Neighborhood has an estimated population of 1,387 persons which represents approximately 2.4% of the City's population. Table 1 also indicates that Eastside Neighborhood is predominately African American. Approximately 91% of the residents in Eastside are African American compared to approximately 31% of the City's population.

Table 1 POPULATION BY RACE- 2002				
	City of Pensacola	%	Eastside Neighborhood	%
Total	57,814		1,387	
White	37,400	64.69%	84	6.06%
Black or African American	17,708	30.63%	1,258	90.67%
All Other Races	2,706	4.68%	45	3.27%

Source: University of West Florida Haas Center for Business Research and Economic Development

Eastside has high concentrations of older and younger residents when compared to the City as whole. Approximately 20% of Eastside residents are age 65 and older. The 2002 estimated median age for City of Pensacola residents is 39.44 compared with 39.17 years for the Eastside Neighborhood (Table 2). Eastside follows the City as a whole in that the highest percentage of population falling within any single age group is in the 45-54 year old group (14.94 % for the City and 13.63% for Eastside).

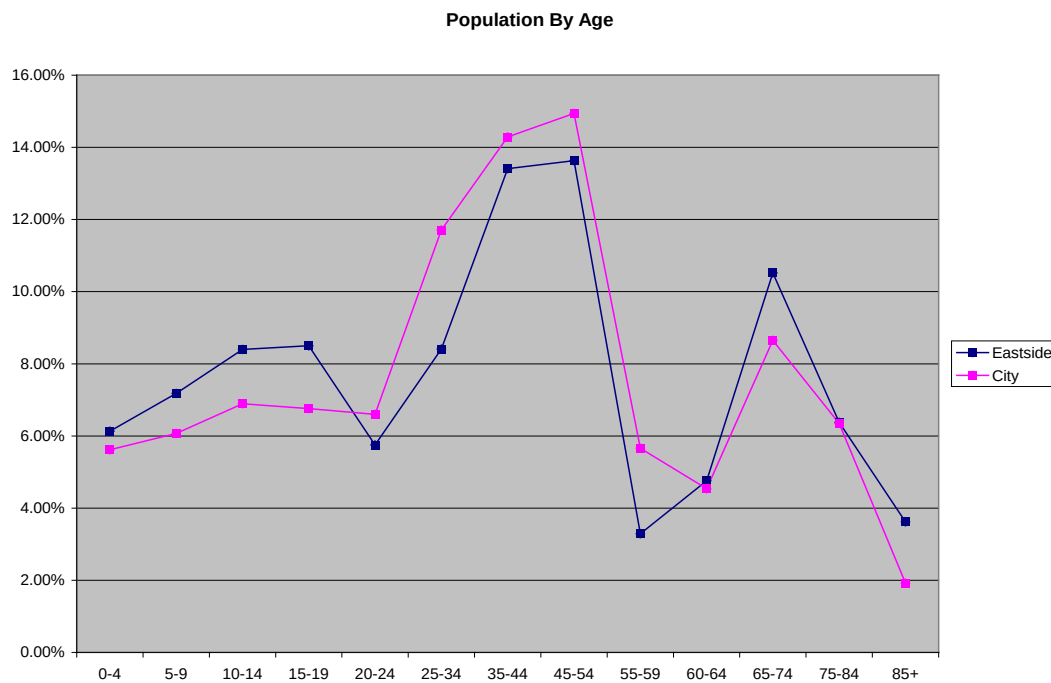
Table 2 POPULATION BY AGE- 2002		
	City of Pensacola	Eastside Neighborhood
Total Population	57,814	1,387
Age 0-4	5.62%	6.13%
Age 5-9	6.07%	7.18%
Age 10-14	6.89%	8.40%
Age 15-19	6.76%	8.50%
Age 20-24	6.60%	5.75%
Age 25-34	11.71%	8.41%
Age 35-44	14.29%	13.41%
Age 45-54	14.94%	13.63%
Age 55-59	5.66%	3.29%
Age 60-64	4.54%	4.76%
Age 65-74	8.65%	10.52%
Age 75-84	6.35%	6.38%

Age 85+	1.92%	3.62%
---------	-------	-------

Source: University of West Florida Haas Center for Business Research and Economic Development

University of West Florida Haas Center for Business Research and Economic Development data indicates that population fell by 14% in the Eastside Neighborhood between 1999 and 2000 while the population of the City as a whole grew by 4%. The trend in Eastside reversed between 2000 and 2002, with the Eastside population increasing by 2%. This occurrence may be attributable to both public and private sector residential infill construction activity in the neighborhood. The citywide population again grew at a rate of 4% between 2000 and 2002. The estimated average household size for Eastside for 2002 was roughly 10% higher than for the City.

Chart 1



Households

An estimated 564 households resided in Eastside in 2002. Following a significant loss between 1990 and 2000, the 2002 numbers indicate an increase in neighborhood households. Average household size for the neighborhood (2.46 persons) exceeds of the City wide average household size (2.25 persons) by nine percent (9%).

Table 3 HOUSEHOLDS		
	City of Pensacola	Eastside Neighborhood
1990	24,269	640
2000	24,524	551
2002	25,521	564
Average Household Size (2002)	2.25	2.46

Source: University of West Florida, Haas Center for Business Research and Economic Development

Educational Characteristics

The data indicates approximately 55% of Eastside residents have obtained a high school diploma compared to 80% of the City's population. The high school drop-out rate for Eastside is twice that for the City as a whole. Nearly 45% (400) of Eastside's population has not obtained a high school diploma or GED. Approximately 37% of the City's population has obtained a college degree (associate, bachelor or masters) compared to approximately 9% of Eastside residents (Table 4).

Table 4	EDUCATIONAL ATTAINMENT OF PERSONS 25+	
	City of Pensacola	Eastside Neighborhood
Less than 9 th Grade	6.57%	18.78%
Some High School, No Diploma	13.14%	26.20%
High School Grad (GED)	22.43%	35.45%
Some College, No Degree	21.23%	10.63%
Associate Degree	7.31%	4.87%
Bachelor Degree	18.35%	2.10%
Graduate or Professional Degree	10.98%	1.97%

Source: University of West Florida, Haas Center for Business Research and Economic Development

Income Characteristics

Average household income in the Eastside Neighborhood is \$26,298 compared with \$56,572 for the City. Neighborhood median income is \$20,144 compared with a citywide median of \$37,674. Per capita income for the neighborhood is \$10,693 for the neighborhood compared with \$25,231 for the City. Table 5 indicates that approximately 41% of Eastside's residents have an income less than \$15,000 compared to approximately 18% in the City. The percentage of Eastside residents with an income less than \$15,000 can be linked directly to the educational attainment of residents. The average household income and per capita income of Eastside residents is more than 50% less than those measures of income for the City as a whole. This may also be related to the relatively high concentration of elderly in Eastside.

Table 5	HOUSEHOLD INCOME	
	City of Pensacola	Eastside Neighborhood
Less than \$15,000	18.31%	40.52%
\$15,000-\$24,999	14.56%	18.35%
\$25,000-\$34,999	14.38%	17.81%
\$35,000-\$49,999	15.43%	9.45%
\$50,000-\$74,999	17.61%	8.68%
\$75,000-\$99,999	9.23%	4.19%
\$100,000-\$149,999	6.58%	1.0%
\$150,000-\$249,999	2.36%	.01%
\$250,000-\$499,999	1.03%	.00%
\$500,00 and over	.52%	.00%

Section 2.4 Neighborhood Economic Development Potential

The University of West Florida Whitman Center for Social Service Community Outreach Partnership (COPC) conducted research to determine the amount of economic development potential existing in five Pensacola Urban Core neighborhoods, including Eastside. Neighborhood level economic development potential was quantified on the basis of unmet neighborhood retail demand. A report of the study's findings was produced in June 2000. (A summary table of the study's results is provided as attachment 3).

The study found that a mere fifty nine percent (59%) of potential trade within the Eastside neighborhood was being captured. Of a total \$10 million in estimated potential retail demand, only \$6 million was being met. The total estimated amount of untapped retail demand exceeded \$4 million as shown in Table 6.

Table 6 1999 ECONOMIC DEVELOPMENT POTENTIAL	
Est. Eastside Neighborhood Retail Demand	\$10,180,991
Est. 1999 actual retail sales per neighborhood	\$6,000,000
Percentage of trade being captured	59%
Est. 1999 unmet Retail Demand	\$4,180,991

Section 2.5 Property Conditions

Structure Condition

Structure condition survey data (Table 7, Chart 2 and Map 2) indicates that approximately 50% of the total structures in the Eastside Neighborhood are deteriorated to some degree. Nearly 43% of neighborhood occupied structures have some degree of deterioration while approximately 78% of the vacant structures are deteriorated to some extent. The value of properties in the Eastside Neighborhood is reflective of the condition of these properties.

Definitions of Structure Condition:

- *Standard Condition:* Unit that appears habitable and in good condition. The unit needs no exterior repairs.
- *Slightly Deteriorated:* Unit that appears habitable but needs minor, non-structural repairs or maintenance such as painting or new roof shingles.

- *Deteriorated*: Unit that appears habitable but needs major, structural repair such as new windows, walls or corrections to foundation, sagging roofs, porches etc.
- *Dilapidated*: Unit that appears uninhabitable and is badly deteriorated and in need of major structural repairs. Considerable effort and expense is required to rehab and rehab is probably not structurally or economically feasible.

	Total	%	Occupied	%	Vacant	%
Structures Surveyed	703		627		76	
Standard Condition	377	53.63%	360	57.42%	17	22.37%
Slightly Deteriorated	255	36.27%	220	35.09%	35	46.05%
Deteriorated	59	8.39%	46	7.34%	13	17.11%
Dilapidated	13	1.71%	1	.16%	11	14.47%

Source: University of West Florida, Whitman Center for Public Service, Fall 2002

The poor condition of many structures in the Neighborhood may be directly related to the age of these structures. Nearly 70% of the housing stock in Eastside Neighborhood is 60 years old or older compared to approximately 24% of the City's housing stock (Table 8). More than half (51.85%) the neighborhood's housing stock was built in 1939 or earlier.

Owner occupied housing values in Eastside neighborhood are relatively low. Approximately 55% of owner-occupied housing is valued at less than \$50,000 compared to approximately 13% of the City's owner occupied housing values (Table 9).

Map 2 Structure Condition

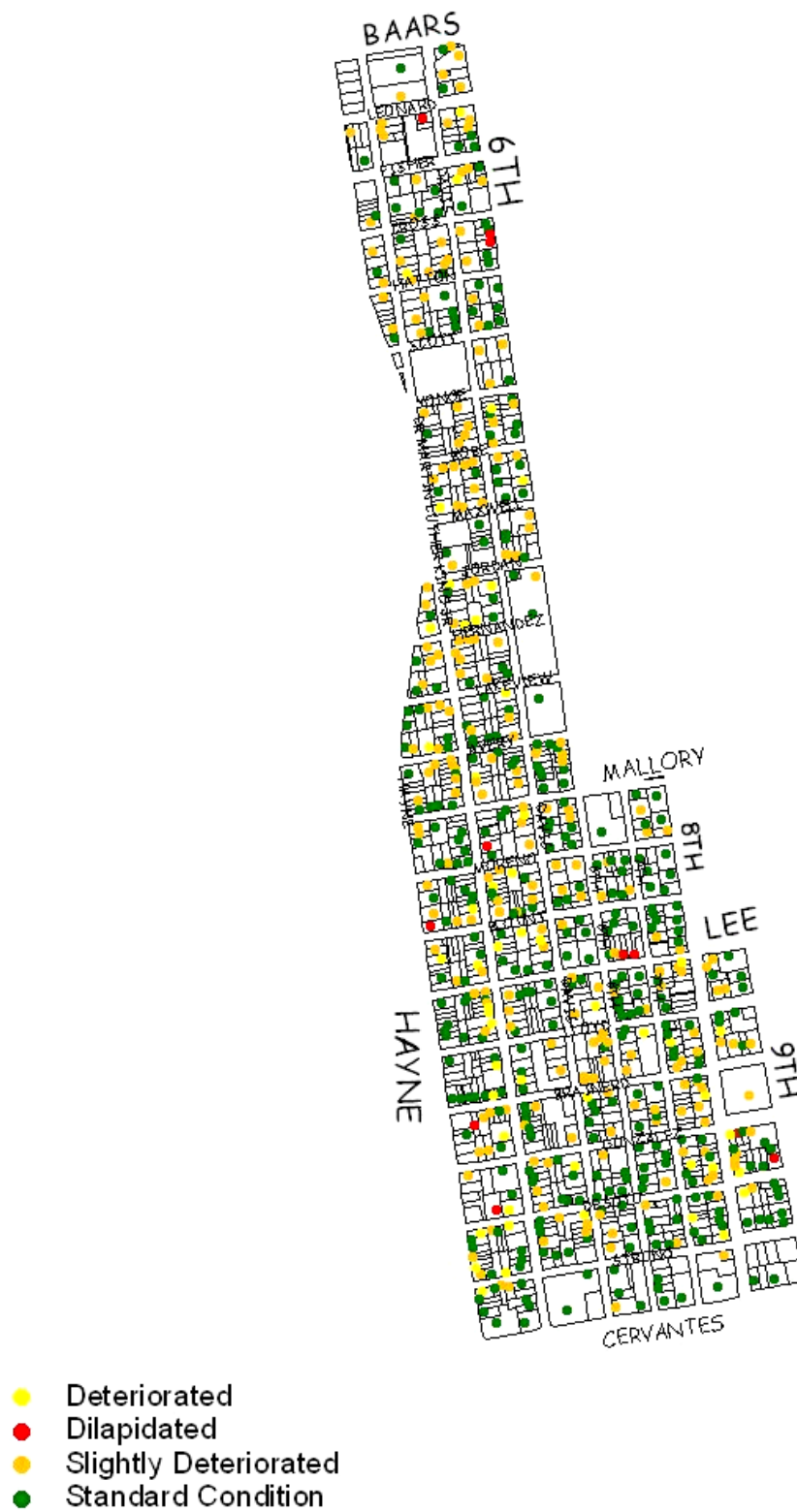


Chart 2- Structure Condition

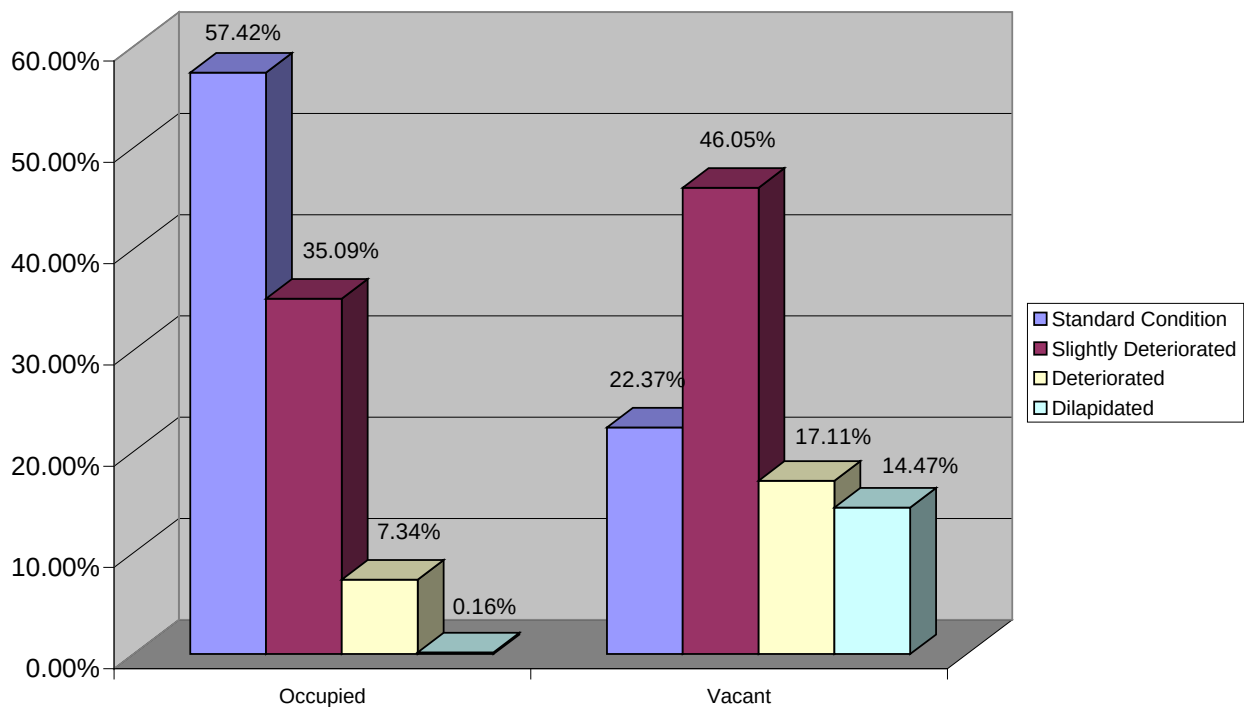


Table 8	HOUSING UNITS BY YEAR BUILT	
	City of Pensacola	Eastside Neighborhood
1989-2002	8.10%	1.21%
1985-1988	7.97%	1.28%
1980-1984	10.30%	5.94%
1970-1979	17.98%	4.18%
1960-1969	17.90%	6.60%
1950-1959	14.21%	11.92%
1940-1949	8.72%	17.01%
1939 Earlier	14.82%	51.85%

Source: University of West Florida, Haas Center for Business Research and Economic Development

Table 9	OWNER OCCUPIED HOUSING VALUES	
	City of Pensacola	Eastside Neighborhood
Total Owner Occupied Units	14,549	277
Less than \$25,000	2.81%	14.04%
\$25,000-\$49,999	10.53%	41.23%
\$50,000-\$74,999	18.65%	27.37%
\$75,000-\$99,999	20.00%	9.59%
\$100,000-\$149,999	28.35%	5.87%

\$150,000+	19.65%	1.90%
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Source: University of West Florida, Haas Center for Business Research and Economic Development, 2002

Estimates based on 2000 Census

According to a survey conducted by the University of West Florida Whitman Center for Public Service, nearly 30% of the parcels in Eastside Neighborhood are vacant (Table 10). This indicates a considerable potential for future infill development in the area.

Table 10 OCCUPANCY			
Total Parcels	Vacant Lot	Occupied Structure	Vacant Structure
995 (100%)	292 (29.35%)	627 (63.02%)	76 (7.64%)

Source: Property Conditions Survey conducted by University of West Florida, Whitman Center for Public Service, Fall 2002

Yard/Lot Conditions

Property and yard maintenance has a substantial impact on neighborhood aesthetics. The property conditions survey conducted by the University of West Florida, Whitman Center for Public Service identified a substantial percentage (nearly 37 percent) of neighborhood yards and/or vacant lots as being in slightly unacceptable or poor condition. The impact of high absentee ownership is reflected in these numbers in that, the majority of unacceptable yard or lot conditions occur on vacant or unoccupied properties.

Table 11 YARD/LOT CONDITION								
	Vacant Lots	%	Occupied Structures	%	Vacant Structures	%	All Properties	%
Total Surveyed	292		627		76		995	
Acceptable	137	46.92%	459	73.21%	31	40.79%	627	63.02%
Slightly Unacceptable	138	47.26%	150	23.92%	37	48.68%	325	32.66%
Poor Condition	17	5.82%	18	2.87%	8	10.53%	43	4.32%

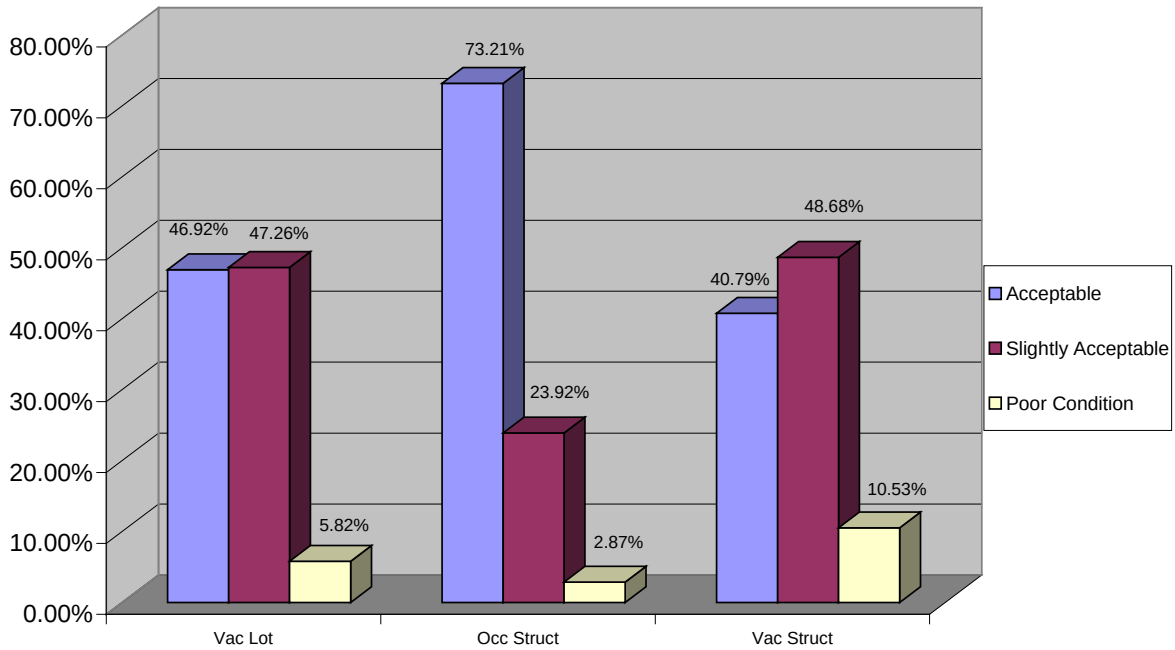
Source: University of West Florida, Whitman Center for Public Service, Fall 2002

Definitions of Yard/Lot Conditions:

- **Acceptable:** Yard has no overgrown grass or weeds and is free from any litter, trash, debris, junk and inoperable vehicles.
- **Slightly Unacceptable:** Yard has grass and/or weeds in excess of 18 inches and/or small amounts of trash, junk, or one inoperable vehicle that would require minimum effort to remove.
- **Poor Condition:** Yard has grass and/or weeds in excess of 18 inches and/or large

amounts of trash, outdoor storage, junk and inoperable vehicles that would require considerable effort to remove.

Chart 3- Yard/Lot Condition



Section 2.6 Crime Statistics

According to the data, traffic crash reports/traffic citations and theft are the largest crime categories for both the City of Pensacola and Eastside Neighborhood. Based on the results from the neighborhood survey, residents view crime as a major issue/problem in Eastside.

Table 12 CRIME STATISTICS 2002			
Category	Eastside	City of Pensacola	% of Occurrence in Eastside
Burglary Crimes	40	1,294	3%
Robbery Crimes	10	101	10%
Theft Crimes	89	1,367	7%
Assault/Battery Crimes	39	653	6%
Narcotic Related Offenses	35	541	6%
Traffic Crash Reports/Traffic Citations	518	16,281	3%
Traffic Fatalities	0	5	0%
Violent Crimes*	5	58	9%

Source: City of Pensacola Police Department: *(includes murder, forcible rape, forcible child molestation, attempted sexual battery)

Definitions of Crime Categories:

- Burglary – Any unlawful entry into, or remaining in, any building with the intent to commit a crime.
- Robbery- Any unlawful or felonious intent to remove personal property with intent to deprive the rightful owner of it.

Section 2.7 Zoning and Land Use

The predominate land use in the Eastside Neighborhood (more than 74%) is residential as indicated by the yellow shading on the adjacent land use map. The balance of land use consists of office, institutional (schools and churches) and commercial. The neighborhood level commercial uses are scattered along the Dr. Martin Luther King, Jr. Drive and Davis Street corridors which run through the center of the neighborhood. The Cervantes Street and Ninth Avenue corridors, which form the neighborhood's southern and eastern borders are characterized by more concentrated commercial activity. In contrast to the existing pattern of land use, the prevailing zoning classification for the neighborhood is commercial (R-NC). Of the total 220.9 acres of neighborhood land area, 43.09 acres or 20% is zoned medium density residential (R-1A), with 171.69 acres or 78% zoned commercial (R-NC, C-1, or C-3) and 1.35 acres or less than 1% zoned industrial or Interstate Corridor.

Current zoning does not reflect the neighborhood's land use patterns or the residents' vision for the future development of much of the area. The existing commercial zoning allows many uses which are both undesirable and unwelcome by the neighborhood stakeholders. As a result of the neighborhood's current zoning, setback and minimum yard requirements for non-residential uses in much of the area are less restrictive than they would be were those uses located within 100 feet of a residential zone.

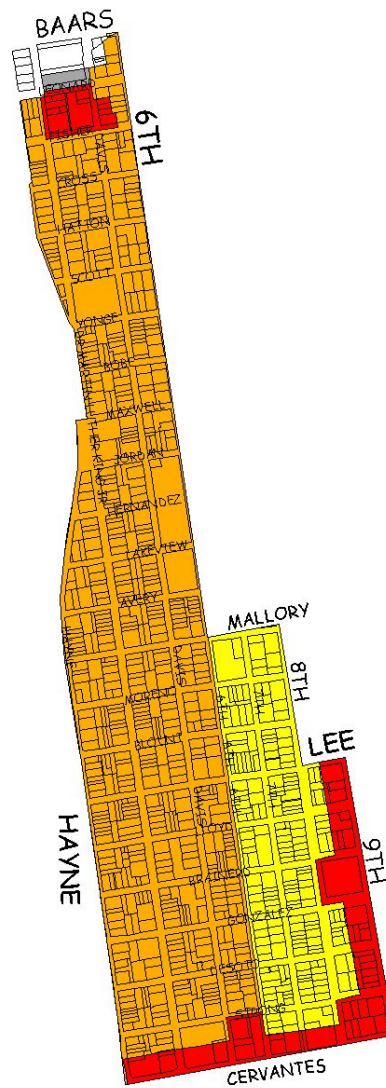
Map 3



EASTSIDE LAND USE



Map 4



EASTSIDE NEIGHBORHOOD ZONING

ZONING

COMMERCIAL

INDUSTRIAL

RESIDENTIAL

RETAIL COMMERCIAL

- The R-1A -medium density residential land use district allows one and two-family dwellings at a maximum 17.4 dwelling units per acre. Permitted uses include two-family attached townhouses, accessory residential units, community residential homes, manufactured homes, schools and educational institutions; The boundaries of the R-1A district in Eastside are: Mallory in the north; Cervantes in the south; 6th Avenue in the west; and 8th Avenue to Brainerd, Brainerd to Gonzalez, Gonzalez to Strong, and Strong to 8th Avenue in the east.



- The R-NC residential/neighborhood commercial zoning district is the predominant zone in the Eastside Neighborhood. This zone provides for professional offices and certain types of neighborhood convenience shopping, in addition to single family and multiple family dwellings (including manufactured homes). Permitted commercial uses include retail food drugstores, liquor package stores, clothing and fabric stores, home furnishings, hardware and appliance stores, specialty shops, banks, floral shops, health clubs, spas, laundromats, drycleaners, restaurants, appliance repair shops, outdoor sales of trees and shrubs and gasoline and service stations. When this zone occurs within 100 feet of a residential district, minimum front and rear yard setbacks are 15 feet with a 5 foot side yard setback requirement. Maximum lot coverage is 50%. Buildings may be constructed to a maximum height of 35 feet. Non-residential units may be constructed up to 9 stories in height. Regulations on setbacks and lot coverage are less restrictive when this zone occurs further than 100 feet from a residential zoning district. The boundaries of the R-NC district in Eastside are Fisher on the north; Strong on the south; Hayne on the west; and 6th Avenue on the east.



- The 9th Avenue and Cervantes Street neighborhood borders are zoned C-1 retail commercial. Land uses permitted in this zone include retail sales and services, motels/hotels, car washes, movie theatres, open-air tree sales, pet shops, parking lots and garages, pest services, and animal hospital and veterinary clinics. Outside storage and repair work are prohibited. Building regulations for the C-1 zone are limited to a maximum building height of 45 feet, with 75% maximum lot coverage. There are no minimum yard (minimum building setback requirements) except where a non-residential use is contiguous to a residential zoning district.



- The M-1-light industrial zoning district occurs at the northern tip of the neighborhood at Leonard Street. Permitted land uses in this zone include outdoor storage, wholesale businesses, fuel yards, lumber yards, assembly of appliances and instruments, manufacture of listed products, bottling plants and welding and metal fabrication. Residential is not allowed unless another residence already exists in the block. There are no minimum yard requirements except where a non-residential use is contiguous to a residential zoning district. Maximum building height in this zone is generally 45 feet. Maximum lot coverage is 75% of the total site area.



The Future Land Use element of the Pensacola Comprehensive Plan designates most of the property in this neighborhood as commercial (R-NC zone). This designation is consistent with area zoning but is inconsistent with neighborhood redevelopment goals.

Map 5

Eastside Future Land Use Districts



Section 2.8 Building Setback Requirements

Based on their classification as arterial roadways pursuant to Florida Department of Transportation criteria, the required street setback on Davis Street and Dr. Martin Luther King, Jr. Drive is fifty (50) feet on each side of the right-of-way centerline. This setback requirement

currently results in the placement of any new structure in a manner that is inconsistent with the traditional street edge prevalent throughout the corridors. New structures must be constructed much further away from the sidewalk than existing historically constructed buildings and appear out of line with the traditional physical form.

Section 2.9 Recreational and Institutional Facilities

The Cobb Center (601 E. Mallory Street) and Magee Field (MLK between Yonge & Scott) recreational facilities offer the principle recreational opportunities for neighborhood residents. Magee Field serves as the game field for a large number of community youth athletic teams. The City of Pensacola Parks and Recreation Department is currently acquiring property and developing plans to expand and improve the Magee Field facility. The expansion will include a dedicated parking area as well as expanded football practice field with irrigation, new fencing, picnic area under the trees, new lighting for the field, relocation of the basketball court and playground, and a possible new concession building.



Spencer-Bibbs Elementary School at 2005 N. 6th Avenue serves as the neighborhood primary level educational facility. Since gaining attention as the first school in the state of Florida to receive an “F” rating, Spencer Bibbs has made tremendous gains in its rating and was restored to the ranks of schools passing the state’s grading system.

A large number of churches are dispersed throughout the Eastside neighborhood. Mount Canaan Baptist Church (1919 Davis Street) and Sixth Avenue Baptist Church (1120 N 6th Avenue) are two of the churches that exist within the boundaries of Eastside Neighborhood.



The City of Pensacola Central Administration Offices and Fire Station #1 are located at the neighborhood's southern entrance. This institutional facility is a major neighborhood asset both in terms of safety and architectural value.



Section 2.10 Brownfields

Brownfields are abandoned or under-utilized industrial and commercial properties where redevelopment is hampered by real or perceived contamination of pollutants. Developers are typically reluctant to utilize these sites because of the potential liability involved with environmental contamination of the sites. However, a variety of economic incentives are available to help survey and or clean-up these sites. Such incentives can facilitate redevelopment.

There are two potential Brownfield sites located in Eastside Neighborhood, the Brown Diesel (at



the Martin Luther King, Jr. Drive and Leonard Street) and a former station (at the corner of Martin Luther King, Jr. Drive and Mallory Street).

Section 2.11 Infrastructure

Eastside is characterized by the sporadic existence of sidewalks. Older sidewalks exist principally along the north-south roadways including the State roadways (Ninth Avenue, Davis Street and Dr. Martin Luther King, Jr. Drive). New sidewalks have been constructed under the City's Community Development Block Grant program and Local Option Sale Tax program over the past several years. Additional sections are proposed for construction under current year contracts as indicated on the attached map. Many east-west sidewalk connections remain to be provided.

Map 6

Neighborhood Sidewalks



Requested Sidewalks

The following specific locations have been identified for sidewalk improvements by neighborhood residents

Reconstruction:

- 1005 N 7th Avenue (Corner 7th & Desoto)
- 801 E. Desoto (Corner 8th & Desoto)

New:

- Lloyd Street from Hayne to 8th Avenue
- Brainerd Street from Hayne to 6th Avenue
- 8th Avenue from Gonzalez to Blount
- 7th Avenue from Mallory to Maxwell
- 6th Avenue from Brainerd to Mallory
- Mallory from 6th to Hayne

Lighting

Neighborhood residents have expressed concern over a lack of street lights or low light conditions at the following locations: Blount St between Haynes and 8th Ave, 8th Ave and Avery and Davis between Blount and Mallory. The City of Pensacola Traffic Engineer has noted a major upgrade to the street lighting in the Eastside neighborhood undertaken by the City and Gulf Power in 2000/2001. This project included the installation of approximately 28 new lights, the upgrade of approximately 18 existing lights and modifications or relocation of 10 lights.

A 2003 lighting survey was performed in the area by the City's Public Works Department to determine if there are any streets that are not lit to the City standard of one light per intersection and one mid-block light per block. At least 15 mid block locations were identified that did not have lights. Residents noted the following specific locations:

1. Blount St between Haynes and 8th Ave
2. 8th Ave and Avery
3. Davis between Blount and Mallory

Problem Intersections

Several intersections have been identified as problematic by neighborhood stakeholders from a public safety perspective. Numerous traffic accidents have occurred at these locations.

1. Signal timing at Blount and Davis
2. ML King and Jordan
3. Blount at Davis and ML King

Speed Control

Speeding along Davis Street and Martin Luther King, Jr. Drive presents a major concern for neighborhood residents. In response to this concern, traffic counts were performed by the City's Traffic Engineer. (See Attachment #2) Following are the results of the speed study made on

Davis Street and Dr. Martin Luther King, Jr. Drive in the vicinity of Yonge St. on September 8, 2003:

	<u>Davis Hwy Northbound</u>	<u>ML King Southbound</u>
Average	37 MPH	37 MPH
Median	36 MPH	37 MPH
85 percentile	43 MPH	44 MPH
10 MPH Pace	31 – 40 MPH	36 – 45 MPH
% in Pace	53.4%	52.3%
Posted Speed Limit	35 MPH	35 MPH

All of this indicates that vehicles are speeding on both Davis and Martin Luther King, but slightly higher on Martin Luther King.

Traffic Volumes

- 300 ft north of Fairfield 10,000 vpd S/B, 9,000 vpd N/B
- 300 ft south of Fairfield 7,600 vpd S/B, 7,400 vpd N/B
- Davis north of Texar 5,600 vpd N/B
- ML King north of Texar 5,500 vpd S/B
- ML King 1,000 ft south of Texar 5,000 vpd S/B
- Davis between Maxwell and Bobe St 4,100 vpd N/B

The following are 24 hour unadjusted traffic counts made by the City Traffic Engineer:

- Davis at Jordan 3,087 vpd N/B
- Davis at Maxwell 4,365 vpd N/B
- Davis at Gonzalez 2,381 vpd N/B
- ML King at Gonzalez 3,110 vpd S/B

Other Infrastructure Issues

1. Flooding on Avery St and Gonzalez Street
2. Grass mowing on Davis and ML King right-of-way
3. Lack of curb and gutter on Mallory Street

Section 3

Neighborhood Participation Plan

The residents of Eastside Neighborhood were introduced to the neighborhood planning process on January 18, 2003. The event was held at the E.S. Cobb Center from 11 a.m. to 2 p.m. Residents had an opportunity to complete surveys that were designed to gather information on their issues and concerns for the area. The surveys were opened ended in design and the originals are available for review. A copy of the survey is included in the appendix as Attachment #1. Approximately 20-25 residents participated at each session.

Working Sessions were held on the following dates:

January 23, 2003	July 10, 2003
February 27, 2003	July 24, 2003
March 27, 2003	August 14, 2003
April 21, 2003	August 28, 2003
May 29, 2003	September 9, 2003
June 12, 2003	September 25, 2003
June 26, 2003	

Based on survey responses and feedback during the planning process, the issues were divided into three main categories: Infrastructure; Housing, Land Use & Historic Preservation; and Parks, Recreation & Public Safety. Residents confirmed and clarified several issues and continued to reprioritize the various issues. Specific areas of discussion centered on sidewalks, street lighting, speeding, parks, restoration/rehabilitation and neighborhood aesthetics. Residents expressed while they were happy to see development in the area, some of the new activity and construction did not fit the architectural character of the neighborhood.

Other major topics of discussion were roadside litter, drugs/crime and activities for youth. A neighborhood watch was formed as a result of this planning process to assist the Pensacola Police Department, particularly the Neighborhood Policing Division, to decrease the number of eliminating drug and crime activities that exist within Eastside. Nine residents have volunteered as watch captains. Currently that are participating in the Eastside Neighborhood Watch Group and recruitment will take place to get other residents involved to decrease the number of crime incidents that take place in the neighborhood as well as build a relationship between Eastside Residents and the Pensacola Police Department.

Volkert & Associates, Inc. was selected to assist Community Development staff and Eastside Neighborhood stakeholders in articulating their vision for physical improvements in Eastside. Design options were provided for streetscape improvements along the Davis Street and Dr. Martin Luther King Jr. Drive Corridors as well as the minor streets.



Section 4

Issues and Goals

Section 4.1 Neighborhood Vision

Eastside Neighborhood residents' vision for the future is revitalization that:

- Reflects the unique traditional architectural character of the neighborhood.
- Preserves structures of historical significance and unique character and minimizes demolition;
- Enhances the appearance of Dr. Martin Luther King Jr. and Davis Street corridors by improving the streetscape, addressing entry and departure points in the neighborhood with signage and landscaping
- Improves the housing stock through quality new infill construction, rehabilitation and reconstruction of existing deteriorated and dilapidated structures
- Permits small scale, neighborhood compatible commercial and office development along the major corridors on a restricted basis;
- Improves the overall aesthetic quality of the neighborhood through design guidelines and restrictions

Section 4.2 Base Survey

In January 2003 a resident survey was conducted and mailed to each resident/occupant and property owner of record within the neighborhood's boundaries. More than 900 surveys were mailed. The survey instrument is included in this document as Attachment #1.

Survey results, of the responses received, are provided below.

The top neighborhood priorities as identified in the initial survey are listed above. The following issues were also identified through the community survey: cleanliness of the area; community; school; sitting on the porch; ability to walk and enjoy the neighborhood; beautiful mature landscaping; historic architecture; speeding; improving property values; housing; vacant businesses; need for restrooms at tennis court at Central Park; traffic control; good houses; more businesses; community development; self-policing of the neighborhood by residents; better control of drug problems; more drug dealers on the streets; more activities for youth and seniors; new home construction; establishment of neighborhood association; the return to the area by younger people/families; beautiful mature landscaping; parks; trees.

SURVEY ANALYSIS PRIORITY ISSUES

1. What are the two best aspects of day-to-day life in Eastside for you?

- Easy access to town and other places
- Good neighbors
- Quiet & Peaceful
- Working together to improve the area
- Beauty of the area
- Churches
- Friendly people
- Cobb Center
- Communication

2. What are the main issues facing Eastside today?

- Clean-up of the neighborhood
- Unsightly homes and businesses
- Drugs (users and sellers)
- Trash and crime
- Restoration of historic homes
- Convenient grocery stores w/low prices and do not smell inside
- Abandoned houses
- Maintenance

3. What are the major disadvantages, if any, of living in Eastside today?

- Unsightly homes and businesses
- Roadside litter
- Lack of assistance for seniors
- Afraid to walk the streets after dark
- Lack of streetlights
- Improper restoration of old homes
- Vacant businesses
- Young kids hanging out on the street corners (summertime)

4. What is one major improvement that would make living in Eastside better for you?

- Renovate houses
- Clean up of 6th Avenue
- Removal of drug dealers
- Better sensor or timing of the red light at Davis and Blount Street
- Assistance with home maintenance
- Assistance for seniors
- Increased police patrols
- Sidewalks

5. What is the major change, if any, that you have seen in Eastside over the last 5 years?

- Homes being renovated
- Alcaniz renamed Dr. Martin Luther King, Jr. Drive
- Overall outlook of the neighborhood
- Crepe Myrtles on Dr. Martin Luther King, Jr. Drive
- Stronger police presence
- Demolition of homes that could have been repaired

6. What are the great things or qualities about Eastside that should be preserved?

- The Pickens Home
- Continue cleaning up of the neighborhood
- Churches
- The people
- Building of new homes
- Comfortable
- Heritage
- Renovation of older homes
- Historic homes

The following neighborhood strengths were identified in the resident survey:

Easy access to town and other places
Good neighbors
Quiet & peaceful
Churches
Friendly people
Cobb Center
Restoration of historic homes

Good communication among neighbors
Beauty of the area
Crepe Myrtles on MLK Drive
Renovation of older homes
Stronger police presence
Overall outlook of neighborhood
Building of new homes

The following neighborhood issues/challenges were identified in the resident survey:

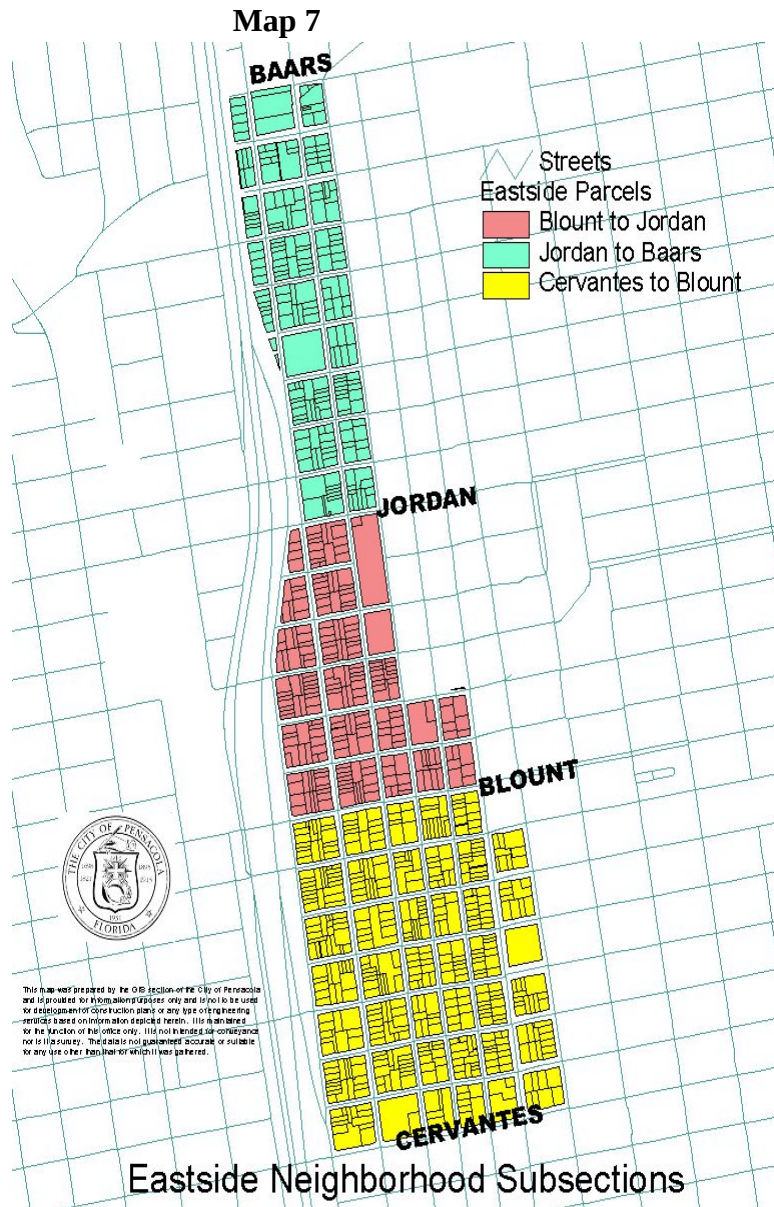
Unsightly homes and businesses
High percentage of rentals/turnover
Improper restoration of older homes
Poor property maintenance
Lack of streetlights
Drugs (users and sellers)
Afraid to walk the streets after dark
Young kids hanging out on street corners
Speeding

Incompatible infill design
Irresponsible landlords
Vacant units
Roadside litter
Parking on the sidewalk/yards
Trash and crime
Abandoned houses
Vacant businesses
Improving property values

Convenient grocery stores
 Assistance with home maintenance
 Clean up of 6th Avenue
 Need for restrooms at Central Park
 Timing of the red light at Davis and Blount

Sidewalks
 Traffic control
 Increased police patrol
 Self policing of neighborhood by residents
 Demolition of historically significant homes

The Eastside Neighborhood may be divided into three distinct subsections: Cervantes Street to Blount Street, Blount Street to Jordan Street and Jordan Street to Baars Street. Subsections share characteristics. Differing conditions give each subsection of the neighborhood its own unique character and may account for apparent conflicts between area strengths and challenges identified in the resident survey. The attached map depicts how the neighborhood is stratified. The southernmost section (between Cervantes and Blount) has a good balance between residential and commercial uses. This segment also contains housing stock in the most relatively deteriorated condition, with higher concentrations of rental properties. Illegal dumping of trash and furniture and criminal activity are common in this segment. The middle segment of the neighborhood (Blount to Jordan) appears most stable. Yards tend to be well kept, properties are generally in better condition and owner occupancy is more prevalent. As you move into the northernmost segment (Jordan to Baars) the neighborhood gradually increases in a commercial character until it becomes heavily commercialized/industrial and the northern entry.



Section 4.3 Priority Ranking

The following issues were ranked by the residents as the highest priority for each of the three issue areas:

- Infrastructure
 1. Sidewalks;
 2. Lack of streetlights;
 3. Speeding in the neighborhood;
 4. Traffic control;
- Housing, Land Use and Historic Preservation
 1. Restoration of historic homes;
 2. Renovation of older homes;
 3. Clean-up of the neighborhood (trash and crime);
 4. Upgrade of unsightly homes and businesses;
 5. Maintenance (property upkeep)
- Parks, Recreation and Public Safety
 1. Eliminate drugs (users and sellers);
 2. More activities for youth and seniors;
 3. Restrooms at tennis court at Central Park;
 4. Timing of the red light at Davis and Blount Street;
 5. Speeding;
 6. Stronger police presence

4.4 Corridor Enhancement

The vision Eastside Neighborhood stakeholders have for the future includes enhancement of the aesthetic character of major neighborhood thoroughfares. Much can be done to improve the visual appearance of these neighborhood corridors. An urban Design consultant, Volkert and Associates, Inc. was employed to assist City staff in graphically articulating the neighborhood residents' vision for physical improvements. Through a series of workshops the following design schemes were identified for gateway and intersection improvements.

**Figure 1: Eastside Neighborhood Streetscape Design Concepts
Developed by Volkert and Associates**

Possible Gateway Treatment- MLK and Cervantes

Gateways

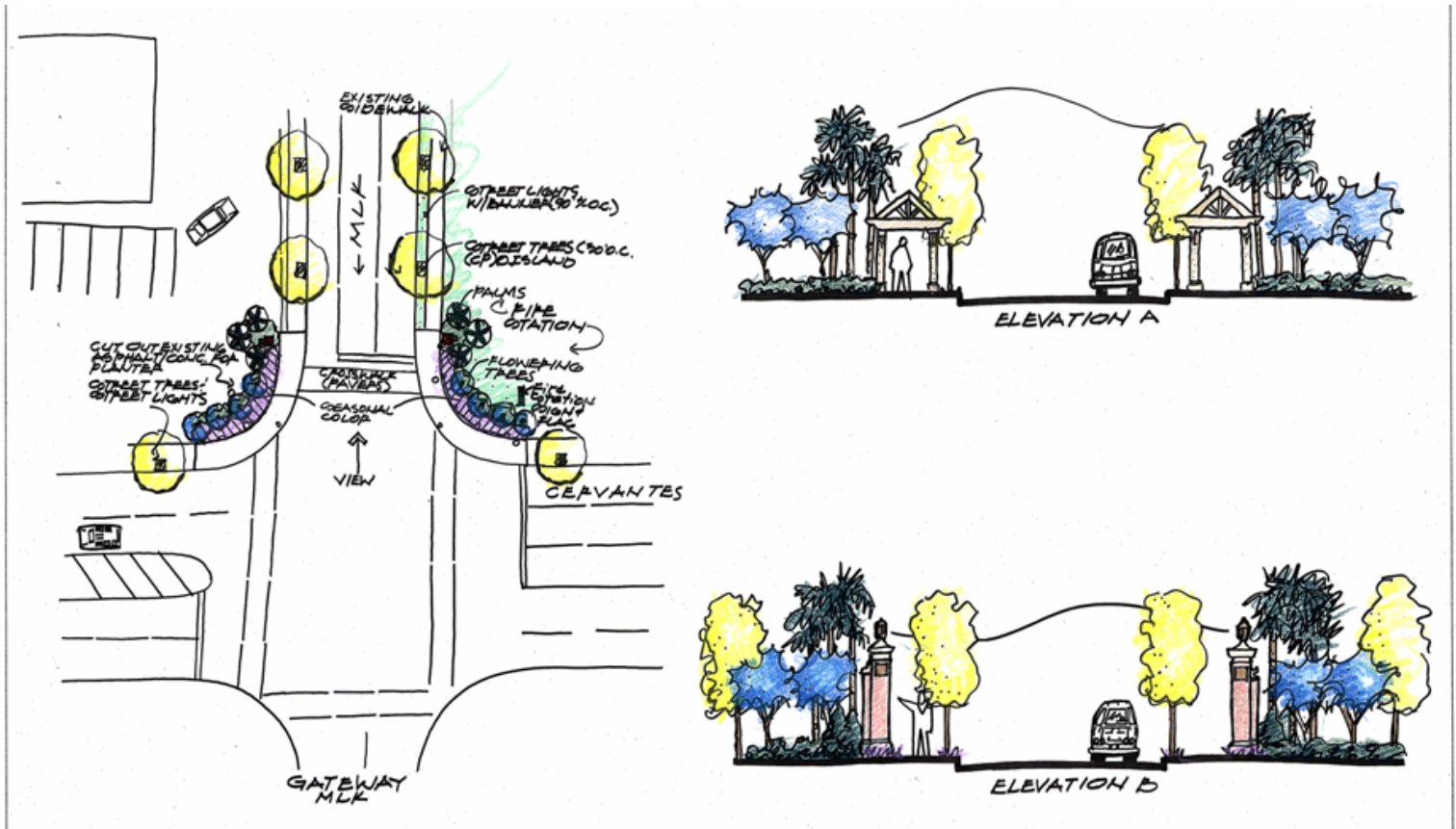
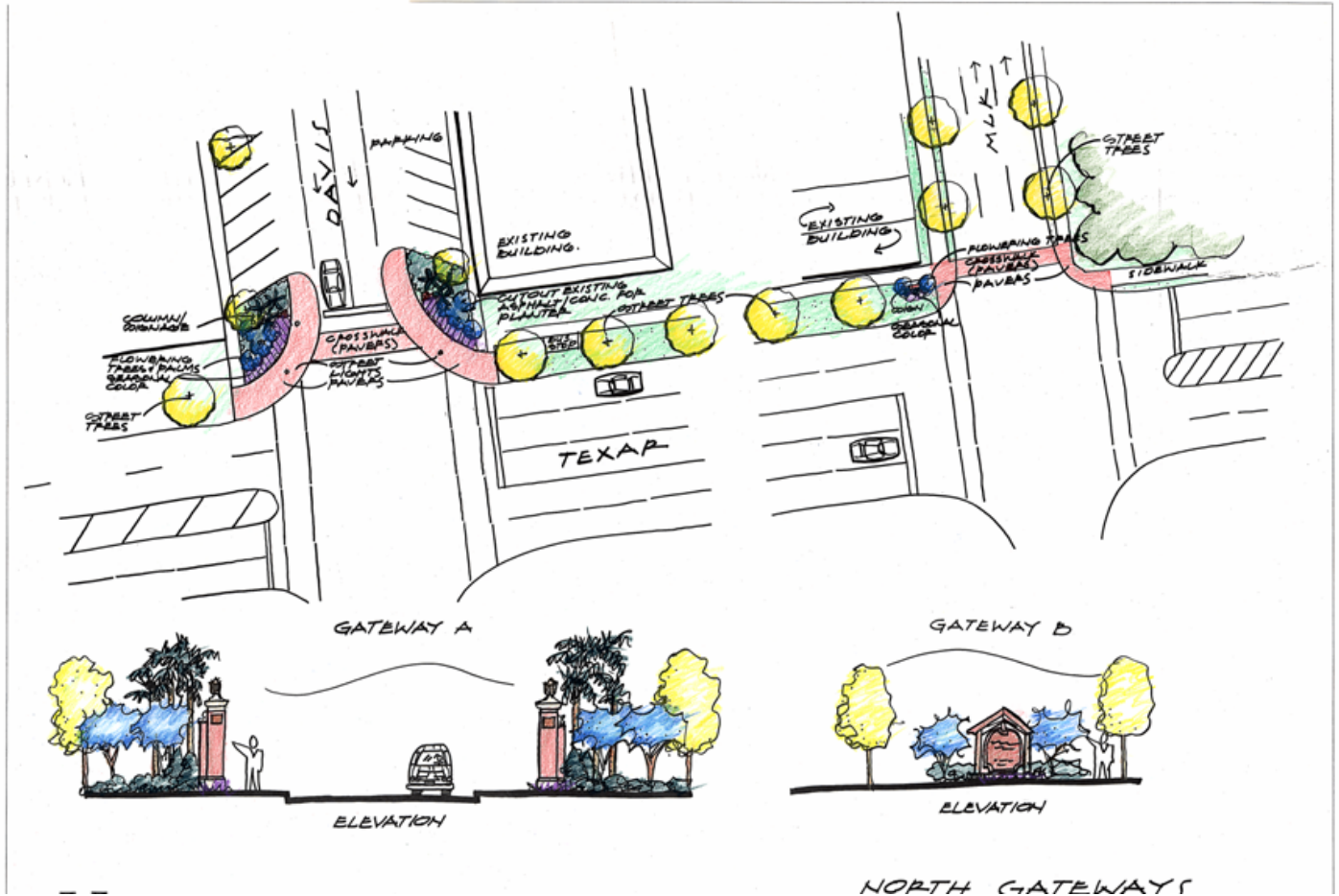


Figure 2: Eastside Neighborhood Streetscape Design Concepts
Developed by Volkert and Associates

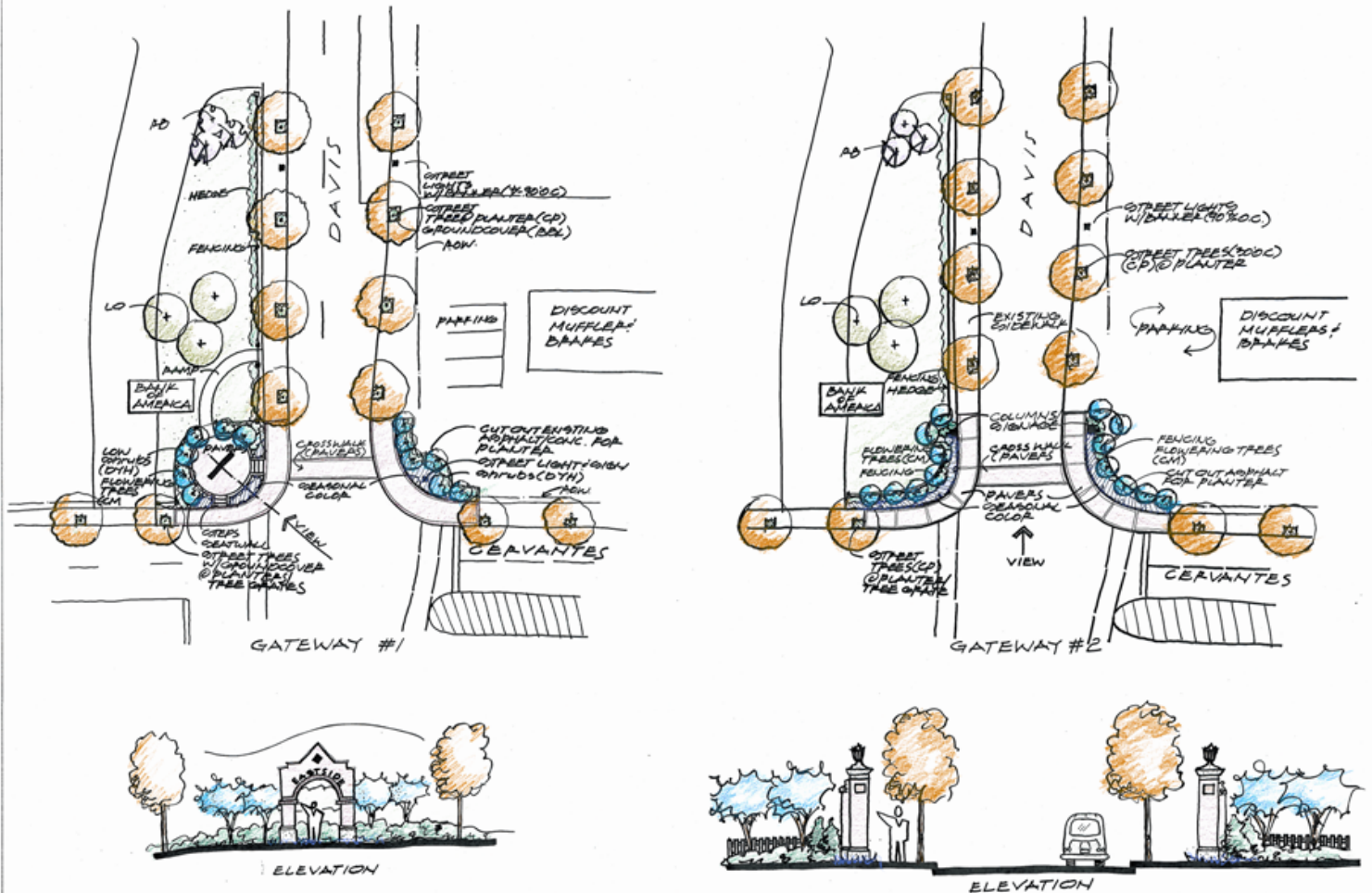
Gateways



Possible Gateway Treatment- MLK/Davis and Texas

**Figure 3: Eastside Neighborhood Streetscape Design Concepts
Developed by Volkert and Associates**

Possible Gateway Treatment- Davis and Cervantes



VOLKERT
& ASSOCIATES, INC.
Engineers • Planners • Architects

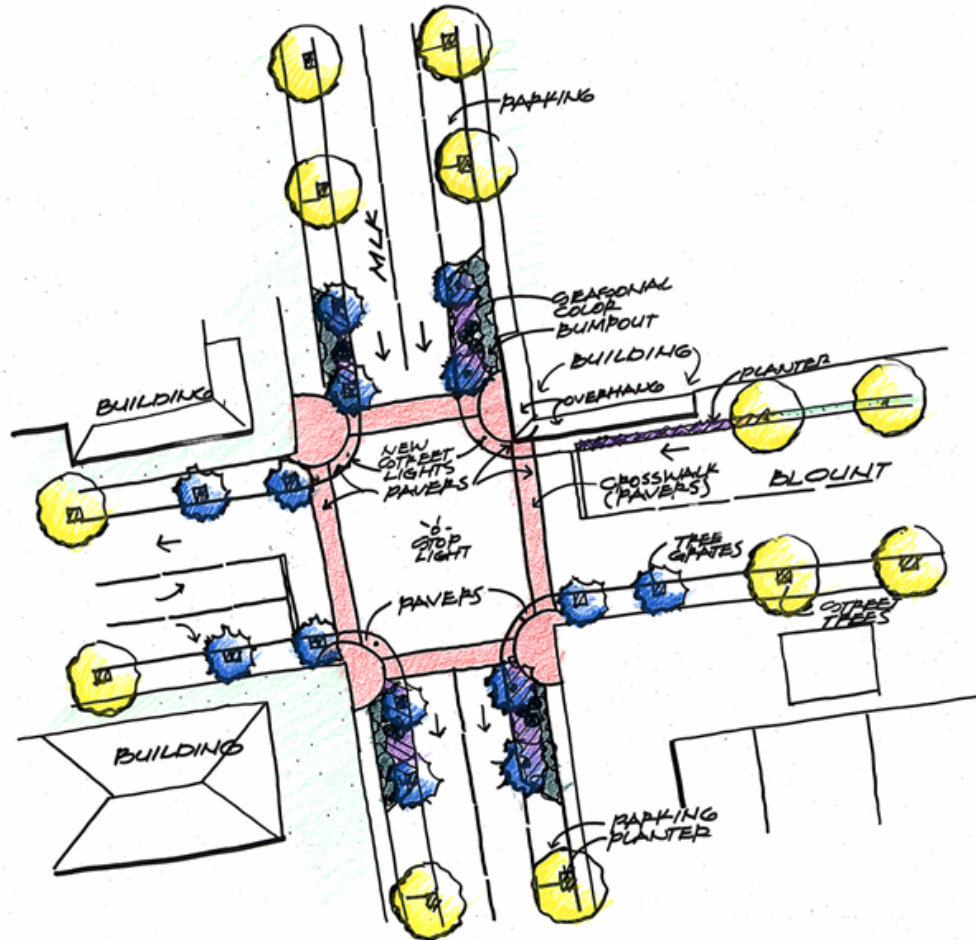
GATEWAYS
EASTSIDE NEIGHBORHOOD

08/15/03

**Figure 4: Eastside Neighborhood Streetscape Design Concepts
Developed by Volkert and Associates**

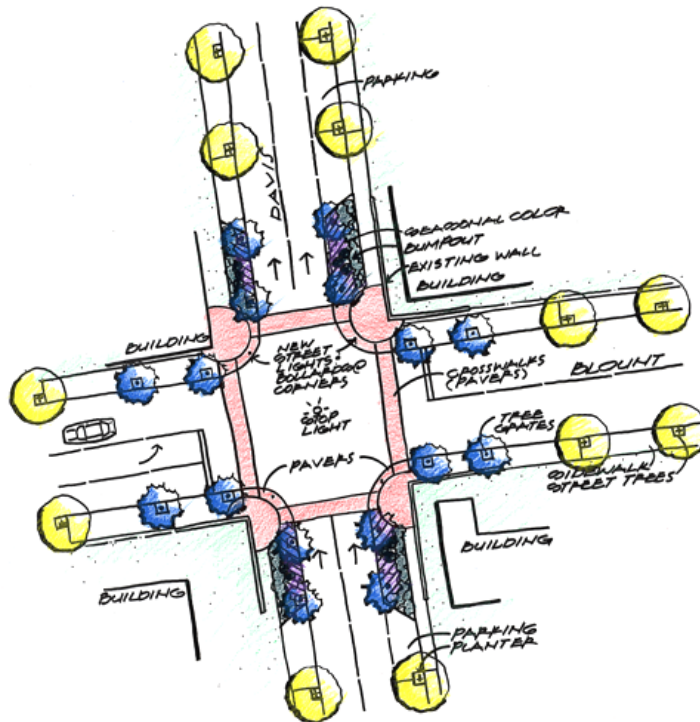
Possible Intersection Enhancement- Blount and MLK

Intersection Enhancements



**Figure 5: Eastside Neighborhood Streetscape Design Concepts
Developed by Volkert and Associates**

Possible Intersection Treatment- Blount and Davis



**Figure 6: Eastside Neighborhood Streetscape Design Concepts
Developed by Volkert and Associates**

Possible Linkage to I-110 Linear Park

Linear Park Linkage

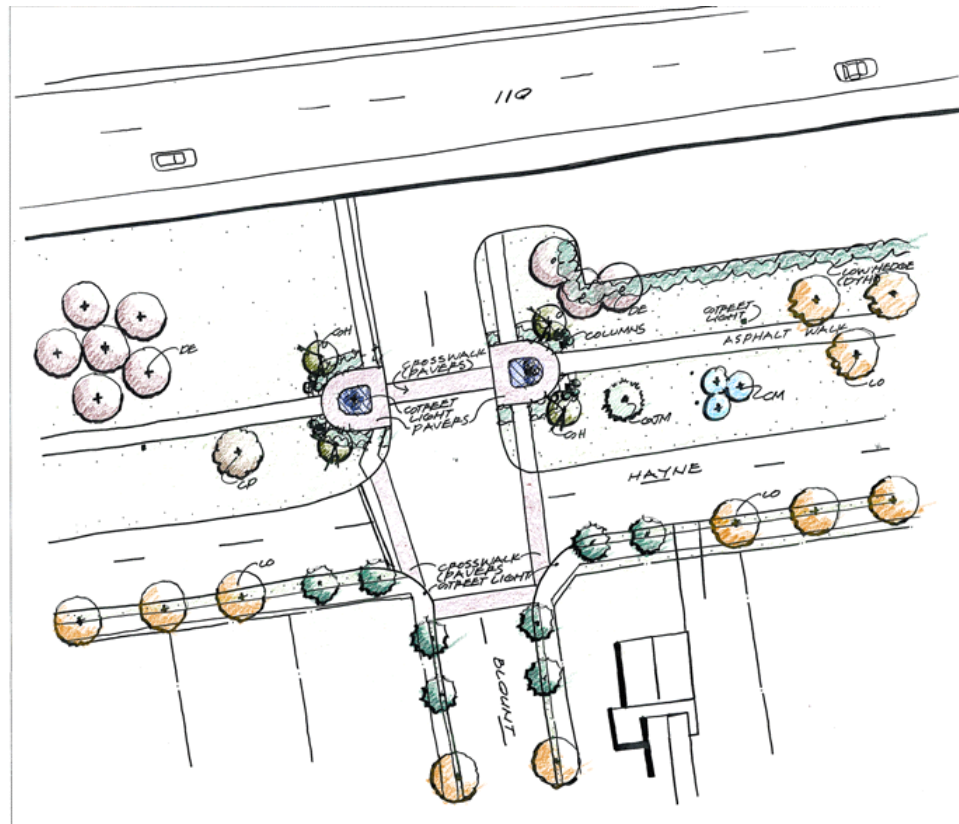


Figure 7: Eastside Neighborhood Streetscape Design Concepts Developed by Volkert and Associates

Street Tree Planting Recommendations



LIVE OAKS



EAST PALATKA HOLLY



BALD CYPRESS



CRAPE MYRTLE



CHINESE PISTACHE



SHUMARDI OAK



CRAPE MYRTLE



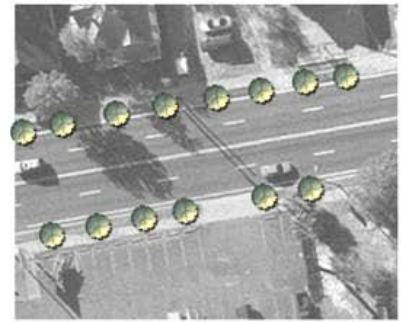
SABLE PALM



DRAKE ELM

STREET TREES

VOLKERT
& ASSOCIATES, INC.
Engineers • Scientists • Planners



PLAN VIEW



BEFORE PERSPECTIVE



AFTER PERSPECTIVE

STREET TREE RECOMMENDATIONS

EASTSIDE NEIGHBORHOOD

08/27/03

Streetscape Options



Section 5

Action Plan

Introduction

This action plan contains a series of goals, strategies and actions aimed at revitalizing the Eastside neighborhood in accord with the neighborhood's vision (see Section 4.1). Revitalization of Pensacola's older urban core neighborhoods has been the focus of several plans adopted by City Council. The recommendations of this action plan for the Eastside Neighborhood draw from the goals, objectives and strategies outlined in other plans as they relate to priority issues identified by the Eastside neighborhood residents and property owners. These plans include:

- Pensacola Comprehensive Plan (Comp Plan), adopted by the Pensacola City Council on October 4, 1990, -- the blue print for the future growth, development and redevelopment of the entire City of Pensacola.
- Front Porch Neighborhood Action Plan (FPNAP), adopted by the Governor's Front Porch Council at Pensacola in March 2000, -- a grassroots plan which identifies broad priorities for improvement in designated urban core neighborhoods.
- Urban Infill and Redevelopment Plan (UIRAP), adopted by City Council on October 26, 2000, --a revitalization plan focusing on preferred actions to address key stakeholder issues and neighborhood problem areas.
- Enterprise Zone Strategic Plan (EZSP), adopted by City Council on December 19, 2002, - a holistic plan for economic development and all aspects of revitalization in the 5 square mile Enterprise Zone area.

This action plan conforms to the Comprehensive Plan and other approved plans.

This action plan contains five goals related to neighborhood aesthetics, neighborhood infrastructure, housing and neighborhood development, neighborhood public safety, and neighborhood economic development. Each goal contains a series of strategies and action items designed to achieve the related goal. Action items generally fall into three categories: 1) things that the neighborhood can do itself; 2) things that the City can do that will not require direct monetary assistance; and 3) things that will require financial resources. The action plan contains funding strategies and implementation timelines as well as identifying roles and responsibilities for specific action steps.

Implementation of projects identified in this action plan will be carried out as funding becomes available. However, funding decisions will be made taking into account the overall needs and requirements of all neighborhoods in the City as well as other City budget priorities. The action

plan will assist City staff and City Council with prioritization of city projects in the budget development process. Eligible projects identified in this plan may be given priority in the Pensacola Community Initiatives Partnership Grant Program (PCIP) and will be eligible for PCIP grants outside of the normal funding cycles. Tax Increment Financing (TIF) District funds are identified as a potential funding source for several projects and programs identified in this action plan; however, these funds will be generated and available only if a TIF district is established by City Council. The Local Option Sales Tax (LOST) is also identified as a potential funding source. These funds will be available provided the sales tax is extended beyond 2007. Projects identified in this action plan may be included on a proposed project list for consideration in a future referendum to extend the LOST beyond 2007.

All funding and program requirements for the eligible usage of CDBG, SHIP and HOME funds must be met prior to expenditure of funds for any items identified in this action plan, including but not limited to funding activity eligibility, cap limitations, federal regulations, national objectives and income requirements. Project activity funding is subject to consistency with the approved Escambia Consortium Consolidated Five Year Plan and SHIP Housing Assistance Three Year Plan, program requirements and funding availability. Any change in the U. S. Department of Housing and Urban Development (HUD) regulations or CPD Notice, or State of Florida State Housing Initiative Program (SHIP) administrative rule requirements will supercede any section or part contained herein, as applicable.

The action plan was reviewed by a team of city staff members representing the various City Departments charged with implementing specific actions. Each action was reviewed to determine feasibility and to identify potential funding sources, coordination issues, staff resources, scheduling and similar implementation measures.

List of Acronyms

CDBG	Community Development Block Grant
EZSP	Enterprise Zone Strategic Plan
LOGT	Local Option Gas Tax
LOST	Local Option Sales Tax
PCIP	Pensacola Community Initiatives Partnership
STEP	Sanitation and Trash Elimination Program
TIF	Tax Increment Financing
UIRAP	Urban Infill & Redevelopment Area Plan
SHIP	State Housing Initiatives Partnership Program
HOME	Home Investment Partnership Program

Section 5.1 Neighborhood Aesthetics

Goal: Enhance the general appearance of the Eastside Neighborhood and preserve the traditional neighborhood character.

(a) Strategy: Enhance the appearance of major transportation corridors in the Neighborhood. (See EZSP Section 5.1.1(a) and Pensacola Comprehensive Plan Chapter 1 Objective 1.2).

(1) Action: Improve streetscapes along Dr. Martin Luther King, Jr. Drive and Davis Street through landscaping, sidewalks, and streetlights, cross walk enhancements, street furniture and signage. (See EZSP Section 5.4.1(b) (1) and Comp Plan Chapter 2 Policy 1.3.1).

Who: Public Works Department; Engineering Department; Housing Department; Community Development Department; Parks and Recreation Department; Community Redevelopment Agency, Metropolitan Planning Organization; Florida Department of Transportation.

When: 2-10 years.

Cost Estimate: \$1,064,000 ¹

Possible Resources: CDBG funds; LOST funds; LOGT funds; PCIP grant funds; City Tree Fund; TIF district funds; State and Federal Transportation funds.

(b) Strategy: Improve neighborhood appearance through proactive property maintenance and elimination of roadside litter. (See EZSP Section 5.1.1(b)).

(1) Action: Encourage neighborhood residents to organize and participate in community clean-up events. (See EZSP Section 5.1.1(b) (1)).

Who: Eastside Neighborhood Improvement Association; Sanitation Services & Fleet Management Department; Clean and Green; Community Development Department; Front Porch Pensacola.

¹ Includes combined estimate for gateways, 6 typical intersections, linear park linkage plus contingency. Source: Engineering, Parks and Recreation, CRA and Community Development departments

When: Ongoing.

Cost Estimate: \$550 per year

Possible Resources: Front Porch Pensacola America the Beautiful grant; staff time; Sanitation Services & Fleet Management Department Neighborhood Clean-up Program; STEP.

- (2) Action: Encourage residents, including neighborhood watch block captains, to monitor and report code violations.

Who: Eastside Neighborhood Improvement Association; Police Department; Community Development Department; Sanitation Services & Fleet Management Department.

When: Ongoing.

Cost Estimate: N/A.

Possible Resources: Staff time; neighborhood volunteers.

- (3) Action: Establish a recognition program for most improved or best maintained block.

Who: Eastside Neighborhood Improvement Association; Sanitation Services & Fleet Management Department; City of Pensacola Community Development Department; Clean and Green, Front Porch Pensacola.

When: Within 2 years an ongoing.

Cost Estimate: N/A.

Possible Resources: Staff time; neighborhood volunteers; Front Porch America the Beautiful grant funds.

- (4) Action: Amend the Land Development Code to prohibit long term parking of trailers as storage units on commercial properties and to limit vehicular parking in front yards in residential districts.

Who: Community Development Department; Sanitation Services & Fleet Management Department; Planning Board.

When: Within 2 years.

Cost Estimate: N/A.

Possible Resources: Staff time.

- (5) Action: Actively enforce the prohibition against obstructing the public sidewalk with vehicles and other obstructions to pedestrian movement.

Who: Sanitation Services & Fleet Management Department; Police Department.

When: Ongoing.

Cost Estimate: N/A.

Possible Resources: Staff time; additional code enforcement staff.

- (6) Action: Actively enforce Land Development Code provisions prohibiting outdoor storage and screening of outdoor storage and loading by commercial operations.

Who: Sanitation Services & Fleet Management Department; Community Development Department.

When: Ongoing.

Cost Estimate: N/A.

Possible Resources: Staff time; additional code enforcement staff; Enterprise Zone incentives.

- (7) Action: Develop a neighborhood handbook identifying neighborhood property maintenance standards and goals.

Who: Eastside Neighborhood Improvement Association; Community Development Department; Housing Department; Sanitation Services & Fleet Management Department.

When: Within 3 years.

Cost Estimate: \$600

Possible Resources: Staff time; PCIP grant funds.

- (8) Action: Develop and distribute a periodic neighborhood newsletter to convey property maintenance tips, standards, and dos and don'ts.

Who: Eastside Neighborhood Improvement Association; Community Development Department; Sanitation Services & Fleet Management Department; Housing Department.

When: Within 2 years.

Cost Estimate: \$42 per issue

Possible Resources: Staff time, neighborhood volunteers.

- (9) Action: Implement the “Neighborhoods in Bloom” program to target enhanced infrastructure improvements, street sweeping, code enforcement and trash pick up within a designated area of the Eastside neighborhood.

Who: Natural & Physical Environment Priority Team; Sanitation Services & Fleet Management Department; Parks & Recreation Department; Public Works Department, Housing Department; Engineering Department; Community Development Department; Community Redevelopment Agency; Eastside Neighborhood Improvement Association.

When: Within 1-3 years

Cost Estimate: To Be Determined

Possible Resources: Staff time; General Fund; Sanitation Services funds; LOST funds; Stormwater Utility Fee Fund; CDBG funds.

(c) Strategy: Eliminate dilapidated and/or boarded structures.

- (1) Action: Target structures identified as dilapidated in the *City of Pensacola Property Conditions Survey* for replacement under the City’s housing reconstruction program or for immediate code enforcement action including demolition, if necessary, for properties not deemed culturally or historically significant. (See EZSP Section 5.1.1(c) (1)).

Who: Community Development Department; Housing Department.

When: Ongoing.

Cost Estimate: \$520,000

Possible Resources: Staff time; HOME Substantial Rehabilitation / Replacement Housing program; Enterprise Zone incentives.

(d) Strategy: Improve the appearance of commercial and industrial buildings within the neighborhood. (See EZSP Section 5.1.1(d)).

- (1) Action: Target commercial and industrial buildings identified as deteriorated or slightly deteriorated in the *City of Pensacola Property Condition Survey* for participation in commercial façade improvement programs.

Who: Community Development Department; Housing Department;
Community Redevelopment Agency.

When: Ongoing.

Cost Estimate: \$870,000

Possible Resources: Staff time; Commercial Façade grant program; Enterprise Zone
incentives.

Section 5.2 Neighborhood Infrastructure

Goal: Improve public infrastructure to encourage continued revitalization of the Eastside Neighborhood.

(a) Strategy: Establish a funding source for continued revitalization efforts in the Eastside Neighborhood.

- (1) Action: Pursue establishment of a Tax Increment Financing District pursuant to the Pensacola Community Redevelopment Area or Urban Infill and Redevelopment Area designation.

Who: Community Redevelopment Agency; Community Development Department.

When: Within 2 years.

Cost Estimate: N/A.

Possible Resources: Staff time.

(b) Strategy: Enhance the function and appearance of major transportation corridors in the Neighborhood. (See also Section 5.1(a) and Comp Plan, Chapter 1 Objective 1.2 and Chapter 2 Policy 1.3.1).

- (1) Action: Construct substantial gateway enhancements at the intersections of Dr. Martin Luther King, Jr. Drive with Texar Drive and Cervantes Street and Davis Street with Texar Drive and Cervantes Street as well as lesser improvements at the intersections with E. Gonzalez, Blount, Jordan, Maxwell and Cross Streets.

Who: Public Works Department; Engineering Department; Florida Department of Transportation; Community Development Department; Parks and Recreation Department; Community Redevelopment Agency.

When: 2-10 years.

Cost Estimate: \$859,575²

Possible Resources: Staff time; LOST funds; LOGT funds; PCIP grant funds; City Tree Fund; TIF district funds.

² Includes cost estimates for major and minor gateways plus 10% contingency. Source: Engineering, Parks and Recreation, Community Redevelopment Agency and Community Development departments

- (2) Action: Explore possibility of returning Dr. Martin Luther King Jr. Drive and Davis Highway to two-way collector level streets.

Who: Florida Department of Transportation; Public Works Department; Engineering Department; Community Development Department; Community Redevelopment Agency.

When: 2-5 years.

Cost Estimate: \$689,000³

Possible Resources: Staff time; LOST funds, LOGT funds, TIF district funds.

- (3) Explore possible City acceptance of maintenance responsibility for Davis Highway and Martin Luther King, Jr. Drive and assume responsibility if appropriate.

Who: Florida Department of Transportation; Public Works Department; Engineering Department; Community Development Department; Community Redevelopment Agency.

When: 2-5 years.

Cost Estimate: \$72,600 initial resurfacing; \$7,260 per year⁴

Possible Resources: Staff time; LOST funds; LOGT funds; TIF district funds; General Fund.

- (4) Action: Construct traffic calming improvements to include, bulb-outs, enhanced pedestrian crosswalks, signalization and signage, on Dr. Martin Luther King Jr. Drive and Davis Street. (See Comp Plan, Chapter 2 Policy 1.3.1 and Policy 1.4.1).

Who: Florida Department of Transportation; Public Works Department; Engineering Department; Community Development Department; Community Redevelopment Agency.

When: 2-10 years.

Cost Estimate: \$522,000⁵

³ Source: Public Works Department

⁴ Source: Public Works Department

⁵ Cost estimates for typical enhanced intersection. Source: Engineering, Parks and Recreation, Community Redevelopment Agency and Community Development departments based on Volkert & Associates conceptual design plan

Possible Resources: Staff time; LOST funds; LOGT funds; City Tree Fund; PCIP grant funds; TIF district funds.

(c) Strategy: Provide safe and efficient pedestrian facilities to enhance neighborhood access and connectivity. (See EZSP Section 5.4.1(c); Comp Plan Chapter 2 Policy 1.4.1).

- (1) Action: Review the location and condition of sidewalks within the Eastside Neighborhood and construct/reconstruct/repair sidewalks as necessary under the City's sidewalk programs. (See EZSP Section 5.4.1(c) (1)).

Who: Community Development Department; Public Works Department; Housing Department; Engineering Department; Community Redevelopment Agency; Florida Department of Transportation.

When: 1-5 years.

Cost Estimate: \$127,000⁶

Possible Resources: LOST funds; CDBG funds; Emergency Sidewalk Repair program; TIF district funds; PCIP grant funds.

- (2) Action: Continue to include requirements for the provision of sidewalks associated with commercial development. (See EZSP 5.4.1(c) (3)).

Who: Community Development Department; Public Works Department; Engineering Department; Florida Department of Transportation; Planning Board.

When: Ongoing.

Cost Estimate: N/A.

Possible Resources: Staff time, private developers.

- (3) Action: Evaluate/update previous lighting survey conducted by Public Works Department; identify locations for new lighting where deficiencies exist; and, upgrade existing street lighting to City standards in conjunction with sidewalk/pedestrian walkway improvements. (See EZSP 5.4.1(c) (2)).

Who: Public Works Department; Engineering Department; Community Development Department; Housing Department; Community

⁶ Based on Year 6 LOST and CDBG sidewalk expenditures.

Redevelopment Agency; Parks & Recreation Department; Eastside Neighborhood Improvement Association.

When: 1-5 years.

Cost Estimate: \$4,200 capital cost; \$1,600 per year⁷

Possible Resources: Staff time, LOST funds; PCIP grant funds; TIF district funds.

(d) Strategy: Identify and correct drainage deficiencies in the Neighborhood. (See EZSP Section 5.4.1(d)).

- (1) Action: Evaluate need for possible stormwater and curb and gutter improvements in the neighborhood.

Who: Public Works Department; Engineering Department.

When: 2-5 years.

Cost Estimate: N/A.

Possible Resources: Staff time.

- (2) Action: Address absence of curb and gutter along E. Mallory Street, between Hayne Street and 9th Avenue and stormwater and drainage issues along E. Gonzalez and Avery Streets.

Who: Public Works Department; Engineering Department; Community Redevelopment Agency.

When: 2-10 years.

Cost Estimate: \$231,000⁸

Possible Resources: Staff time; LOST funds; TIF district funds; Stormwater Utility Fee Fund.

(e) Strategy: Construct enhancements to Central Park.

- (1) Action: Add family oriented improvements such as picnic tables, playgrounds and family gathering areas. (See Comp Plan Chapter 9 Goal 1).

⁷ Source: Public Works Department

⁸ Source: Public Works Department

Who: Pensacola Parks & Recreation Department; Community Development Department; Community Redevelopment Agency.

When: 2-10 years.

Cost Estimate: \$130,000⁹

Possible Resources: Staff time; City Tree Fund; LOST funds; PCIP grant funds; TIF district funds.

- (2) Action: Construct minor gateway linkage between Central Park and the Eastside Neighborhood including landscape improvements; decorative lighting and paving treatment (See Figure 6). (See Comp Plan Chapter 9 Goal 1 and Chapter 9 Objective 1.2).

Who: Parks & Recreation Department; Community Development Department; Public Works Department; Engineering Department; Community Redevelopment Agency.

When: 2-10 years.

Cost Estimate: \$70,800¹⁰

Possible Resources: Staff time; City Tree Fund; LOST funds; PCIP grant funds; TIF district funds.

- (3) Action: Evaluate the operation of the I-110 Farmer's Market including upgraded facilities and other locations.

Who: Parks & Recreation Department; Community Development Department; Community Redevelopment Agency; Florida Department of Transportation.

When: 2-5 years.

Cost Estimate: N/A

Possible Resources: Staff time.

(f) Strategy: Expand and enhance Magee Field Ballpark.

- (1) Action: **Acquire adjacent property; develop parking area; construct concession stand, rest rooms and other improvements.**

⁹ Source: Parks and Recreation Department

¹⁰ Source: Engineering Department based on Volkert & Associates conceptual design plan

Who: Parks & Recreation Department.

When: Currently underway.

Cost Estimate: \$750,000¹¹

Resources: Staff time; LOST funds.

¹¹ Source: Parks and Recreation Department

Section 5.3 Housing and Neighborhood Development

Goal: Enhance housing opportunities in the Eastside Neighborhood.

(a) Strategy: Enhance neighborhood appearance and preserve the traditional physical character of the neighborhood.

- (1) Action: Review and revise development regulations and processes including building setback requirements to support preservation of the street edge along Dr. Martin Luther King, Jr. Drive and Davis Street and compatible infill development, rehabilitation, renovation, restoration and improvement of existing and new commercial and residential structures. (See Comp Plan Chapter 5 Policy 1.7.1).

Who: Community Development Department; Housing Department; Public Works Department; Engineering Department; Eastside Neighborhood Improvement Association; Florida Department of Transportation; Planning Board.

When: Within 2 years.

Cost Estimate: N/A.

Possible Resources: Staff time.

- (2) Action: Develop and implement a neighborhood overlay district for inclusion in the Land Development Code to provide a mechanism for the neighborhood to adopt and implement minimum design standards to help assure development is compatible with the character of the neighborhood. (See Comp Plan Chapter 5 Policy 1.3.4).

Who: Community Development Department; Planning Board.

When: Within 2 years.

Cost Estimate: N/A.

Possible Resources: Staff time.

(b) Strategy: Protect the residential character of the non-commercial neighborhood segments.

- (1) Action: Consider rezoning appropriate residential sections of the neighborhood from Residential Neighborhood Commercial (R-NC) to a residential zoning district. (See Comp Plan Chapter 5 Policy 1.3.4).

Who: Community Development Department; Eastside Neighborhood Improvement Association; Planning Board.

When: Within 2 years.

Cost Estimate: N/A.

Possible Resources: Staff time; General Fund.

- (2) Action: Evaluate the permitted uses in the R-NC zoning district classification to assure they are compatible with the intended purpose of the district and recommend appropriate revisions.

Who: Community Development Department; Eastside Neighborhood Improvement Association; Planning Board.

When: Within 2 years.

Cost Estimate: N/A.

Possible Resources: Staff time.

- (c) Strategy: Encourage maintenance and repair or renovation of existing residential and avoid severe deterioration and/or demolition of structures.** (See EZSP Section 5.5.1(b) and Comp Plan Chapter 5 Policy 1.2.2).

- (1) Action: Utilize information collected from the *City of Pensacola Property Condition Survey* to identify properties in need of repair and target for repair under City Housing Rehabilitation and Homeowner Assistance Programs (See EZSP Section 5.5.1(b)(1)).

Who: Housing Department; Community Development Department.

When: Ongoing.

Cost Estimate: \$1,617,000 Rehab Program¹²
\$1,582,500 Homeowner Assistance Program¹³

Possible Resources: Staff time; SHIP Homeowner Repair Program; CDBG funds; Enterprise Zone incentives.

12 Based on \$33 000 program maximum per unit for 49 units identified as deteriorated by City of Pensacola Property Conditions Survey

13 Based on \$7,500 program maximum per unit for 211units identified as slightly deteriorated by City of Pensacola Property Conditions Survey

- (2) Action: Hold owners and occupants accountable for maintenance of properties through proactive code enforcement and civil citation program. (Section 5.1.1(b) (2) and Comp Plan Chapter 5 Policy 1.2.2).).

Who: Sanitation Services & Fleet Management Department; Community Development Department; Housing Department; Eastside Neighborhood Improvement Association.

When: Ongoing.

Cost Estimate: N/A.

Possible Resources: Staff time; additional code enforcement staff.

- (3) Action: Identify housing units in need of new roofing and minor cosmetic upgrades (i.e. painting) for participation in volunteer programs. (See EZSP Section 5.5.1(b) (2)).

Who: Housing Department; Community Development Department; Escambia County Neighborhood Enterprise Foundation; faith based organizations; Eastside Neighborhood Improvement Association.

When: Ongoing.

Cost Estimate: \$4500 per unit¹⁴

Possible Resources: Staff time; SHIP funds.

- (4) Action: Permit adaptive reuse of historic residential structures for neighborhood office, small scale retail specialty shops, or mixed use. (See Comp Plan Chapter 5 Policy 1.3.1).

Who: Housing Department; Community Development Department; Eastside Neighborhood Improvement Association; Front Porch Pensacola.

When: Ongoing.

Cost Estimate: N/A

Possible Resources: Staff time; Enterprise Zone incentives; Commercial Façade grant program.

- (5) Action: Pursue National Register designation of historic homes to take advantage of the Historic Properties Tax Abatement program. (See Comp Plan, Chapter 5, Policy 1.3.7).

¹⁴ Based on the average cost \$4500 to repair unit under the Pensacola World Changers program.

Who: Community Development Department; Housing Department; Community Redevelopment Agency; Eastside Neighborhood Improvement Association; Front Porch Pensacola; West Florida Historic Preservation Inc.

When: 2-5 years.

Cost Estimate: N/A

Possible Resources: Staff time; Enterprise Zone incentives; Historic Preservation Property Tax Abatement program.

(d) Strategy: Encourage maintenance and repair or renovation of existing commercial structures.

- (1) Action: Promote utilization of matching grant program for facade improvements, Enterprise Zone and tax abatement incentives for other property improvements. (See EZSP Section 5.1.1 (d) (1)).

Who: Community Development Department; Housing Department; Community Redevelopment Agency; Eastside Neighborhood Improvement Association; Front Porch Pensacola.

When: Ongoing.

Cost Estimate: \$870,000¹⁵

Possible Resources: Staff time; Enterprise Zone incentives; Commercial Façade grant program; Historic Preservation Property Tax Abatement program; Economic Development Ad Valorem Tax Abatement program.

- (3) Action: Review industrial/commercial property maintenance and design standards to assure they are aesthetically compatible with adjacent zoning and land uses. (See EZSP Section 5.1.1(d) (5)).

Who: Community Development Department; Planning Board.

When: 1-3 years.

Cost Estimate: N/A.

Possible Resources: Staff time.

¹⁵ Based on the average loan under the UBED program and the number of commercial properties identified as deteriorated by the City of Pensacola Property Conditions Survey.

(e) Strategy: Increase homeownership opportunities.

- (1) Action: Continue to provide financial incentives for the development of infill dwelling units and for purchase assistance to first time homebuyers. (see EZSP Section 5.5.1(a) (1) and 5.1.1(a) (4)) and Comp Plan Chapter5 Policy 1.1.4 and Policy 1.1.6).

Who: Housing Department; Community Development Department.

When: Ongoing.

Cost Estimate: \$120,000 per year¹⁶

Possible Resources: Staff time; CDBG funds; SHIP funds; State and County Mortgage Bond programs; Enterprise Zone incentives.

- (2) Action: Continue to identify, acquire and develop infill housing units for owner occupancy on vacant lots within the neighborhood (See EZSP Section 5.5.1(a) (2)).

Who: Community Development Department; Housing Department; Community housing development organizations; private developers; faith based organizations.

When: Ongoing.

Cost Estimate: \$10,000 per lot¹⁷

Possible Resources: Staff time; SHIP funds; CDBG funds; TIF district funds; State and County bond mortgage programs.

- (3) Action: Continue to provide forgiveness of City held liens to encourage the construction of affordable infill housing units for owner occupancy. (See EZSP 5.2.2(a) (3) and Comp Plan Chapter5 Policy 1.1.4 and Policy 1.1.6).

Who: Community Development Department; Housing Department; Financial Services Department.

When: Ongoing.

Cost Estimate: \$2,000 per lot¹⁸

Possible Resources: Staff time.

¹⁶ Based on average \$20,000 subsidy to six homebuyers per year.

¹⁷ Based on the average lot purchase cost under the Urban Infill and Redevelopment Program.

¹⁸ Based on the average lien waiver under the Urban Infill and Redevelopment Program.

- (4) Action: Develop a selection of infill home-plans for narrow (30-foot) lots and make available to potential home buyers. (See EZSP 5.5.1(a) (5)).

Who: Community Development Department; Housing Department;
Community Redevelopment Agency.

When: Within 1 year.

Cost Estimate: \$20,000¹⁹

Possible Resources: Staff time; General Fund.

Section 5.4 Neighborhood Public Safety

Goal: Create a neighborhood that is safe and secure for residents and businesses.

(a) Strategy: Remove chronic and violent street criminals and eliminate drug sales from the Neighborhood.

- (1) Action: Continue to enhance relationship between the Neighborhood Policing Division and neighborhood residents. (See EZSP Section 5.2.1(a) (1)).

Who: Police Department; Eastside Improvement Association; Community Development Department.

When: Ongoing.

Cost Estimate: N/A.

Possible Resources: Staff time.

- (2) Action: Conduct crime intervention activities in the Neighborhood. (See EZSP Section 5.2.1(a) (2)).

Who: Police Department.

When: Ongoing.

Cost Estimate: \$56,000²⁰

¹⁹ Source: Community Redevelopment Agency

²⁰ Based on Weed and Seed Program budget.

Resources: Staff time; TIF district funds General Fund.

- (3) Action: Coordinate with State probation and parole offices for assistance with repeat offenders. (See EZSP Section 5.2.1(a) (4)).

Who: Police Department.

When: Ongoing.

Cost Estimate: N/A.

Possible Resources: Staff time.

- (4) Action: Initiate a court watch program with assistance from victims, community groups, neighborhood groups and businesses. (See EZSP Section 5.2.1(a) (5)).

Who: Police Department; Eastside Improvement Association; Community Development Department.

When: Within 2 years.

Cost Estimate: N/A.

Possible Resources: Staff time.

(b) Strategy: Utilize alternative tools to assist with law enforcement. (See EZSP Section 5.2.1(b)).

- (1) Action: Continue to work with the Neighborhood Watch and Worship Watch groups to encourage self-policing of neighborhood by residents. (See EZSP Section 5.2.1(b) (3))

Who: Police Department; Eastside Improvement Association; Community Development Department; faith based organizations.

When: Ongoing.

Cost Estimate: N/A.

Possible Resources: Staff time.

- (2) Action: Encourage use of enhanced sentencing law for crimes committed within 500 feet of a church, school or recreational facility.

Who: Police Department; Eastside Improvement Association; Community Development Department; State Attorney's Office.

When: Ongoing.

Cost Estimate: N/A.

Possible Resources: Staff time.

- (3) Action: Encourage the use of environmental design, environmental security and defensible space principles and practices, such as Crime Prevention through Environmental Design (CPTED) for businesses starting, relocating or expanding in the Neighborhood. (See EZSP Section 5.2.1(b) (5) and UIRAP Page 58).

Who: Police Department; Eastside Improvement Association; Parks & Recreation Department; Community Development Department.

When: Ongoing.

Cost Estimate: N/A.

Possible Resources: Staff time.

- (4) Action: Establish a landlord watch program in the Neighborhood and contact landlords regarding drug activity at their properties. (See UIRAP Page 58).

Who: Police Department; Eastside Improvement Association; Community Development Department; Housing Department.

When: Within 2 years and ongoing.

Cost Estimate: N/A.

Possible Resources: Staff time.

Section 5.5 Neighborhood Economic Development

Goal: Develop, recruit, retain and/or expand businesses in the Neighborhood. (See EZSP Section 5.7).

- (a) Strategy: Assist with the location of compatible businesses in the Neighborhood.** (See Comp Plan Chapter 1 Objective 1.7 and Policy 1.7.1).

- (1) Action: Support the development of a new and modern supermarket within or in proximity to the neighborhood. (See EZSP 5.7.1(a) (4)).

Who: Community Redevelopment Agency; Pensacola Area Chamber Commerce; Eastside Neighborhood Improvement Association

When: 2-5 years.

Cost Estimate: N/A.

Possible Resources: Staff time, TIF district funds.

(b) Strategy: Provide opportunities for neighborhood youth to develop marketable skills. (See EZSP Section 5.6.1(a)).

(1) Action: Pursue neighborhood mentoring programs and access existing skill-building programs.

Who: Eastside Neighborhood Improvement Association; Community Development Department; United Way of Escambia County; Community Drug & Alcohol Coalition (CDAC); Governor's Front Porch Council of Pensacola.

When: Within 2 years and ongoing.

Possible Resources: Staff time.

Cost Estimate: N/A.

(c) Strategy: Develop an African American History Trail in the Neighborhood. (See Comp Plan Chapter 5 Objective 1.3).

(1) Action: Survey and document neighborhood events, people and properties of historic significance to the Pensacola African American community through signage, plaques and written materials.

Who: Eastside Neighborhood Improvement Association; Community Development Department; UWF History Department; UWF Archeology Department; West Florida Preservation, Inc.; Florida Department of State, Division of Historic Resources

When: 2-5 years.

Cost Estimate: \$22,600²¹

²¹ Based on estimates obtained from West Florida Preservation, Inc.

Possible Resources: Staff time; State Historic Preservation Grant funds.

ATTACHMENT #1



We Value Your Opinion

EASTSIDE NEIGHBORHOOD PLANNING PROCESS

We welcome your suggestions and comments. By completing and returning this survey, you can help guide the planning process and bring activities and services you desire to your neighborhood. You could also win a prize (Completed surveys only are eligible for the drawing. You must be present to win).

1. What are the two best aspects of day-to-day life in Eastside for you?

2. What are the main issues facing Eastside today?

3. What are the major disadvantages, if any, of living in Eastside today?

4. What is the one major improvement that would make living in Eastside better for you?

5. What is the major change, if any, that you have seen in Eastside over the last 5 years?

6. What are the great things or qualities about Eastside that should be preserved?

☐ **Yes!** I want to be a planning process volunteer. ☐ No, not right now, but please keep me informed.

Name: _____ Address: _____

Zip Code: _____ Phone: _____ Email Address: _____

I am interested in serving on the following committees (check all that apply)

Steering Committee/Neighborhood History ☐

Housing, Land Use and Historic Preservation
(zoning, permitted/prohibited structures) ☐

Infrastructure (streets, stormwater, sidewalks,
lighting, public transportation, etc.) ☐

Parks & Recreation and Public Safety ☐

Other: _____ ☐

Please complete this survey and bring it with you to the Kick-Off Party on January 18th or please fold and mail (as addressed on reversed), fax to 595-1143 or call the City of Pensacola Planning & Neighborhood Development

Department with your questions and input at, 436-5655. Please note, late surveys will not be eligible for a door prize.

ATTACHMENT # 2

**CITY OF PENSACOLA
PUBLIC WORKS DEPARTMENT
TRAFFIC ENGINEERING**

MEMORANDUM

DATE: September 18, 2003
TO: Helen Gibson
FROM: Buddy Holshouser, Traffic Engineer
Cc: Al Garza, Carl Flowers
SUBJECT: Eastside Neighborhood Plan

You have asked Public Works to provide you with some information and to respond to various concerns of the residents of the Eastside Neighborhood. This is for your use in preparing your report to the City Council on the Eastside Neighborhood Plan.

STREET LIGHTS

In 2000 / 2001 the City and Gulf Power implemented a major upgrade to the street lighting in the Eastside neighborhood. This project included the installation of approximately 28 new lights, the upgrade of approximately 18 existing lights and modifications or relocation of 10 lights. This project was completed in 2001.

I have surveyed the area to determine if there are any streets that are not lit to the City standard of one light per intersection and one mid-block light per block. There appear to be at least 15 mid block locations that do not have lights. Most of these are short block. I will be doing some additional work in this area to determine where additional lights should be installed.

Residents have brought three specific locations to my attention, as follows:

- Blount St between Haynes and 8th Ave. – Field investigation revealed that there was one light out west of ML King. This has been ordered repaired. I have ordered a new light to be installed on Blount St between 7th and 8th Ave.
- 8th Ave and Avery – Although Avery St east of 6th Ave is outside your study area, I have ordered three new lights to be installed on Avery St between 6th and 9th Ave. In addition, I have ordered new lights installed on Mallory St between Davis and 6th and between 8th and 9th.
- Davis between Blount and Mallory – Field investigation revealed that there were two lights out at this location. This has been reported to Gulf Power.

Suggest that you encourage residents to call either my office at 435-1755 or Gulf Power at 969-3111 when they notice lights not working properly. Further, requests for additional lights should be forwarded to my office.

PROBLEM INTERSECTIONS

The residents have noted several problem intersections in the neighborhood. The following are my findings and some comments:

- Signal timing at Blount and Davis – We made some adjustments to this signal several months ago involving the interval times and how it is coordinated with adjacent signals. I believe it is now much more responsive to traffic demand.
- ML King and Jordan – I have made an accident study at this location and found that there has been a history of right angle collisions. I have taken steps to attempt to clear up the sight distance in the northwest quadrant.
- Blount at Davis and ML King – I have made an accident study at these two intersections and found that there is a significant problem with right angle collisions, particularly at the Blount and Davis intersection. There have been 15 crashes here in the last three years, including 8 right angle, 3 improper left turns, 2 rear ends and 2 sideswipes. All of the accidents involved vehicles on Davis. A field investigation revealed that there is a sight distance problem to the northbound signal heads caused by low hanging tree limbs. I have asked our Parks Department to trim these limbs.

My investigations into these and other intersections in the area will continue and additional action may be taken in the future.

NEW TRAFFIC SIGNALS

Your planning consultant, Volkert, has suggested that one of the minor gateways to the neighborhood, Gonzalez St. at Davis, should be signalized. I have completed a preliminary investigation at this location to determine if there is justification for a traffic signal from an engineering or safety perspective. There have been five traffic crashes at this location in the last three years, four of which may have been prevented with a traffic signal. A recent traffic count indicates that the traffic volumes on Davis are only about 40% of that which will create significant delays to traffic on the side street and warrant efficient signalization. Based on the data I have seen to date, I can see no justification for signalization at this location.

SPEED CONTROL

As I mentioned to you, I am working on a plan to upgrade the signing around the McGee Field complex as a result of a request from the Parks and Recreation Department. This area becomes quite congested when there are activities at the park. I believe there are some changes we can make to the signing along Davis and ML King to better inform motorists and pedestrians of the potential hazards. I will be completing my plan within the next couple of weeks and will implement it immediately.

The following are the results of a speed study made on Davis and ML King in the vicinity of Yonge St. on September 8, 2003:

Davis Hwy NorthboundML King Southbound

Average	37 MPH	37 MPH
Median	36 MPH	37 MPH
85 percentile	43 MPH	44 MPH
10 MPH Pace	31 – 40 MPH	36 – 45 MPH
% in Pace	53.4%	52.3%
Posted Speed Limit	35 MPH	35 MPH

All of this indicates that vehicles are speeding on both Davis and ML King, but slightly higher on ML King.

There has been some discussion about methods to slow traffic down on both ML King and Davis Hwy. I understand that you are having discussions with FDOT about this issue. I respectfully request that I be included in any further discussions with FDOT about this or other traffic related issues. I will be happy to work with you and the neighborhood on this.

One item that I intend to pursue is the possibility of new signalization, possibly at the intersection of Jordan and Davis Hwy. Although the current traffic volumes are not high enough to satisfy the MUTCD mandated minimum warrants for signalization, there are several factors present at this location that lead me to believe, at least preliminarily, that signalization may be justified. These include the collector street network in this part of the City, traffic accident experience at both the Jordan and Maxwell intersections with Davis, the presence of Spencer Bibb School, the excessive vehicular speeds on both roadways and the lack of effective speed controls between Texar and Blount St. I will be doing some additional analysis of this issue and discussing it with FDOT.

TRAFFIC VOLUMES

One of the items you requested was traffic volume data for Davis and ML King. Please note the following AADT's from FDOT:

- 300 ft north of Fairfield 10,000 vpd S/B, 9,000 vpd N/B
- 300 ft south of Fairfield 7,600 vpd S/B, 7,400 vpd N/B
- Davis north of Texar 5,600 vpd N/B
- ML King north of Texar 5,500 vpd S/B
- ML King 1,000 ft south of Texar 5,000 vpd S/B
- Davis between Maxwell and Bobe St 4,100 vpd N/B

The following are 24 hour unadjusted traffic counts made by the City:

- Davis at Jordan 3,087 vpd N/B
- Davis at Maxwell 4,365 vpd N/B

- Davis at Gonzalez 2,381 vpd N/B
- ML King at Gonzalez 3,110 vpd S/B

OTHER PUBLIC WORKS ISSUES

Residents have raised questions about flooding on Avery St and Gonzalez St, about grass mowing on Davis and ML King and about curb and gutter on Mallory St. I have asked Messrs. Garza and Flowers to respond to you on these issues.

ATTACHMENT #3

The University of West Florida Community Outreach Partnership Center (COPC) completed a study in 2000 to quantify economic development potential in several urban core neighborhoods. Five neighborhoods were included in the study conducted by COPC: Brownsville, Belmont-Devolliers, Eastside, Englewood and Morris Court. The COPC study focused on economic data in these areas and how the use of this data and surveys could address economic development in the five urban core neighborhoods. The area is characterized by high unemployment, low per capita and median household incomes, declining populations and higher percentages of African-American residents according to the COPC Study. Results from the data were presented for each individual neighborhood and for the study area as a whole.

The table below shows unmet retail demand in various categories for the five neighborhoods.

Neighborhood	Est. 1999 population	Est. 1999 Neighborhood Per Capita Income	Est. Neighborhood Retail Demand	Est. 1999 actual retail sales per neighborhood	Percentage of trade being captured	Est. 1999 unmet Retail Demand
Belmont	2052	14243	\$16,023,925	\$7,000,000	44%	\$9,023,925
Morris Ct.	3169	6752	\$11,731,262	\$10,250,000	87%	\$1,481,262
Eastside	1913	9707	\$10,180,991	\$6,000,000	59%	\$4,180,991
Englewood	1936	8494	\$9,015,871	\$12,750,000	141%	\$(3,734,129)
Brownsville	2205	9775	\$11,817,223	\$9,750,000	83%	\$2,067,223
Totals	11275	9794.2	\$45,750,000	\$45,750,000	76%	
				Total Unmet Retail Demand:		\$13,019,271

Source: *University of West Florida, Community Outreach Partnership Center Study, June 2000*

Legislation Details (With Text)

File #: 17-00273 **Version:** 1 **Name:**
Type: Legislative Action Item **Status:** Agenda Ready
File created: 4/24/2017 **In control:** Community Redevelopment Agency
On agenda: 5/8/2017 **Final action:** 5/8/2017
Enactment date: **Enactment #:**
Title: EASTSIDE NEIGHBORHOOD PLAN AMENDMENT TO ESTABLISH TIME CERTAIN
Sponsors: Jewel Cannada-Wynn
Indexes:
Code sections:
Attachments: 1. F.S. 163.362 - Contents of Community Redevelopment Plan

Date	Ver.	Action By	Action	Result
5/8/2017	1	Community Redevelopment Agency	Approved	Pass

ACTION ITEM

SPONSOR: Jewel Cannada-Wynn, Chairperson

SUBJECT:

EASTSIDE NEIGHBORHOOD PLAN AMENDMENT TO ESTABLISH TIME CERTAIN

RECOMMENDATION:

That the Community Redevelopment Agency (CRA) recommend to City Council the amendment of the Eastside Neighborhood Plan Element of the Urban Infill and Redevelopment Plan to establish and incorporate therein a time certain which maximizes the number of years currently allowed under Chapter 163, Part III, Florida Statutes.

SUMMARY:

On October 26, 2000, City Council adopted the Urban Infill and Redevelopment Area Plan ("Plan") pursuant to Chapter 163.2517, Growth Policy Act, Florida Statutes. City Council amended and re-adopted the Plan on October 27, 2005 by adoption of Ordinance No. 15-05 to incorporate the Eastside Neighborhood Plan element and subsequently took action to establish the Eastside Neighborhood Trust Fund to provide funding for implementation of the Plan through Tax Incremental Financing (TIF) pursuant to Chapter 163 Part III, Community Redevelopment, Florida Statutes, for a period of twenty (20) years beginning in 2005 and terminating during fiscal year 2025. An additional amendment was adopted by City Council on August 28, 2014, adding program elements.

In accordance with Florida Statutes (F.S.) 163.362(10):

“Every community redevelopment plan shall.... Provide a time certain for completing all redevelopment financed by increment revenues. ...for any agency created after July 1, 2002, the time certain for completing all redevelopment financed by increment revenues must occur within 40 years after the fiscal year in which the plan is approved or adopted.”

The proposed amendment will establish and incorporate into the Plan, a time certain for completing all redevelopment financed by TIF beginning in 2005, the fiscal year after plan adoption, and terminating at the close of fiscal year 2045. This action will maximize the plan implementation period currently allowable under Florida Statutes. A twenty (20) year extension of TIF revenue for the Eastside Redevelopment Trust Fund was approved by the CRA Board on April 10, 2017 and will be submitted to City Council for consideration concurrently with the proposed Plan amendment.

PRIOR ACTION:

October 26, 2000 - City Council adopted the Urban Infill and Redevelopment Plan.

February 12, 2004 - City Council adopted the Eastside Neighborhood Plan.

October 27, 2005 - City Council adopted Ordinance No. 15-05 incorporating the Eastside Neighborhood Plan into the Urban Infill & Redevelopment Plan (UIRP).

October 27, 2005 - City Council adopted Ordinance No. 16-05 establishing and providing funding for the Eastside Redevelopment Trust Fund.

August 28, 2014 - City Council adopted Ordinance No. 30-14 adding program elements into the Eastside Neighborhood Plan Element of the UIRP.

FUNDING:

Budget: NA

Actual: NA

FINANCIAL IMPACT:

Future Tax Increment Revenues will fund additional redevelopment projects in the Eastside Redevelopment Area.

CITY ATTORNEY REVIEW: Yes

5/3/2017

STAFF CONTACT:

M. Helen Gibson, AICP, CRA Administrator
Victoria D'Angelo, Assistant CRA Administrator

ATTACHMENTS:

- 1) F.S. 163.362 - Contents of Community Redevelopment Plan

PRESENTATION: No

Select Year:

The 2016 Florida Statutes

<u>Title XI</u>	<u>Chapter 163</u>	<u>View Entire Chapter</u>
COUNTY ORGANIZATION AND INTERGOVERNMENTAL RELATIONS	INTERGOVERNMENTAL PROGRAMS	

163.362 Contents of community redevelopment plan.—Every community redevelopment plan shall:

- (1) Contain a legal description of the boundaries of the community redevelopment area and the reasons for establishing such boundaries shown in the plan.
- (2) Show by diagram and in general terms:
 - (a) The approximate amount of open space to be provided and the street layout.
 - (b) Limitations on the type, size, height, number, and proposed use of buildings.
 - (c) The approximate number of dwelling units.
 - (d) Such property as is intended for use as public parks, recreation areas, streets, public utilities, and public improvements of any nature.
- (3) If the redevelopment area contains low or moderate income housing, contain a neighborhood impact element which describes in detail the impact of the redevelopment upon the residents of the redevelopment area and the surrounding areas in terms of relocation, traffic circulation, environmental quality, availability of community facilities and services, effect on school population, and other matters affecting the physical and social quality of the neighborhood.
- (4) Identify specifically any publicly funded capital projects to be undertaken within the community redevelopment area.
- (5) Contain adequate safeguards that the work of redevelopment will be carried out pursuant to the plan.
- (6) Provide for the retention of controls and the establishment of any restrictions or covenants running with land sold or leased for private use for such periods of time and under such conditions as the governing body deems necessary to effectuate the purposes of this part.
- (7) Provide assurances that there will be replacement housing for the relocation of persons temporarily or permanently displaced from housing facilities within the community redevelopment area.
- (8) Provide an element of residential use in the redevelopment area if such use exists in the area prior to the adoption of the plan or if the plan is intended to remedy a shortage of housing affordable to residents of low or moderate income, including the elderly, or if the plan is not intended to remedy such shortage, the reasons therefor.
- (9) Contain a detailed statement of the projected costs of the redevelopment, including the amount to be expended on publicly funded capital projects in the community redevelopment area and any indebtedness of the community redevelopment agency, the county, or the municipality proposed to be incurred for such redevelopment if such indebtedness is to be repaid with increment revenues.
- ★ (10) Provide a time certain for completing all redevelopment financed by increment revenues. Such time certain shall occur no later than 30 years after the fiscal year in which the plan is approved, adopted, or amended pursuant to s. 163.361(1). However, for any agency created after July 1, 2002, the time certain for completing all redevelopment financed by increment revenues must occur within 40 years after the fiscal year in which the plan is approved or adopted.
- (11) Subsections (1), (3), (4), and (8), as amended by s. 10, chapter 84-356, Laws of Florida, and subsections (9) and (10) do not apply to any governing body of a county or municipality or to a community redevelopment agency if such governing body has approved and adopted a community redevelopment plan pursuant to s. 163.360 before

chapter 84-356 became a law; nor do they apply to any governing body of a county or municipality or to a community redevelopment agency if such governing body or agency has adopted an ordinance or resolution authorizing the issuance of any bonds, notes, or other forms of indebtedness to which is pledged increment revenues pursuant only to a community redevelopment plan as approved and adopted before chapter 84-356 became a law.

History.—s. 5, ch. 77-391; s. 7, ch. 83-231; ss. 10, 22, ch. 84-356; s. 5, ch. 93-286; s. 6, ch. 94-236; s. 6, ch. 2002-294.

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**CITY OF PENSACOLA, FLORIDA
NOTICE OF PUBLIC HEARING**

The City Council of the City of Pensacola, Florida, (the "City Council") will conduct a public hearing at its regular meeting to be held on June 8, 2017, at 5:30 pm] or as shortly thereafter as may be heard, in Council Chambers located on the first floor of City Hall at 222 W. Main Street, Pensacola, Florida 32502, to receive comment on the adoption of an ordinance entitled:

**AN ORDINANCE AMENDING THE URBAN INFILL AND
REDEVELOPMENT AREA PLAN TO PROVIDE THAT ALL
COMMUNITY REDEVELOPMENT ACTIVITIES FINANCED BY
TAX INCREMENT REVENUES IN THE URBAN INFILL AND
REDEVELOPMENT AREA SHALL BE COMPLETED BY
SEPTEMBER 30, 2045; AND PROVIDING AN EFFECTIVE DATE.**

At the conclusion of the public hearing, the City Council will consider adoption of the ordinance which will amend the Urban Infill and Redevelopment Plan (the "Redevelopment Plan") approved by City Ordinance No. 47-00 to establish that all redevelopment financed by tax increment in the Urban Infill and Redevelopment Area, the boundaries of which are described in City Ordinance No. 46-00 (the "Redevelopment Area"), will be completed by September 30, 2045. No other changes to the Redevelopment Plan are proposed at this time.

Interested parties may appear at the public hearing and be heard with respect to the proposed ordinance, copies of which are available for inspection by the public at the Office of the City Clerk, 222 W. Main Street, Pensacola, Florida 32502. Section 163.346, Florida Statutes, requires the City Council to provide notice of the contemplated public hearing to the public and to all taxing authorities which levy ad valorem taxes in the geographic boundaries of the Redevelopment Area.

If an individual decides to appeal any decision made by the City Commission with respect to any matter considered at this meeting, a record of the proceedings will be required and the individual will need to ensure that a verbatim transcript of the proceedings is made, which record includes the testimony and evidence upon which the appeal is based (Section 286.0105, Florida Statutes). Such person must provide a method for recording the proceedings verbatim.

In accordance with the Americans with Disabilities Act, persons needing special accommodations or an interpreter to participate in this proceeding should contact the City Clerk at (850) 435-1610 no later than 48 hours prior to the proceedings.



City of Pensacola

222 West Main Street
Pensacola, FL 32502

Memorandum

File #: 22-17

City Council

6/8/2017

LEGISLATIVE ACTION ITEM

SPONSOR: Jewel Cannada-Wynn, City Council Member

SUBJECT:

PROPOSED ORDINANCE NO. 22-17 AMENDING ORDINANCE NO. 15-05, THE URBAN INFILL AND REDEVELOPMENT AREA PLAN, TO PROVIDE THAT ALL COMMUNITY REDEVELOPMENT ACTIVITIES FINANCED BY TAX INCREMENT REVENUES IN THE URBAN INFILL AND REDEVELOPMENT AREA SHALL BE COMPLETED BY SEPTEMBER 30, 2045; AND PROVIDING AN EFFECTIVE DATE.

RECOMMENDATION:

That City Council approve Proposed Ordinance No. 22-17 on first reading.

AN ORDINANCE AMENDING ORDINANCE NO. 15-05, THE URBAN INFILL AND REDEVELOPMENT AREA PLAN, TO PROVIDE THAT ALL COMMUNITY REDEVELOPMENT ACTIVITIES FINANCED BY TAX INCREMENT REVENUES IN THE URBAN INFILL AND REDEVELOPMENT AREA SHALL BE COMPLETED BY SEPTEMBER 30, 2045; AND PROVIDING AN EFFECTIVE DATE.

HEARING REQUIRED: Public

SUMMARY:

On October 26, 2000, City Council adopted the Urban Infill and Redevelopment Area Plan ("Plan") pursuant to Chapter 163, Part II, Florida Statutes. City Council amended and re-adopted the Plan on October 27, 2005 by adoption of Ordinance No. 15-05 to incorporate the Eastside Neighborhood Plan element. Subsequently, City Council adopted Ordinance No. 16-05 to establish the Eastside Neighborhood Redevelopment Trust Fund providing funding for implementation of the Plan through Tax Increment Financing (TIF) pursuant to Chapter 163, Part III, Florida Statutes. Funding of the Eastside Neighborhood Redevelopment Trust Fund was approved for a period of twenty (20) years, commencing on January 1, 2006 and for each of the 19 years thereafter. An additional amendment to the Plan was adopted by City Council on August 28, 2014, adding program elements.

In accordance with Section 163.362(10) of the Florida Statutes:

"Every community redevelopment plan shall... Provide a time certain for completing all redevelopment financed by increment revenues. ...for any agency created after July 1, 2002, the time certain for completing

all redevelopment financed by increment revenues must occur within 40 years after the fiscal year in which the plan is approved or adopted.”

On April 10, 2017, the Community Redevelopment Agency recommended that City Council approve a twenty (20) year extension of the Eastside Neighborhood Redevelopment Trust Fund. On May 8, 2017, the Community Redevelopment Agency voted to recommend that City Council amend the Urban Infill and Redevelopment Area Plan to establish and incorporate therein a time certain for completing all redevelopment financed by TIF. The maximum number of years currently allowed under Chapter 163, Part III, Florida Statutes for funding the Eastside Neighborhood Redevelopment Trust Fund is forty (40) years. Funding commenced on January 1, 2006 and will continue for each of 39 years thereafter, extending the Trust Fund to its maximum term.

PRIOR ACTION:

October 26, 2000 - City Council adopted the Urban Infill and Redevelopment Area Plan.

February 12, 2004 - City Council adopted the Eastside Neighborhood Plan.

October 27, 2005 - City Council adopted Ordinance No. 15-05 incorporating the Eastside Neighborhood Plan into the Urban Infill & Redevelopment Area Plan (UIRAP).

October 27, 2005 - City Council adopted Ordinance No. 16-05 establishing and providing funding for the Eastside Redevelopment Trust Fund.

August 28, 2014 - City Council adopted Ordinance No. 32-14 adding program elements into the Eastside Neighborhood Plan Element of the UIRAP.

April 10, 2017 - CRA recommended that City Council extend the sunset date for the Eastside Redevelopment Trust Fund to maximize the number of years currently allowed under Chapter 163, of the Florida Statutes.

May 8, 2017 - CRA recommended to City Council the amendment of the UIRAP, establishing a time certain corresponding to the maximum number of years allowable under Florida Statute.

FUNDING:

N/A

FINANCIAL IMPACT:

Future Tax Increment Revenues will fund additional redevelopment projects in the Eastside Redevelopment Area.

CITY ATTORNEY REVIEW: Yes

5/26/2017

STAFF CONTACT:

M. Helen Gibson, AICP, CRA Administrator
Victoria D'Angelo, Assistant CRA Administrator

ATTACHMENTS:

- 1) Proposed Ordinance No. 22-17
- 2) Report of CRA Action - May 8, 2017
- 3) Proof of Publication - June 8, 2017 First Reading

PRESENTATION: No

**PROPOSED
ORDINANCE NO. 22-17**

ORDINANCE NO. _____

**AN ORDINANCE AMENDING ORDINANCE NO. 15-05, THE
URBAN INFILL AND REDEVELOPMENT AREA PLAN, TO
PROVIDE THAT ALL COMMUNITY REDEVELOPMENT
ACTIVITIES FINANCED BY TAX INCREMENT REVENUES
IN THE URBAN INFILL AND REDEVELOPMENT AREA
SHALL BE COMPLETED BY SEPTEMBER 30, 2045; AND
PROVIDING AN EFFECTIVE DATE.**

BE IT ORDAINED BY THE CITY OF PENSACOLA, FLORIDA:

SECTION 1. FINDINGS. It is hereby ascertained, determined and declared as follows:

A. The City Council of the City of Pensacola (the "City Council") is authorized by Chapter 163, Part III, Florida Statutes (the "Redevelopment Act") to exercise the community redevelopment powers set forth therein to eliminate, remedy and prevent conditions of slum and blight.

B. In accordance with the Redevelopment Act, the City Council adopted Resolution No. 55-80 which created the Pensacola Community Redevelopment Agency (the "Agency").

C. On October 26, 2000, the City Council adopted Ordinance No. 46-00 which designated the boundaries of the Urban Infill and Redevelopment Area and Ordinance No. 47-00 which adopted the Urban Infill and Redevelopment Area Plan (as amended, the "Redevelopment Plan").

D. In February 2004, the City Council adopted the Eastside Neighborhood Plan identifying the redevelopment activities to be undertaken therein. The Eastside Neighborhood is located within the Urban Infill and Redevelopment Area boundaries.

E. On October 27, 2005, the City Council adopted Ordinance No. 15-05 which incorporated the Eastside Neighborhood Plan into and made it a part of the Urban Infill and Redevelopment Area Plan.

F. On August 28, 2014, the City Council adopted Ordinance No. 32-14 which added program elements pertaining to the Eastside Neighborhood component of the Redevelopment Plan.

G. In accordance with Section 163.362(10) of the Redevelopment Act, all redevelopment activities financed by tax increment within the Redevelopment Area must be completed within 40 years after the fiscal year in which the plan is approved or adopted.

H. The Agency has recommended amending the Redevelopment Plan to provide that all redevelopment activity financed by tax increment revenues in the Redevelopment Area be completed by September 30, 2045, which is 40 years after the fiscal year in which the Redevelopment Plan was adopted.

I. The City and Agency have given notice of a public hearing to consider such amendment of the Redevelopment Plan by publication and by mailed notice to affected taxing authorities, in the manner required by the Redevelopment Act.

J. A public hearing has been duly held for the purpose of receiving comments from interested parties and such comments, if any, have been heard and considered.

K. The Pensacola Planning Board has determined that the amendment to the Redevelopment Plan contemplated herein conforms to the comprehensive plan for the development of the City as a whole.

SECTION 2. AMENDMENT OF REDEVELOPMENT PLAN. The Redevelopment Plan, a copy of which is attached hereto as Appendix A and incorporated herein, is hereby amended to provide that the time certain for completion of all redevelopment activities financed by "increment revenues" (as such term is defined in section 163.340(22) of the Redevelopment Act) shall be no later than September 30, 2045.

SECTION 3. RATIFICATION AND CONFIRMATION. Except as amended hereunder, all prior ordinances, resolutions and actions by the City Council regarding the establishment and creation of the Agency, the Eastside Neighborhood Plan, the Urban Infill and Redevelopment Area Plan, and the Eastside Neighborhood Trust Fund, including but not limited to findings of blight and necessity associated therewith, are hereby ratified and confirmed.

SECTION 4. SEVERABILITY. All ordinances or parts of ordinances in conflict herewith are hereby repealed to the extent of such conflict.

[Remainder of Page Intentionally Left Blank]

SECTION 5. 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

APPENDIX A

URBAN INFILL AND REDEVELOPMENT AREA PLAN



Neighborhood Enhancement Team
City of Pensacola
180 Governmental Center
P.O. Box 12910
Pensacola, Florida 32521
(850) 595-1140

October 1, 2000

PLAN ELEMENTS

Element	Page #
Map depicting the geographic area or areas included in the Urban Infill and Redevelopment Area designation.	3
Identification of each neighborhood within the proposed area and state preservation and revitalization goals and projects identified through the community participation process and how such projects will be implemented.	4
Map of any existing enterprise zones, community redevelopment areas, community development corporations, brown fields, downtown redevelopment districts, safe neighborhood improvement district, empowerment zones, or enterprise communities.	8
Demonstration of the local government and the community's commitment to comprehensively address the urban problems within the designated area.	10
Identification of activities and programs to accomplish locally identified goals such as code enforcement; improved educational opportunities, reduction in crime, neighborhood revitalization and preservation, provision of infrastructure needs, including mass transit and multi modal linkages. 75-76	11
Identification of how the local government intends to implement affordable housing programs, including, but not limited to economic and community development programs and the State Housing Initiatives Partnership Program, within the urban infill and redevelopment area.	18
Identification of strategies for reducing crime.	19
If applicable, identification of neighborhood-specific design standards and guidelines that include Traditional Neighborhood Design concepts.	21
Identification and adoption of financial and local government incentives which the local government will offer for new development, expansion of existing development, and redevelopment within the designated area. Examples of such incentives are outlined in s.163.2517(3)(j)1-7., F.S.	22
A framework for coordinating infill programs within the urban core	24
Identification of how activities and incentives within the area will be coordinated and what mechanism the local government will use for the coordination.	24
Identification of how partnerships with the financial and business community will be developed.	25
Identification of the governance structure that the local government used to involve community representatives in the implementation of the plan.	26
A holistic and collaborative community participation planning process which allows for community input, including, visioning before redevelopment occurs.	29

Element	Page #
Identification of performance measures to evaluate the success of the local government in implementing the urban infill and redevelopment plan.	32
Demonstration of Area Distress	34-39
Delineation of Area Boundaries	41
Comprehensive Plan Concurrency	41
Confirmation that the infill and redevelopment area is within an area designated for urban uses in the local comprehensive plan.	42
Identification and maps of any existing transportation concurrency exception areas, and any relevant public transportation corridors designated by a metropolitan planning organization in its long-range transportation plans or by the local government in its comprehensive plan for which the local government seeks designation as a transportation concurrency exception area.	43
Memorandum of understanding between the district school board and the local government regarding enhancing public school facilities located within the designated area.	44-45
Budget	46-47
Amendment-1 - Eastside Plan- October 2004	Appendix A
Amendment-2 - Eastside Program Elements- July 2014	Appendix B

Urban Infill and Redevelopment Designation Area / Front Porch Area



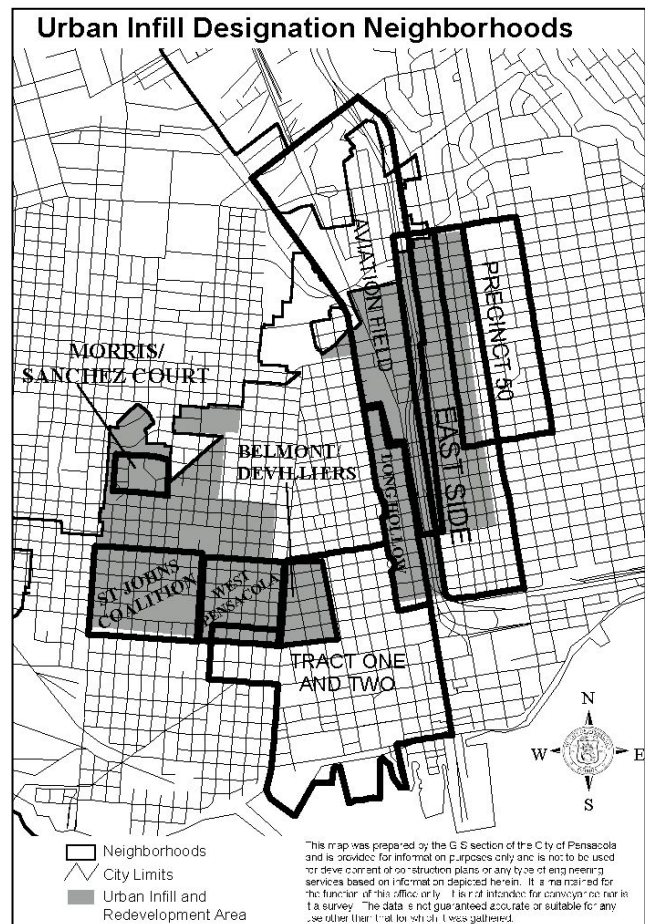
IDENTIFICATION OF EACH NEIGHBORHOOD IN THE URBAN INFILL AND REDEVELOPMENT AREA

The Urban Infill and Redevelopment Area (UIRA) corresponds to the portion of the designated Front Porch Community falling within the City of Pensacola corporate limits and is bounded by Pace Blvd on the west, 9th Ave on the east, Gregory Street on the south, and the City of Pensacola corporate boundary line to the north.

Eight organized neighborhoods associations cover the UIRA. The eastern portion is represented by the **Long Hollow Association** in the area bounded by Avery Street, Palafox Street, Tarragona Street and Wright Street. **Precinct 50 Neighborhood Association** covers the area from Baars to Lloyd Streets, and from Sixth to Twelfth Avenues. The **Eastside Neighborhood Association** overlaps boundaries with Precinct 50 Neighborhood Association and represents the area bounded by Baars Street, Dr. Martin Luther King, Jr. Drive, Ninth Avenue, and Cervantes Street. **Aviation Field Association** wedges between the Long Hollow and Eastside Associations from the northern City boundary to Cervantes Street.

In the western half, the portion of the Belmont/DeVilliers Neighborhood bounded by Cervantes Street, Reus Street, Gregory Street and “A” Street is covered by the **Tract 1 and 2 Neighborhood Association**. The **West Pensacola Association** covers the area from “A” to “G” Streets and from Cervantes to Gregory Streets. The **St. John’s Coalition** abuts West Pensacola from “G” Street west to Pace Blvd., between Cervantes and Gregory. The **Morris/Sanchez Court Association** represents the area from “J” to “N” Streets and from Godfrey to Brainerd.

The Infill area neighborhoods constitute some of Pensacola’s oldest residential settlements. They have been home to some of Pensacola’s most prominent African American citizens, and include the birth place of General Daniel (Chappie) James, Jr., the nation’s first African American four star general. The Belmont/DeVilliers commercial core served as the pre-integration business and entertainment district for Pensacola’s black community and has hosted performances by Tina Turner and James Brown among many other top artists.



PROJECT ACTIVITIES NARRATIVE

The designated area is comprised of some of the oldest neighborhoods in Pensacola's urbanized area. Common threads of blight, deterioration, and crime run through them. The racial composition of the UIRA population is 90% Black. These neighborhoods at one time contained high concentrations of middle class African Americans including a number of Pensacola's Black doctors. An aging housing stock and increasingly aging population of homeowners have contributed to a significant change in neighborhood character. While other areas of the city and county are experiencing growth, the overall population of these neighborhoods is declining. The area experienced a 16.55 % loss between 1980 and 1990.

The area is primarily residential in character with a limited number of small family-owned and operated businesses scattered throughout. Vacant, frequently dilapidated, housing units and abandoned neighborhood commercial establishments are major contributors to the level of blight in the community.

Elderly homeowners are faced with a deteriorating home and limited incomes, without the physical capacity for performing minor or major home maintenance projects. Many deceased homeowners have left their properties in estate to children who no longer reside in the City of Pensacola. This has been a contributing factor to the number of absentee owned properties in the area. In some cases, absentee owners show little concern about the actions of tenants to which they lease their properties or about the care and upkeep of these properties. Detrimental tenant activity is tolerated and the high turnover of tenants is a major source of curbside dumping of bulk waste and litter in the form of mattresses, furniture, and the like. Estate and title issues inhibit turnover in ownership of these properties, and ultimately makes a contribution to their abandonment.

Educational attainment statistics show that more than 50% of the area population over 25 years of age has not received a high school diploma. A.A. Dixon Elementary and Spencer Bibbs Elementary, the two Florida schools to receive an "F" rating, are situated within the UIRA. However, through considerable hard work and community support, Spencer Bibbs has succeeded in improving its performance to such a level during the past year that it is no longer on this list. While social and economic problems endemic to older city urban core neighborhoods plague the area, a positive community spirit is resurging among residents. Through a partnership between Milk and Honey Outreach ministries the City and neighborhood associations, a number of neighborhood computer learning centers are being established

The infill activities proposed by the UIRA Plan are focused toward counteracting population loss by encouraging home buying activity in the area. The importance of home ownership in preserving and improving neighborhood character is a philosophy which has been reflected in the neighborhood vision. Members of neighborhood associations have organized to begin proactively addressing some of these issues. Neighborhood residents have voiced the need to address landlords and rental offenders concerning code violations and prompt removal of bulk item trash.

In keeping with this strength-based philosophy, the Eastside/Precinct 50 area was looked at as the initial focus area. While most of the programs included in this plan will be made available area wide, several are targeted to a 35 block area of the Eastside/Precinct 50 neighborhood which showed the greatest potential for achieving a visible positive impact, using the above criteria.

Forgivable Home Improvement Loans

This is a fix-up/paint-up program designed to facilitate exterior facelifts and minor repairs on occupied residential structures. Focus will be placed on improving properties in the immediate vicinity of new infill construction as means of attracting home buyers. Priority will be given to elderly/disabled residents not reached by existing rehabilitation programs.

Eastside Lot Acquisition/Homebuyer Assistance

This program will provide funding to gain control of key sites to be made available for new infill housing construction by private builders/developers, non-profit corporations, lenders or private individuals. The cost of acquisition will serve as a write-down passed on to low or moderate income home purchasers. This program may also provide down payment/closing cost assistance to persons who cannot qualify under the-first time home buyers in very limited cases.

Increased Police Presence

Provides overtime pay for supplemental officers dedicated to intense drug eradication and community policing strategies including foot patrol, bike patrol, attending neighborhood meetings, and building citizen relationships. This project will include the purchase and provision of safety equipment for neighborhood watch groups such as binoculars, and cell phones.

Litter Enforcement Quick Response Team

Provides funds for additional neighborhood clean-up activities focused on bulk-item removal in supplement to the City's Sanitation Trash Elimination Program (S.T.E.P.).

Commercial Property Improvement Loans

Low interest loans to encourage renovation of commercial properties within the UIRA, outside the Belmont /DeVilliers commercial core.

Infill Design Assistance:

Provides funds to develop building plans in keeping with neighborhood's design guidelines and traditional neighborhood development principles that pay attention to the quality of the built environment.

The 1990 Census was the primary source of baseline data used to measure concentrations of poverty, unemployment, vacancy rates, age of housing stock, and general distress in the area. This data was also used to determine population changes and median household income. Data generated by the Pensacola Department of Community Design and Planning was used to identify the number of substandard and dilapidated structures in the UIRA tract areas. Information on demolitions and code violations for the area was obtained from the City of Pensacola Building Inspections Department. University of West Florida Whitman Center, Community Outreach Partnership Center was the source of the information compiled on how the residents perceived

crime in the UIRA neighborhoods. Statistics on actual crime were obtained from the City of Pensacola Police Department.

Indicators that will be used to measure the improved changes in the area include vacancy rates, poverty, unemployment, and median household income. Improvements will be measured by comparisons of code violations, demolitions, construction permits, and assessed property values. Police reports and crime rates will be reevaluated.

The past year has been a positive time for Pensacola's neighborhoods. An understanding of the importance of resident involvement in revitalization efforts has taken hold. A number of neighborhood focused initiatives have come into existence in Pensacola. The Neighborhood Enhancement Team (NET) was established within the City to support resident driven neighborhood improvement. The University of West Florida and United Way of Escambia County spearheaded the Community Outreach Partnership Center (COPC) to provide citizen training on community leadership, organizing and strategic planning. Additionally, the Front Porch designation was received, serving to energize the community to get involved.

The NET philosophy is that neighborhoods are the building blocks of a community. NET is a vehicle of outreach to keep the community informed and involved concerning City endeavors. In addition to the intensive involvement with Front Porch and COPC, NET will continue to assist the establishment of new neighborhood associations, provide information, referrals, and direct assistance in implementation of neighborhood initiated goals or events. The Team will also continue working with organized neighborhoods to develop projects for funding under the City's Pensacola Community Initiative Program (PCIP).

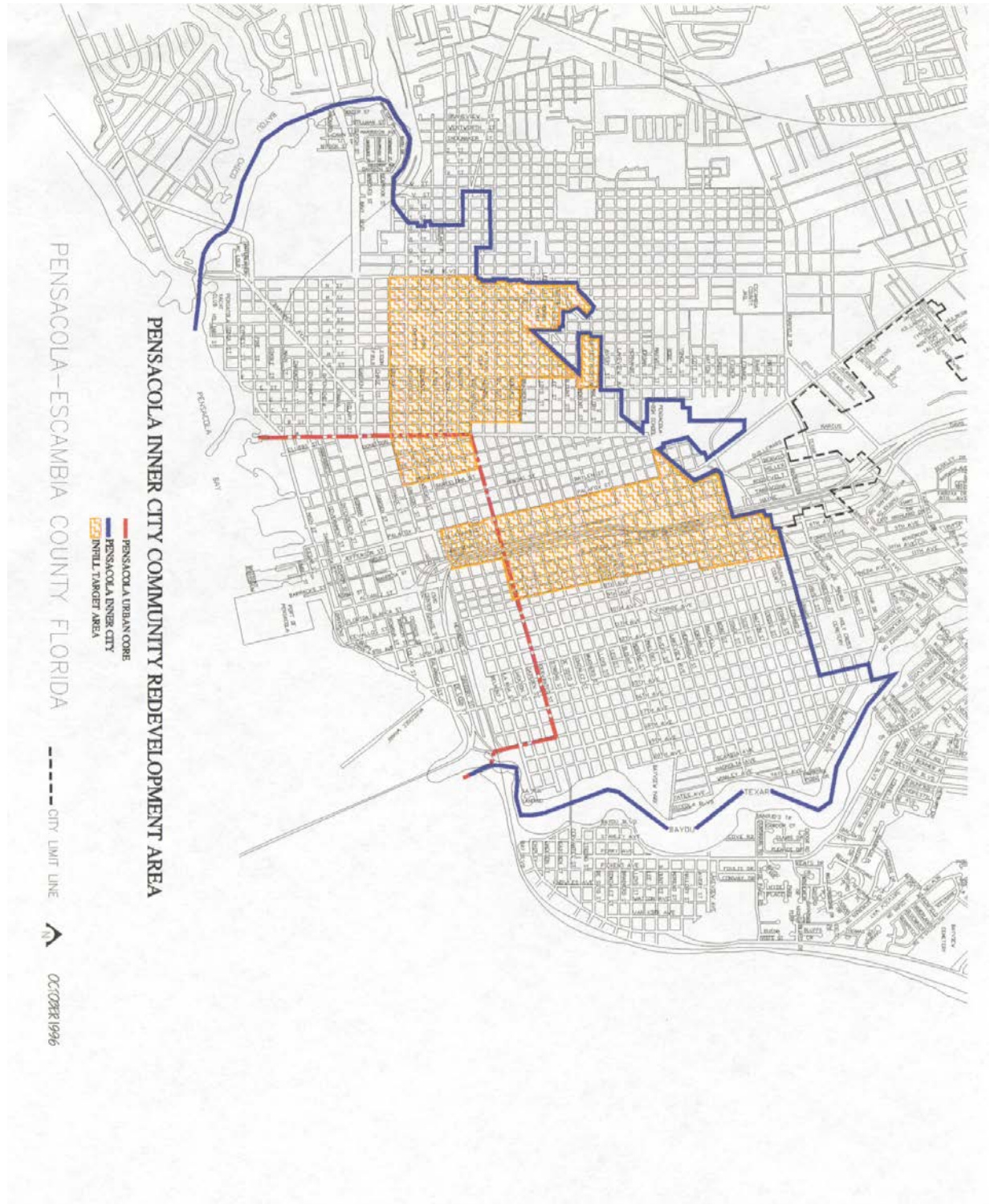
Residents will be encouraged to stay involved through community events such as the Annual Council of Neighborhood Association (CONA) sponsored Neighborhood Appreciation day, resident organized cleanups, and other neighborhood events. The Front Porch Community Liaison and the COPC Partners are continually working on organizing and promoting a range of community interactive functions and informative workshops. Neighborhood associations will also be involved in the review and ranking of development proposals received for funding under the SHIP Infill Strategy. Input will be sought from the Front Porch Housing and Community Development Task Force, including a designated representative from the specific UIRA neighborhood to be impacted by the proposal.

Service providers that will be involved in carrying out the projects and activities identified in this plan include are indicated by an asterisk on the list of UIRA Stakeholders.

Educational and training programs identified in this plan will be accomplished through existing programs and staff resources. It is anticipated that these activities will be sustained beyond a twelve month period on the basis that current financial sources are expected to remain in place.

No stakeholders will be displaced or adversely impacted by the programs and activities identified in this plan. Temporary relocation assistance is provided to homeowners having their houses rehabilitated under the CDBG funded owner occupied rehab program.

PENSACOLA INNER CITY CRA BOUNDARY MAP



The proposed urban infill and redevelopment area falls within the area declared blighted by the City of Pensacola City Council in 1980, and designated as the Pensacola Inner City Community Redevelopment Area.

The magnitude of the Inner City Community Redevelopment Area prompted the City of Pensacola Community Redevelopment Agency, to specifically establish the Pensacola Urban Core Community Redevelopment Area as the initial priority area within the Inner City. The Urban Core Community Redevelopment Area was developed for the focus of rehabilitation, conservation, and redevelopment activities. A Redevelopment Trust Fund was established for the purpose of employing Tax Increment Financing to fund projects within the Urban Core Area only. Redevelopment activities were to be targeted to other segments of the inner city in succession.

The nominated Urban Infill and Redevelopment Area is the next priority section for improvement within the City of Pensacola. The UIRA is immediately adjacent to the Community Development Urban Core Area with the exception of the Belmont/DeVilliers Neighborhood which falls completely inside of the Urban Core boundary, as indicated on the CRA map on page 8.

DEMONSTRATION OF LOCAL GOVERNMENT AND COMMUNITY COMMITMENT TO COMPREHENSIVELY ADDRESS URBAN PROBLEMS IN THE DESIGNATED AREA

Though faced with myriad of problems and issues, the residents, local government and other community entities have accepted the challenge to work together to make the inner city a better place to live and work. Pensacola's public, private, non-profit, and civic entities are committed to the type of collaborative and inclusive community improvement efforts necessary to comprehensively address urban problems within the designated Urban Infill and Redevelopment Area. Further, the City has committed more than \$4 million to assorted projects in the area to promote neighborhood revitalization and to enhance the quality of life. A new City department, Planning and Neighborhood Development, has been established to support and work proactively with neighborhoods. The residents of the designated area have created effective organizations and have become actively involved in shaping their future. Community planning sessions are well attended and new neighborhood associations have formed within the area.

The Neighborhood Enhancement Team (NET) in concert with representatives of other City departments have participated in the Front Porch planning efforts, assisted with the establishment of new neighborhood associations, and has provided information, referrals, and direct assistance in implementation of neighborhood initiated goals and events. NET has worked with organized neighborhoods to develop neighborhood improvement projects for funding under the Pensacola Community Initiative Program (PCIP).

The commitment of non-profit developers such as Habitat for Humanity, AMR, and Community Equity Investments, Inc. to provide decent, affordable housing in the designated area is on-going and provides an important element to area improvement that will be enhanced through collaboration.

Planned efforts for the coming year include continued support of the strategies generated by Front Porch. Together we will enhance communication and develop neighborhood resource materials. Coordination with neighborhood associations, non-profit and private organizations, the Chambers of Commerce, Small Business Development Center – Pensacola Junior College (SBDCPJC), University of West Florida (UWF), and others will focus small business development efforts in the targeted area. Partnerships with the UWF Community Outreach Partnership Center (COPC) and the Coalition of Neighborhood Associations (CONA) on a leadership training program will help to sustain neighborhood organizations, and leveraging federal, state, county, non-profit, private, and volunteer resources and services for maximum impact within the targeted area.

IDENTIFICATION OF ACTIVITIES AND PROGRAMS TO ACCOMPLISH GOALS

The City of Pensacola has committed to and funded a number of activities and projects to enhance the Front Porch/ UIRA neighborhoods. These activities will help eliminate blighting influences, prevent neighborhood decline, and enhance the quality of life for City residents.

Infrastructure

CDBG FY 2000/2001:

- Allocation for sidewalk construction in eligible CDBG target areas with a priority to those neighborhoods located within the designated Front Porch/UIRA area; includes new sidewalk adjacent to Spencer Bibbs Elementary School.
- Allocation to street lighting with a priority to Front Porch/UIRA.
- Allocation for additional code enforcement in CDBG target area with CDBG/Front Porch/UIRA.

Local Option Sales Tax :

- Allocation citywide; includes 5,135 linear feet within FP/UIRA.
- Allocation for construction of new a Central Fire Station and Administrative Office in FP/UIRA.

Recreational Facilities

- Construction of Daniel (Chappie) James, Jr. Memorial Park on Martin Luther King, Jr Drive.
- Development of a Regional Festival (Central Park).

Commercial Revitalization

Community Redevelopment Agency/TIF allocations:

- Belmont/DeVilliers commercial area Parking Lot
- Belmont/DeVilliers Commercial Façade Program
- Belmont/DeVilliers Streetscape Improvements

Educational

Partnership with Milk and Honey Outreach Ministries to establish computer learning labs in several FP/UIRA community centers (City contributions of donated space, equipment and MIS services)

Neighborhood Beautification (Pensacola Community Initiative Program)

- City Grants to Front Porch/UIRA Neighborhoods
- 2,088 hours as volunteer labor from Front Porch/UIRA neighborhood residents

PRESERVATION AND REVITALIZATION GOALS AND PROJECTS

The Urban Infill and Redevelopment Plan community participation process reaffirmed the following four neighborhood preservation and revitalization issues from the Front Porch Neighborhood Action Plan as priorities for implementation in the area.

Priority Neighborhood Issues Identified:

- Encouragement of Homeownership
- Renovation of Existing Structures
- Crime and Drug Elimination
- Lot Maintenance and Beautification

Goal/Objective/Activity	Implementation Plan		Performance Measure
	Source of Funds	Time Frame	
	Implementers		
Encouragement of Homeownership			
Goal: Encourage low and moderate-income residents to return to the targeted area as homeowners.			
Objective: Encourage construction and purchase of moderately priced new homes.			
Activity: Expand SHIP funding for down payment assistance to low/moderate-income residents from \$5,000 to \$7,500.	SHIP Infill Program	1-6 months	Number of buyers assisted
	City of Pensacola Housing Department, Local Lenders		
Activity: Provide deeper subsidy to homebuyers within the FP/UIRA target area: soft second mortgages as gap financing for home acquisition.	SHIP Infill Program	1-12 months	Number of buyers assisted
	City of Pensacola Housing Department Local Lenders		
Activity: Coordinate with local banks to utilize Florida Housing Finance Corporation 3% bond money set aside for home buyers in Front Porch areas.	Bond Issue	1-12 months	Number of buyers assisted
	Florida Housing Finance Corporation, City of Pensacola Housing Department, Local Lenders		
Activity: Offer financial incentives to builders/developers to construct moderately priced homes in the area: 0% construction loan.	SHIP Infill Program	1-6 months	Number of new homes constructed
	City of Pensacola Housing Department, Builders/Developers		
Activity: Catalyze home building activity through a revitalization showcase involving a model block and scattered sites; Model block homes to include hurricane safe room.	SHIP Infill Program, CDBG, FEMA	1-12 months	Number of new homes constructed, linear feet of new or replaced sidewalk, number of street lights installed
	City of Pensacola Housing Department Builders/Developers,		
Activity: Promote area/actively market neighborhood to potential homebuyers Utilize media to promote availability of assistance programs and where to seek additional information	Front Porch ;Current staff resources	1-12 months	Number of contacts made
	Front Porch; Neighborhood Associations, Realtors		
Activity: Identify, provide title clearance, and acquisition assistance on potentially available lots.	SHIP Infill Program	1-6 months	Number of lots cleared for acquisition
	City of Pensacola Housing Department		
Activity: Target pre-home ownership and	Current staff resources	1-6 months	Number of persons assisted

Goal/Objective/Activity	Implementation Plan		Performance Measure
	Source of Funds	Time Frame	
	Implementers		
post-home ownership counseling services. Educate/familiarize potential buyers with homeownership programs through promotional activities, workshops, referrals and handbook.	City of Pensacola Housing Department Local Lenders, Community Equity Investments Inc, Consumer Credit Counselors, Cooperative Extension, First Call For Help		
Activity: Assist neighborhood associations to develop specific design guidelines for infill construction that considers the architectural character and values of the neighborhood.	Current staff resources	1-6 months	Number of neighborhoods assisted
	City of Pensacola NET, Neighborhood Associations, Front Porch		
Activity: Provide funds for architects to supply builders/developers with good plans or other professional services	Infill Grant	1-12 months	Number of plans assisted/developed
	City of Pensacola NET; Front Porch		
Activity: Examine possible changes to City Land Development Code regarding setback and driveway requirements on Dr. Martin Luther King, Jr. Drive and Davis Street to ensure infill preserves neighborhood scale/character.	Current staff resources	1-6 months	Land Development Code amendment
	City of Pensacola Planning Department, NET, Front Porch		
Activity: Forgive liens for non-profit developers, for-profit developers, or individuals willing to acquire and renovate abandoned or condemned properties/ rebuild on demolition sites.	City of Pensacola	1-6 months	Value of Liens forgiven or number of properties reclaimed
	City Administration, Inspections Department		
Activity: Explore development of a secure, multi-unit, low maintenance, living facility for elderly residents.	To Be Determined	Long term	No current commitment (number or units constructed)
	Neighborhood Associations, Front Porch, Faith-Based Institutions, builders/developers, lenders		
Renovation of Existing Structures			
Goal: Renovate occupied and vacant substandard and/or dilapidated houses or commercial structures			
Objective: Provide neighborhood facelift, eliminate eyesores and blight, and promote rehabilitation to avoid future demolition of substandard housing.			
Activity: Waive initial and annual license fees associated with use of City rights of way resulting form encroachments caused by renovation or new construction of commercial structures within the UIRA.	Current staff resources	1-6 months	Number of waivers granted
	City of Pensacola Planning & Neighborhood Development Department		
Activity: Provide proactive code enforcement activity/ additional	CDBG/City general revenues	1-6 months	Number code enforcement/demolitions

Goal/Objective/Activity	Implementation Plan		Performance Measure
	Source of Funds	Time Frame	
	Implementers		
personnel. Enforce code on poorly kept properties.	City of Pensacola Inspections Department		cases
Activity: Increase absentee owner accountability for property maintenance and tenant actions for poorly kept properties.	Current staff resources	1-6 months	Number of owner contacts, violations cited
	City of Pensacola Inspections Department		
Activity: Increase public awareness of available programs for home rehabilitation/repair. Develop comprehensive resource guide to promote existing and new programs.	Current staff resources	1-6 months	Number of contacts, events/workshops
	City of Pensacola Housing Department, NET, Community Equity Investments Inc, First Call For Help, Front Porch		
Activity: Establish minor repair, paint-up/fix-up program, with priority for elderly/disabled residents.	Infill Grant	1-6 months	Total value of loans issued
	City of Pensacola NET, West Florida, Regional Planning Council		
Activity: Focus emergency repair program within City	SHIP	1-6 months	Total value of funded repairs
	City of Pensacola Housing Department, Community Action Program		
Activity: Establish substantial rehabilitation/reconstruction program for houses needing major repair.	HOME	1-12 months	Number of homes rehabilitated/reconstructed
	City of Pensacola Housing Department		
Activity: Establish program targeted to acquisition/renovation of vacant housing.	SHIP Infill Program	1-12 months	Number of properties renovated or buyers assisted
	City of Pensacola Housing Department		
Activity: Provide home maintenance training.	Current staff resources	1-12 months	Number of residents participating
	County Cooperative Extension Agency, CEII		
Activity: Provide commercial façade improvement grants	Community Redevelopment Agency	1-12 month	Number of grants awarded
Activity: Provide pool of commercial loan guaranties	Community Redevelopment Agency	1-12 month	Number of loans approved
Crime and Drug Elimination			
<u>Goal:</u> Eliminate Crime and Drug Activity within the area.			
Objectives: Eliminate drug sales and other crime from houses, businesses and streets/ build trust between law enforcement and neighborhood residents.			
Activity: Enhanced anti-drug/crime campaign; establish intense police presence and activity in target area.	Infill Grant	1-6 months	Number of police calls, drug related arrests; crime rate
	City of Pensacola Police Department, Neighborhood Residents		
Activity: Provide training and set up assistance for neighborhood crime watch and window- watcher groups.	Current staff resources	1-6 months	Number of meetings attended, groups formed
	City of Pensacola Police Department		
Activity: Supply residents with	Infill Grant	1-6 months	Amount of equipment

Goal/Objective/Activity	Implementation Plan		Performance Measure
	Source of Funds	Time Frame	
	Implementers		
binoculars and cell phones, etc., for observing and reporting incidents to police.	City of Pensacola Police Department, Neighborhood/Crime Watch Associations, NET		distributed
Activity: Involve neighborhood ministers and churches in anti-crime efforts.	Current staff resources	1-12 months	Number of ministers/churches involved
	Front Porch, Neighborhood Associations, Milk & Honey Outreach Ministries, City of Pensacola Police Department, City of Pensacola NET,		
Activity: Hold absentee owners accountable to remove renters participating in criminal activities from their properties.	Current staff resources	1-6 months	Number criminals removed/ landlords contacted
	City of Pensacola Police Department		
Activity: Remove markers denoting drug sale areas such as tennis shoes hanging from power lines.	Current staff resources	1-6 months	Number of markers removed
	City of Pensacola Police Department, City of Pensacola Public Works Department, Gulf Power Company		
Activity: Identify locations for and upgrade or add new streetlights.	CDBG	1-6 months	Number of lights added/upgraded
	City of Pensacola Housing Department, Public Works Department, Police Department, Gulf Power Company		
Activity: Educate on principles of crime prevention through environmental design (CPTED) and other techniques for businesses and residents	City of Pensacola Police Department	1-12 months	Number of participants
Activity: Provide home security surveys	City of Pensacola Police Department	1-12 months	Number of surveys conducted
Lot Maintenance and Beautification			
Goal: Improve lot appearance and beautify the area.			
Objectives: Enhance trash clean-up services; reduce illegal dumping; beautify			
Activity: Increase citizen awareness of free programs such as Clean & Green appliance/vehicle removal.	Current staff resources	1-6 months	Number of tons collected or number of items removed
	City of Pensacola Sanitation Department, Clean& Green, Front Porch, Neighborhood Associations		
Activity: Facilitate Neighborhood Clean	Infill Grant	1-12	Number of cleanups

Goal/Objective/Activity	Implementation Plan		Performance Measure
	Source of Funds	Time Frame	
	Implementers		
ups/explore supplemental programs for bulk item pickup.	City of Pensacola Sanitation Department, NET, Neighborhood Associations, Front Porch	months	assisted; number of tons collected; number of items removed
Activity: Adopt-a-civil citation ordinance enhancing the City’s ability to levy fines and take action on code violation cases.	Current staff resources	1-6 months	Number of fines levied, violator compliance time
	City of Pensacola Department of Sanitation Services Litter Enforcement/Inspections		
Activity: Educate residents on illegal dumping and other violations. Encourage resident reporting of violations to facilitate a quick removal of bulk trash items.	Current staff resources	1-6 months	Number of violations reported, clean ups assisted, tons removed
	City of Pensacola Sanitation, Police, Inspections, NET, Front Porch, Neighborhood Associations, Clean & Green		
Activity: Provide sidewalks in neighborhoods without them and repair existing sidewalks.	CDBG, LOST	1-12 months	Linear feet constructed/reconstructed
	City of Pensacola Planning Department Engineering Department, Housing Department		
Activity: Provide parks in neighborhoods without them and enhance existing parks.	LOST, City general revenues, State historic preservation grant,	1-12 months	Parks developed/improved
	City of Pensacola Leisure Services Department		
Activity: Streetscape Improvements (Belmont/DeVilliers).	TIF	1-12 months	Linear feet of sidewalk, Number of trees, number of streetlights
	CRA		
Activity: Public Parking Lot (Belmont/DeVilliers).	TIF	1-6 months	Number new parking spaces provides
	CRA		
Activity: Construction Central Fire Station and Administrative Offices.	LOST	1-6 months	Total project value
	City of Pensacola Fire Department		
Activity: Dr. Martin Luther King , Jr, Drive Tree planting	Eastside Neighborhood Association	1-6 months	Number of trees planted
Activity: Long Hollow Tree planting/ landscape	Long Hollow Neighborhood Association	1-6 months	Number of trees planted, landscaping installed
Activity: Belmont /DeVilliers landscape	Belmont /DeVilliers Redevelopment Board	1-6 months	Amount of landscaping installed
Activity: Morris Court community room renovation	Morris/Sanchez Court Neighborhood Association	1-6 months	Square footage of community room space renovated

CRA – Community Redevelopment Agency

TIF – Tax Increment Financing

NET – Neighborhood Enhancement Team

LOST – Local Option Sales Tax

SHIP – State Housing Initiative Partnership

CDBG – Community Development Block Grant

IDENTIFICATION OF HOW THE LOCAL GOVERNMENT INTENDS TO IMPLEMENT AFFORDABLE HOUSING PROGRAMS

The City of Pensacola, through its Housing Department, and Escambia County, through the Neighborhood Enterprises Foundation, Inc. jointly manage and operate Pensacola's HUD and State funded affordable housing and community development programs. The West Florida Regional Planning Council administers programs for the neighboring City of Milton and participates with the City and County on the Escambia Consortium as a means of working cooperatively to assist citizens in attaining decent affordable housing. These agencies will administer the affordable housing elements of this plan including the Community Development Block Grant and SHIP programs. Both the City and County have been active partners in the resident driven planning process in the Front Porch (FP) and UIRA area and are working with these neighborhoods to achieve their revitalization objectives.

At the recommendation of the Front Porch Housing and Community Redevelopment Task force, several initiatives in the affordable housing programs are being piloted. Second time homeowner housing rehabilitation (CDBG), Emergency housing repair (SHIP), and Homeowner substantial rehabilitation/reconstruction (HOME) have been funded with priority to the Front Porch and UIRA area.

As an outcome of the efforts of the Front Porch Housing and Community Development Task Force, an Urban Infill and Redevelopment Strategy has been added to the SHIP Housing Assistance Plan, in supplement to the normal SHIP program, to stimulate investment in the FP/UIRA community. Additionally, the average and maximum per unit SHIP award for first time homebuyer activities has been increased, together with the maximum purchase price for a SHIP assisted unit. Further, administrative funding has been made available for clearing property title issues in conjunction with the urban infill redevelopment strategy and development of affordable housing for first time homebuyers.

In direct response to the UIRA neighborhood vision, and as a catalyst to new infill construction, a revitalization showcase will be undertaken through the City's Housing Department emphasizing redevelopment of one residential block within the designated Eastside FP/UIRA utilizing CDBG, HOME, SHIP, and FEMA Project Impact dollars. A friendly competition between private sector and community non-profit builders will be sponsored. Elements of the project will include free lot acquisition or lot acquisition assistance, safe room allowance, street lighting, enhanced sidewalks and landscaping. A Parade of Homes Concept will be employed with a main site and other homes built by private sector developers scattered within the UIRA. The Front Porch Council will select the "Blue Ribbon" model home.

In response to the overwhelming interest in urban infill redevelopment identified through the Front Porch/UIRA neighborhood planning sessions, a residential facade and home improvement program to fund minor repairs and facelifts of occupied structures within the UIRA is proposed under this plan. Administration of this component will likely be accomplished under contract with the West Florida Regional Planning Council, Santa Rosa County's designated agent for administration of housing and community development activities.

STRATEGIES FOR REDUCING CRIME

A high rate of crime, particularly drug related activity, plagues much of the UIRA, constituting a major disincentive to homebuyer investment in the FP/UIRA and a threat to actualization of the neighborhood's vision of revitalization. Until recently, Seventh Avenue in the northern section of the Precinct 50 neighborhood was a hot bed for drug related activity. The Pensacola police department has worked together with the neighborhood watch group during the past five months to wage a successful campaign against crime in that area. Through a strategy of resident vigilance and an intense police presence the number of known "hoodlums" on this street has been reduced from thirty to four.

This approach focused on officers helping to improve the quality of life in the community by getting to know the residents who live there. Officers maintained positive confidential lines of communication by providing their cell and pager numbers, staying in the neighborhood on foot beats, and knocking on doors. These officers confronted people with signed consent-to-search warrants and worked closely with the City Sanitation and Code Enforcement departments to identify any possible violations of City ordinances that might be used as a means of removing criminals from the area.

UIRA residents desire to expand this effort to adjacent segments of the East King Tract where drug related criminal activity still thrives. To sustain this intense level of law enforcement over a long period of time, in a much broader area, will require additional resources. UIRA plan proposes funding to replicate this strategy on a large-scale basis covering the entire Eastside Neighborhood.

A multi-phased program has been designed by the City's Police Department for the targeted area bordered by Dr. Martin Luther King, Jr. Drive, Cervantes Street, 8th Avenue and Baars Street. The program will consist of targeting drug sales, increasing police presence, and establishing a good working relationship between residents and police through proven community policing methods. The program will allow officers to meet with the citizens and gain their input regarding problems, gather intelligence to identify dealers, make under cover drug buys, arrest offenders, and maintain a heavy presence long enough to discourage offenders from returning to the neighborhood. The program will also work to establish additional neighborhood watch programs and allow officers to meet and build positive relationships with the residents. As well as, encouraging residents to report and how to recognize criminal activity.

The strategy involves:

- Funding through the UIRA to provide resources for officers to work 1,000 five-hour overtime shifts over a six month period.
- Selecting a core group of officers to become intimately familiar with the targeted area and offenders operating within it.
- Instructing of officers on proven community policing methods.
- Establishing citizen relationships by attending meetings, establishing neighborhood watches, instructing residents on the types of activity to recognize and report, encourage active participation/reporting.
- Gathering intelligence on suspected or known drug offenders and crack houses.
- Identifying and obtaining warrants for offenders and crack houses.

- Maintaining a normal marked car and uniformed officer presence in the area.
- Conducting a massive arrest sweep.
- Making an on-scene arrests for public drinking, and other violations.
- Establishing and maintaining high levels of uniformed police presence in area making it undesirable for offenders to return/operate in the area.
- Requiring officers to get out of car to met, greet, and talk to citizens.
- Making foot/bike patrols.
- Building relationships with the target area citizens that will foster a willingness to contact police after the police presence returns to normal level.

NEIGHBORHOOD SPECIFIC DESIGN STANDARDS

The adoption of design guidelines has been recommended by the Front Porch Housing and Community Redevelopment Task Force. Each Front Porch/UIRA neighborhood has been asked to determine their desire for neighborhood design standards. The Long Hollow neighborhood, within the UIRA, has recently prepared the following set of standards.

The Long Hollow Neighborhood Association has generated special requirements for development of the vacant parcel of land along Guillemard Street between Desoto and Gonzalez Streets. The intent of these requirements is to bring new residents and encourage reinvestment in the area, while respecting the existing historic architectural character and urban pattern of the neighborhood.

Architectural and urban development requirements for request for proposals concerning vacant property on West side of Guillemard Street between Desoto and Gonzalez Streets:

For the developer:

1. Buildings to maintain front property lines along existing streets. Width of lots is to be similar to those in the surrounding blocks. Lots are to be deeper than wide.
2. Site is to be divided into 6-9 lots.
3. Minimum of 50% of buildings must be at least two-story.
4. Minimum of 50% of units/lots must sell at market rate to be occupied by home owners.
5. Minimum of 50% of total building square footage to be residential use.

For the Developer or lot purchaser:

1. Architectural style of homes/buildings to be consistent with historic character in the area including North Hill, Old East Hill, and Seville Historic District.
2. Front built-to line shall be between 15 and 20 feet from front property line.
3. Parking must occur behind front building wall.
4. No garage doors are permitted facing street except if located on garage outbuilding at rear half of site.
5. A front porch is required and must be a minimum of 50% of building width.
6. Height – minimum 9’0” finished floor to finished ceiling at each floor; if one story building, 10’0” minimum is required.

These guidelines provide a measure by which any future infill and redevelopment projects assisted by City funds can be evaluated in terms of keeping in context with the architectural character and values of the neighborhood. The City Neighborhood Enhancement Team staff will be assisting those neighborhoods that desire such standards to prepare them.

FINANCIAL AND GOVERNMENT INCENTIVES FOR DEVELOPMENT/REDEVELOPMENT

LIEN RELEASE POLICY

The City of Pensacola has adopted a Lien Waiver Policy for the Front Porch/ UIRA area as a means of encouraging the proactive redevelopment of abandoned or vacant urban infill properties by private developers/builders, non-profit corporations, lenders, and individual citizens. Liens held by the City, as the result of demolition or code enforcement actions, will be forgiven in accordance with the policy. A request for waiver may be submitted to the City together with the plans for an infill development project.

CITY OF PENSACOLA LIEN RELEASE POLICY FOR AFFORDABLE HOUSING INFILL PROJECTS

1. Requests by non-profit and for-profit developers of affordable housing for release of City liens will be reviewed by staff and recommended for approval by City Council.
2. Requests for release of liens to construct affordable infill housing will be submitted with the appropriate information regarding the proposed infill housing development, including: a description of the location and number of units to be constructed, the proposed sales price or monthly rent, a description as to how this proposed infill development will enhance the surrounding neighborhood and a copy of the house plans.
3. For the purposes of this lien release policy, the definition of affordable housing is: owner-occupied or rental housing for persons with household income at 80 percent of median or below (according to current HUD guidelines). In the case of properties within the Front Porch or Community Outreach Partnership Center (COPC) areas, or any other areas designated by City Council from time to time, there will be no income limits to encourage higher income households to move into these targeted revitalization areas.
4. City staff will review the request for the release of liens and request any additional information necessary to determine if the proposed development is consistent with existing neighborhood plans or strategies as well as with the Comprehensive Plan and other local ordinances.
5. City Staff will notify the existing neighborhood association representing the area to ensure that they are notified of the proposed infill development and that they have an opportunity to provide input.
6. If the application is approved by City Council, the applicant will execute an agreement with the City to ensure that the proposed infill development is constructed according to the agreed upon terms. Default on the terms of the contractual agreement with the City will result in the lien amount being repaid to the City.

WAIVER OF LICENSE FEES

The City of Pensacola Land Development Code requires that a License To Use Right of Way be obtained for all encroachments into the City right of way by private uses or structures. This applies to awnings, overhangs, and signage.

A policy for waiver of both the initial and annual fees associated with a License to Use Right of Way has been developed and incorporated into this Urban Infill and Redevelopment Plan. Pursuant to the adoption of this Plan, the City of Pensacola may waive these fees when the application for such a License to Use the City Right of Way applies to the new construction or renovation of a commercial structure within the Front Porch/UIRA area

CITY OF PENSACOLA POLICY FOR WAIVER OF LICENSE TO USE RIGHT-OF-WAY FEES IN FRONT PORCH/URBAN INFILL & REDEVELOPMENT AREAS

1. Requests for waiver of the initial and annual fees associated with an application for License to Use Right-of-Way for signage, balconies, overhangs, canopies, awnings, access ramps, or other physical improvements pursuant to the new construction or renovation of vacant or underutilized commercial properties within the Front Porch/Urban Infill and Redevelopment Area or Community Outreach Partnership Center area may be handled administratively and approved by the City Manager or designee.
2. Requests for waiver of License to Use fees will be submitted in writing with appropriate information regarding the proposed commercial improvement project, including: location, description of project and elements that will be constructed within the right-of-way.
3. City staff will review the request for waiver of License to Use fees and request any additional information necessary to determine if the proposed development is consistent with existing neighborhood strategies or plans, as well as the Comprehensive Plan and other local ordinances.
4. City staff will contact any existing neighborhood association representing the area to ensure that they are notified of the proposed development and have an opportunity for input.

MECHANISM FOR COORDINATION OF ACTIVITIES AND INCENTIVES

The Urban Infill and Redevelopment Area Stakeholders group provides the mechanism for coordination of the preservation and improvement efforts to be carried out under this plan. This body provides a valuable mechanism for coordination of activities and incentives and will serve as the guiding body for infill and redevelopment efforts. Most of the stakeholders are linked through cross participation and involvement on the partnerships or committees. Stakeholders meetings will be held periodically as an additional opportunity to monitor and evaluate performance and progress toward revitalization of the UIRA neighborhoods.

The City's Neighborhood Enhancement Team will bear primary responsibility for coordinating among the various entities to assure the maximum benefit with the community as a result of the limited resources available. A City Team made up of staff of key departments such as Housing, Leisure Services, Public Works, Planning, Police, Sanitation, and Inspections will continually exchange information and updates concerning individual elements or activities for which they are responsible pertaining to the plan.

The public, private, non-profit, and community entities integral to carrying out the strategies of the plan will work cooperatively to encourage the redevelopment of and reinvestment in distressed neighborhoods.

PARTNERSHIPS WITH BUSINESS AND FINANCIAL COMMUNITY

Good relationships with area lending institutions, homebuilders, low income housing interests, and realtors are the foundation of the City's ability to implement the housing and community development programs formulated for the UIRA. The Local Affordable Housing Partnership which assists City and County staff in the evaluation and monitoring of SHIP funded strategies, such as those identified for the UIRA, includes representatives of local lending institutions, public and assisted housing, homebuilders, realtors, area planning agencies, non-profit housing developers (community development corporations and community housing development organizations), and the local housing finance corporation. Many of these entities are participants on the Urban Infill and Redevelopment Area Stakeholders group, and are also at the table in the Front Porch revitalization endeavor. The City is working actively with these and other stakeholders toward the achievement of the UIRA Plan goals.

A number of local lenders participate with the City in carrying out the SHIP program for home acquisition and to take advantage of Escambia and Florida Housing finance corporation low interest bond money in creating attractive packages for homebuyers. Four local banks have contributed funds to a loan guaranty pool to back loans for renovation of commercial properties in Belmont DeVilliers.

Private sector and non-profit builders are also a key to successful infill and redevelopment. The City has issued contracts with Community Equity Investments, AMR, and Habitat for Humanity to construct new housing units in the City. Walgreens is in the process of constructing a new 15,000 square foot store which will include a pharmacy in the designated area and has been involved in the UIRA planning sessions. Baptist Health Care has also committed to the collaborative effort to improve the target area.

IDENTIFICATION OF GOVERNANCE STRUCTURE USED TO INVOLVE THE COMMUNITY IN IMPLEMENTATION

Decision making authority in the preparation of this plan and the activities related to it has been shared through a governance group consisting of area stakeholders and residents. A community participation process was conducted as a supplement to the Front Porch planning process. The Urban Infill and Redevelopment Area Stakeholders group met throughout August and September. This process was designed to identify those elements from the Front Porch Neighborhood Action Plan deemed to be priority for implementation under the Urban Infill and Redevelopment Plan. Many of the stakeholders have been involved in the Front Porch planning endeavor from its beginning. This group of active participants served to govern the development of the UIRA plan and will continue to have input in the decisions made relative to this plan. Following is the list of Stakeholders.

Mr. Gordon Jernigan
Escambia Housing Finance Corp.
25 W. Cedar Street Suite 530
Pensacola, FL 32501

Ms. Shirley Henderson
Community Equity Investment
302 N Barcelona Street
Pensacola, FL 32501

Mr. George McCormick
Clean & Green
312 W Main Street
Pensacola, FL 32501

Ms. Deana Lewis
Assistant Vice President
SunTrust Bank, West Florida
P.O. Box 510
Pensacola, FL 32596-0510

Mr. Delmus Wilkinson
Inspections Director
City of Pensacola
P.O. Box 12910
Pensacola, FL 32521

Mr. Daniel Horvath
Community Equity Investment;
Inc.
302 N Barcelona Street
Pensacola, FL 32501-4805

Mr. Jack Brock
CRA Assistant Director
City of Pensacola
P.O. Box 12910
Pensacola, FL 32521

Ms. Kim Rich
Economic Development
Pensacola Area Chamber Of
Commerce
P.O. Box 550
Pensacola, FL 32593-0550

Mr. Tony Bain
Crime Stoppers
1700 N Leonard Street
Pensacola, FL 32501

Ms. Sandra King
Catholic Charities
1805 N 6th Avenue
Pensacola, FL 32506

Ms. Sonya Culliver
Milk & Honey Outreach
Ministry
P.O. Box 1443
Pensacola, FL 32501

Ms. Phyllis Sims
West Pensacola
Neighborhood
1205 W. Gadsden Street
Pensacola, FL 32501

Mr. Ralph Goodman
Front Porch
1820 W Jordan Street
Pensacola, FL 32501

Ms. Thelma Manley
Front Porch
1040 N Guillemard Street
Pensacola, FL 32501

Dr. Wynn Teasley
Executive Director
UWF COPC
11000 University Parkway
Pensacola, FL 32514

John Noble
Store Manager
Barnes Supermarket
1301 N 9th Avenue
Pensacola, FL 32506

Mr. Kevin Jones
Vice Principal
Pensacola Academy for Success
1805 N 6th Avenue
Pensacola, FL 32503

Ms. Pat Hubbard
Housing Director
City of Pensacola
P.O. Box 12910
Pensacola, FL 32521

Reverend William Gulley
Milk & Honey Outreach Ministry
33 E Gregory Street
Pensacola, FL 32597

Mr. Fred Gant
Allbritton & Gant Attorneys at
Law
322 W Cervantes Street
Pensacola, FL 32501

Mr. Joe Dean
Precinct 50 Neighborhood
Association
1101 E Cross Street
Pensacola, FL 32503

Ms. Agnes Doering
Community Action Program
P.O. Box 628
Pensacola, FL 32593

Ms. Catherine Reeves
Eastside Improvement
Association
1218 N 7th Avenue
Pensacola, FL 32503

Ms. Michelle McNeil
Architectural Affairs
105 E Desoto Street
Pensacola, FL 32501

Ms. Melissa Polk
Communities in Schools
400 Jefferson Street
Pensacola, FL 32501

Ms. Susan Simpler
ESCAROSA Regional Workforce
9111 Sturdevant Street
Pensacola, FL 32514

Mr. Dale Perkins
E.C.U.A.
5860 San Gabriel Drive
Pensacola, FL 32504

Mr. Gary Lawrence
Millenium Construction
114 N Devilliers Street
Pensacola, FL 32501

Mr. Steve Pitkin
Escambia County CRA
1190 W Leonard Street
Pensacola, FL 32501-1129

Inspector Wendell Rich
Training
City Police Department
711 N. Hayes Street
Pensacola, FL 32501

Mr. Al Garza
Public Works Director
City of Pensacola
2757 N Palafox Street
Pensacola, FL 32501

The Honorable John Jerrals
City Council Member
City of Pensacola
P.O. Box 12910
Pensacola, FL 32521

The Honorable Debra
Thompson
City Council Member
City of Pensacola
P.O. Box 12910
Pensacola, FL 32521

Mr. Randy Wilkerson
Neighborhood Enterprise
Foundation
P.O. Box 8178
Pensacola, FL 32505

Ms. Cheryle C. Allen
Tract 18 Neighborhood
2103 N "H" Street
Pensacola, FL 328501

Mr. Lee Avant
Aviation Field
2905 N Hayne Street
Pensacola, FL 32503

Ms. Georgia Blackmon
Precinct 50 Neighborhood
2107 N 7th Avenue
Pensacola, FL 32503

Mr. Bob Hayes
Bob Hayes Telephone Service
1822 St. Catherine Avenue
Pensacola, FL 32501

Mr. Malcom McCorvey
Front Proch
1916 Martin Luther King Jr Drive
Pensacola, FL 32503

Reverend Edward Miles
2902 N Tarragona Street
Pensacola, FL 32501

Ms. Susan Senkarik
United Way
1301 W Government Street
Pensacola, FL 32501

Mr. Eddie Todd
Belmont-DeVilliers
111 W Belmont Street
Pensacola, FL 32501

Mr. Clyde Tripp
Tract 6 & 7 Neighborhood
710 N 7th Avenue
Pensacola, FL 32501

Mr. Pete Legacy
Walgreens
6314 N 9th Avenue
Pensacola, FL 32501

Mr. Michael Wade
St. John's Coalition
1807 W Wright Street
Pensacola, FL 32501

Mr. Jimmie Williams
Front Porch
2901 N Hayne Street
Pensacola, FL 32503

Mr. Mark Etheridge
Director of Contruction
Baptist Health Care
P.O. Box 17500
Pensacola, FL 32522

Ms. Karen Pollock
Walgreens
6314 N 9th Avenue
Pensacola, FL 32501

Ms. Becky Nensenson
Pensacola Police Department
711 N Hayne Street
Pensacola, FL 32501

Dr. Dave Epperson
Assistant Superintendent
Escambia County School District
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Pensacola, FL 32597-1470

Council Member Hugh King
City of Pensacola
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Pensacola, FL 32521

Mr. Jay Gazani
Pensacola Police Department
711 N Hayne Street
Pensacola, FL 32501

Russell Madison
Property Manager
Baptist Health Care
P.O. Box 17500
Pensacola, FL 32522

HOLISTIC AND COLLABORATIVE COMMUNITY PARTICIPATION/VISIONING PROCESS

The Urban Infill and Redevelopment Area (UIRA) is comprised of that portion of the Front Porch area lying within the City of Pensacola corporate boundaries. The Front Porch area is approximately 2 square miles in size and includes both City and County neighborhoods. The Urban Infill and Redevelopment Plan was prepared with the intent to identify specific projects for implementation within the smaller focus area (City Front Porch neighborhoods) as a means of creating an enhanced impact through the physical concentration of activities and improvements.

The UIRA plan is a product of community goal setting and planning at the neighborhood level and represents a complement to the Front Porch neighborhood action plan. UIRA planning sessions were held during August and September to further refine the neighborhood vision and to identify neighborhood strengths and challenges. Meetings were conducted in the neighborhood to maximize public interaction and participation by the community, residents, non-profits and general public.

The UIRA planning sessions involved a diverse group of inner city residents, faith-based organizations, social service agencies, community development corporations, civic groups, education institutions, lending institutions, builders, developers, and City/County government in a community visioning and planning process. This holistic and collaborative process was conducted as a supplement to the Front Porch community participation process that resulted in the preparation of the Front Porch Neighborhood Action Plan in April 2000. Task Forces established as working groups during the initial Front Porch planning phase have continued to work in conjunction with community stakeholders to develop recommendations and identify projects for achieving plan goals. The recommendations of these task forces are reflected in projects included in this plan

City Neighborhood Enhancement Team staff was assisted in facilitation of the community participants process by the UWF Whitman Center and Landers-Atkins planners. Residents and other neighborhood stakeholders were asked to identify and address their concerns in partnership with City government, financial institutions, community institutions, and others. Together a neighborhood based plan that identifies the visions, goals, objectives, and strategies was developed. It addresses neighborhood priorities and directs the expenditure of funds.

Data was presented from neighborhood surveys conducted by the University of West Florida Community Outreach Partnership initiative for three of UIRA neighborhoods. This data provided a baseline on resident neighborhood satisfaction, land use, housing and building conditions, and economic issues. Nominal group technique was employed during these sessions to help stakeholders articulate their vision and priorities.

The issues related to Crime and Housing and Community Redevelopment, as identified in the Front Porch plan, resurfaced to be the top priority issues for the UIRA neighborhoods in achieving their collective vision. The Front Porch plan focuses on the implementation of revitalization and preservation goals. These goals were reaffirmed through the UIRA community participation process and specific projects/activities were generated through the supplemental planning.

The guiding philosophy of this planning process was to identify areas of neighborhood strength

which could be built upon through redevelopment efforts based on the following criteria:

- physical assets - highest concentrations of owner occupied housing, higher assessed values, well-kept properties.
- human assets - neighborhood residents actively working to improve the area.
- neighborhood safety - areas where crime prevention efforts have netted positive results.

COMMUNITY PARTICIPATION PROCESS

A number of methods were used to encourage stakeholders to participate in the design and implementation of the Urban Infill and Redevelopment Area plan. Letters were forwarded to representatives of key stakeholder groups. Invitations to sessions were made at neighborhood association meetings, Front Porch meetings, and University of West Florida Community Outreach Partnership Center (UWFCOPC) meetings. Public service announcements were forwarded to local media including the *Pensacola News Journal* and *The Pensacola Voice*. Flyers were distributed in the neighborhoods by City of Pensacola Neighborhood Enhancement Team staff and the Front Porch Liaison. Post cards were mailed to residents following the meetings thanking them for their participation and encouraging them to attend subsequent sessions.

The planning sessions began with presentation of data gathered through a series of neighborhood surveys conducted by the UWFCOPC. Following open discussion of the survey results on neighborhood land use, resident satisfaction, building condition crime and economic development, nominal group technique was used to help residents articulate their vision.

Through this process, stakeholders identified and ranked their top issues for neighborhood preservation and revitalization. During the series of planning sessions and in small group meetings, stakeholders nominated specific sites for focus based on neighborhood strengths such as proximity to churches/other institutions, proximity to well maintained existing houses, home ownership rates, adjacent properties with higher values, and proximity to known crime areas. After reviewing the available programs and resources, strategies for achieving the neighborhood vision were propose. The vision, and many of the strategies identified, reaffirmed those listed in the Neighborhood Action Plan for the Front Porch area as a whole.

Following is the list of dates and locations of the Urban Infill community meetings. Meeting notes, attendance sheets, notices/ advertisements and handouts are provided in the Attachments section of this application. A list of key stakeholders is provided on page 70 of the Urban Infill and Redevelopment Plan. The stakeholder groups were selected (using the Front Porch stakeholders as a base group) with the intent to be holistic and inclusive of all groups that might have an claim, interest or potential contribution to the outcome of the planning effort.

Urban Infill and Redevelopment Area Planning Sessions

August 24, 2000
Pensacola Academy for Success
1805 6th Avenue
Pensacola, FL 32501

August 31, 2000
Pensacola Academy for Success
805 6th Avenue
Pensacola, FL 32501

September 07, 2000
Front Porch Office

1040 N Guillemard Street

Pensacola, FL 32501

September 12, 2000
Front Porch Office
1040 N Guillemard Street
Pensacola, FL 32501

September 19, 2000
Front Porch Office
1040 N Guillemard Street
Pensacola, FL 32501

October 19, 2000
Front Porch Office
1040 N Guillemard Street
Pensacola, FL 32501

PERFORMANCE MEASURES

The performance measures which will be used to evaluate the City's success in implementing the plan are listed in the Preservation and Revitalization Goals and Projects. It is anticipated that effective implementation of the code enforcement and crime initiatives will result in an initial increase in the both the number of calls made to the police department and the number of reported code violations/code enforcement cases. This increase in the number of calls and citations should be followed by a decrease over the long term.

PROPOSED URBAN INFILL AND REDEVELOPMENT ASSISTANCE GRANT PROJECTS

Forgivable Home Improvement Loans

Project cost: \$100,000

This is a fix-up/paint-up program designed to facilitate exterior facelifts and minor repairs on occupied residential structures in support of new infill construction. Priority will be given to elderly/disabled residents.

Eastside Lot Acquisition/Homebuyer Assistance

Project cost: \$75,000

This program will provide funding to gain control of key sites to be made available for new infill housing construction by private builders/developers, non-profit corporations, lenders or private individuals. The cost of acquisition will serve as a write-down passed on to low or moderate income home purchasers. This program will also provide a source of down payment/closing cost assistance to non-first time home buyers.

Increased Police Presence

Project cost: \$50,000

Provides overtime pay for supplemental officers dedicated to intense drug eradication and community policing strategies including foot patrol, bike patrol, attending neighborhood meetings, and building citizen relationships. This project will include the purchase and provision of safety equipment for neighborhood watch groups such as binoculars, and cell phones.

Litter Enforcement Quick Response Team

Project cost: \$5,000

Provides funds for additional neighborhood clean-up activities including bulk-item removal and possible provision of dumpsters.

Commercial Property Improvement Loans

Project cost: \$50,000

Low interest loans for renovation of commercial properties.

Infill Design Assistance

Project cost: \$20,000

Provides funds for architectural services to develop plans that reflect the architecture and patterns of neighborhood development.

DEMONSTRATION OF AREA DISTRESS

One or more neighborhoods in the area suffers from pervasive poverty, unemployment, and general distress.

Poverty

The 1990 Census data shows high concentrations of poverty and unemployment in the proposed Infill and Redevelopment Area. The rate of persons in poverty, for each of the twenty three Census block groups within the nominated area is 21% or greater. The average rate of poverty for these block groups is 43%, with actual rates ranging to 64%. Only twenty five percent of the block groups exhibit poverty rates of less than 30%, with 50% of the block groups exhibiting rates greater than 46%. This compares with a 19% rate of poverty for the City of Pensacola as a whole, and a 13% rate statewide in 1990.

Unemployment

The 1990 unemployment information from the Census shows an average rate of unemployment for the nominated area at 5% compared with a citywide unemployment rate of 4%, and a statewide rate of 6% for the same time period (Table 3.1). However, the 1999 unemployment rate for the area based on data obtained from the University of West Florida, Haas Center for Business Development, was 6.47% for the proposed infill boundary area, while Bureau of Labor Statistics data show a statewide rate of 4% in 1999.

Table 3.1

Percent in Poverty and Unemployed

Tract	Block Group	Persons	In Poverty	% Poverty	Un-employed	% Un-employed
0006	1	322	137	43%	21	7%
0006	2	381	100	26%	10	3%
0006	3	417	112	27%	8	2%
0006	4	418	87	21%	26	6%
0006	5	259	165	64%	29	11%
0006	6	320	188	59%	20	6%
0015	1	313	175	56%	15	5%
0015	2	258	132	51%	10	4%
0015	3	435	269	62%	11	3%
0016	1	665	285	43%	36	5%
0002	2	224	108	48%	27	12%
0002	4	480	208	43%	24	5%
0002	5	709	361	51%	19	3%
0003	1	513	178	35%	16	3%
0004	1	586	294	50%	21	4%
0004	2	762	423	56%	72	9%
0004	3	480	241	50%	40	8%
0004	4	516	238	46%	24	5%
0004	5	386	202	52%	25	6%
0004	6	497	214	43%	31	6%
0004	7	418	99	24%	0	0%
0005	3	492	121	25%	12	2%
0018	2	604	147	24%	14	2%
average:		455		43%		5%
City of Pensacola				19%		4%
State of Florida				13%		6%

Source: US Bureau of the Census, 1990

General distress in the nominated target area is further evidenced by a substantially declining population (Table 3.3). This contrasts significantly with the growth and investment being experienced in other areas of the City, particularly the northeast and historic downtown neighborhoods. The Census documents that between 1980 and 1990, the target area lost 16.55 percent of its population. During the same time frame, a population increase of nearly three percent was experienced citywide.

Table 3.2
Median Household Income

Tract	Block Group	Income Median
0006	1	\$10,694
0006	2	\$16,500
0006	3	\$8,811
0006	4	\$9,307
0006	5	\$7,763
0006	6	\$10,893
0015	1	\$14,191
0015	2	\$11,875
0015	3	\$6,365
0016	1	\$11,033
0002	2	\$11,278
0002	4	\$13,207
0002	5	\$6,240
0003	1	\$10,192
0004	1	\$10,868
0004	2	\$10,163
0004	3	\$5,781
0004	4	\$15,742
0004	5	\$6,757
0004	6	\$9,399
0004	7	\$6,734
0005	3	\$23,050
0018	2	\$11,776
average :		\$10,810
City of Pensacola		\$25,066
State of Florida		\$27,483

Source: US Bureau of Census, 1990

Table 3.3

Population	City Wide	Urban Infill Target Area
2004 Projection	60,993	6,981
1999 Estimate	59,585	7,065
1990 Census	59,301	7,784
1980 Census	57,794	9,328
Growth 1980-1990	3%	-17%
Race		
White	62%	9%
Black	35%	90%
Asian/Pacific Islander	3%	2%
Other Races	1%	0%

Source: University of West Florida
Haas Center for Business Development

populations. The 1990 Census shows residents of the proposed UIRA have less than half the earning power as that of City residents as a whole (Table 3.2). Average median income for the area at \$10,830, only 43% of the citywide median and a mere 39% of the statewide median for 1990. This is limited income has bearing on the amount of disposable income available to target area residents for property maintenance and improvements. The 1990 Census documents the average median value of a dwelling unit in this area at \$31,743, while the median value for the city was \$63,000.

These older sections of the city reflect a continued concentration of substandard housing that is predominantly occupied by minority and lower income

City of Pensacola Building Inspections Department records for the period September 1, 1999 through August 31, 2000 show 92 code violations were cited in this segment of the City compared with 388 citywide (Table 3.4). This represents 24% of all code violation cases citywide, a relatively high concentration. The concentration of dilapidated unsafe structures in the proposed Infill area is evident from City Building Inspection Department records on demolitions of these structures. For the five year period 1992-1999, 271 demolitions were ordered by the City to remove unsafe/abandoned structures in the area, 41% of the 655 demolitions ordered city wide.

Table 3.4			
	City	Urban Infill Target Area	Percentage of the City
Demolitions			
1999	98	47	48%
1998	83	39	47%
1997	111	41	37%
1996	102	34	33%
1995	69	31	45%
1994	44	17	39%
1993	71	21	30%
1992	77	41	53%
Total	655	271	41%
Code Violations			
1999-2000	388	92	24%
Acres			
	14,202.70	1,172.81	8%

Source: City of Pensacola Building Inspections Department

Crime

A high crime rate distinguishes itself among the chief problems plaguing the area, and is a significant contributing factor to disinvestment here. According to a survey conducted earlier this year by the University of West Florida pursuant to a HUD funded Community Outreach Partnership Center grant, the majority of residents (an average 54%) target area neighborhoods feel very unsafe, or somewhat unsafe being out in the area at night (Table 3.5).

Table 3.5
COPC Neighborhood Survey Data - Feelings about Crime

	Belmont Devilliers	N. Morris Court	Eastside	Average	
How safe do you feel walking alone in neighborhood at night?					
1. Very safe	16%	15%	21%	17%	
2. Somewhat safe	21%	39%	26%	29%	46%
3. Somewhat unsafe	42%	30%	20%	30%	
4. Very unsafe	21%	16%	33%	24%	54%
How serious is the crime in your neighborhood?					
1. Very serious	17%	22%	19%	19%	
2. Somewhat serious	54%	25%	16%	32%	51%
3. Not very serious	29%	52%	65%	49%	49%

Source: University of West Florida Whitman Center, Community Outreach Partnership Center

City of Pensacola Police Department records reveal that 2,501 of the 10,885 crimes for which police reports were made in 1993 occurred within the target area. Twenty-three percent of the occurrences for an area that constitutes eight percent of the city (Table 3.6). In the year 1998, 1,899 of the 8,197 crimes committed in the city, took place in the Infill area neighborhoods. It is important to note that while the occurrence of crime for the City of Pensacola as a whole followed the downward trend experienced nationwide, the crime rate for the target area remained the same.

Of particular concern is the concentration of drug related activity in these neighborhoods. For both 1993 and 1998, nearly fifty percent of all drug related crimes in the city occurred in this segment of the city, which represents only 8% of the total city land area in acres.

Table 3.6
Crime Statistics for the Target area compared to the City

Crimes	Target Area				City Wide	
	1993	% of City Wide Crime	1998	% of City Wide Crime	1993	1998
Total # of Burglaries	348	18%	248	18%	1965	1359
Total # of narcotic related offenses	346	48%	293	45%	717	653
Total # of other crimes	758	20%	512	20%	3835	2585
Total # of robberies	66	42%	63	40%	157	159
Total # of thefts	488	19%	364	18%	2549	2024
Total # of traffic violations	37	24%	37	23%	154	159
Total # of violent crimes	458	30%	382	30%	1508	1258
Total - All Crimes	2501	23%	1899	23%	10885	8197

Source: City of Pensacola Police Department

Housing

Area distress is further exemplified by the high rate of vacant, abandoned and substandard properties in the area. The proportion of vacant properties in the UIRA is almost twice as high as for the city as a whole (Table 4.1). According to the Census, the proposed infill target area exhibited a 17% average rate of property vacancy in 1990. This compares with a 9% average vacancy rate for the City of Pensacola as a whole for the same time period.

Table 4.1
Percent Vacant

Tract	Block Group	Housing	Vacant	% Vacant
0006	1	134	18	13%
0006	2	205	48	23%
0006	3	240	52	22%
0006	4	182	34	19%
0006	5	139	37	27%
0006	6	160	29	18%
0015	1	125	25	20%
0015	2	104	11	11%
0015	3	174	25	14%
0016	1	298	35	12%
0002	2	170	46	27%
0002	4	234	48	21%
0002	5	289	52	18%
0003	1	238	47	20%
0004	1	258	36	14%
0004	2	315	32	10%
0004	3	223	35	16%
0004	4	223	33	15%
0004	5	158	27	17%
0004	6	225	30	13%
0004	7	256	5	2%
0005	3	259	52	20%
0018	2	193	30	16%
Average:		209		17%
City of Pensacola		26,366	2,383	9%
State of Florida		6,100,262	965,393	16%

Source: US Bureau of Census, 1990

The inner city neighborhoods included in the nominated Urban Infill and Redevelopment Area (UIRA) represent some of the City of Pensacola's oldest residential settlements. Correspondingly, the area is characterized by some of the most deteriorated housing stock.. The 1997 City of Pensacola Evaluation and Appraisal Report (EAR), prepared by the Department of Community Design and Planning, reported that the number of dilapidated housing structures within the city limits totaled 726 units or 3% of the total housing stock (Table 4.2). A calculation of the number of dilapidated or substandard housing structures for the target area was made using the housing conditions survey data contained in the City of Pensacola Comprehensive Plan.

The number of substandard or dilapidated single-family, duplex and multi-unit dwellings was derived based on the proportion of block groups falling within the UIRA target area for each census tract. 455 of the 2,737 housing structures in this area are substandard or dilapidated. This represents 14.24% of structures, more than four times higher than the rate for the local government.

Approximately one third of the city's housing stock is 40 to 50 years old or older (Table 4.3). While a number of these units are situated in the designated historic neighborhood districts, are well maintained and in good condition, or have been rehabilitated or modernized, many of these aged structures have outlived their normal useful lives. A concentration of these run-down structures is prevalent in the UIRA at a rate that is considerably higher than for the city as a whole. The 1990 Census Block Group data shows that a full 75% of structures in the Infill Area are 40 or more years old, and 48% are more than 50 years old.

Table 4.2
Housing Conditions in Target Area

Tract Areas	Target Block Group #'s	Target Block Groups as % of Tract	Total Standard Housing for Tract Areas	Total Standard Housing for Target Block Groups	Total Substandard and Dilapidated for Tract Areas	Total Substandard and Dilapidated for Target Block Groups	Total Units	% Substandard and Dilapidated for Target Block
6	1, 2, 3, 4, 5, 6	100%	832	832	127	127	959	13%
15	1, 2, 3	75%	360	270	88	66	336	20%
16	1	33%	2	1	6	2	3	75%
2	2, 4, 5	60%	806	484	156	94	577	16%
3	1	13%	1,492	187	76	10	196	5%
4	1, 2, 3, 4, 5, 6, 7	100%	758	758	152	152	910	17%
5	3	25%	755	189	18	5	193	2%
18	2	14%	125	18	-	-	18	0%
				2,737		455	3,192	14%

Source: Pensacola Department of Community Design and Planning, 1989

Table 4.3

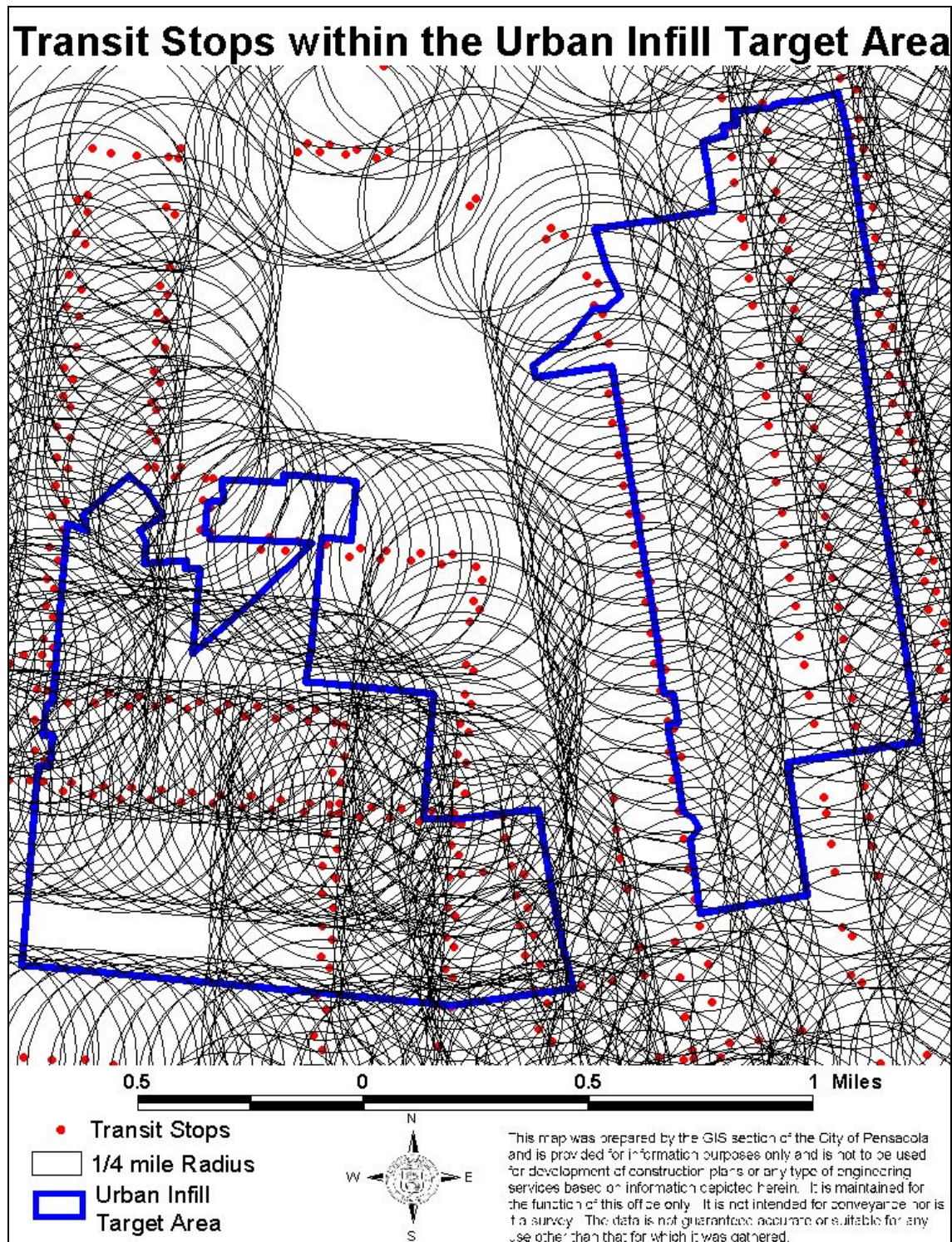
Median Year Built

Tract	Block Group	1939 - 49	1950 - 59	1960 - 69	After 1970
0006	1	1943			
0006	2	1939			
0006	3	1940			
0006	4	1939			
0006	5	1941			
0006	6			1965	
0015	1			1961	
0015	2		1955		
0015	3		1952		
0016	1		1958		
0002	2			1965	
0002	4	1939			
0002	5	1946			
0003	1	1944			
0004	1			1963	
0004	2	1948			
0004	3	1939			
0004	4		1952		
0004	5		1951		
0004	6		1958		
0004	7				1980
0005	3	1939			
0018	2			1963	
average:		48%	26%	22%	4%
City of Pensacola		1960-69			

Source: 1990 Census

Transit

More than 50% of the area to be designated is within ¼ mile of a transit stop as documented by the attached map generated from a list of official bus stops along the Escambia County Transit Authority fixed routes running through the area.



COMPREHENSIVE PLAN CONCURRENCY

Public services such as water, wastewater, transportation, schools, and recreation are available in the area, as confirmed by the City of Pensacola Planning Director of Community Design and Planning, and validated by the 1998 Concurrency Monitoring Report prepared pursuant to the City's Comprehensive Plan.

DELINEATION OF BOUNDARIES

By adoption of ordinance #46-00, the City of Pensacola City Council amended the Future Land Use Map Element of its Comprehensive Plan. A request for final approval of the amendment was submitted to the Department of Community Affairs, Division of Community Planning (DCP) on October 27, 2000. Notification of approval is forthcoming.

The area meets all designated area/boundary delineation threshold requirements pursuant to s.163.2514(2), fs

EXHIBIT 1

CONFIRMATION THAT THE AREA IS DESIGNATED FOR URBAN USES IN THE COMPREHENSIVE PLAN

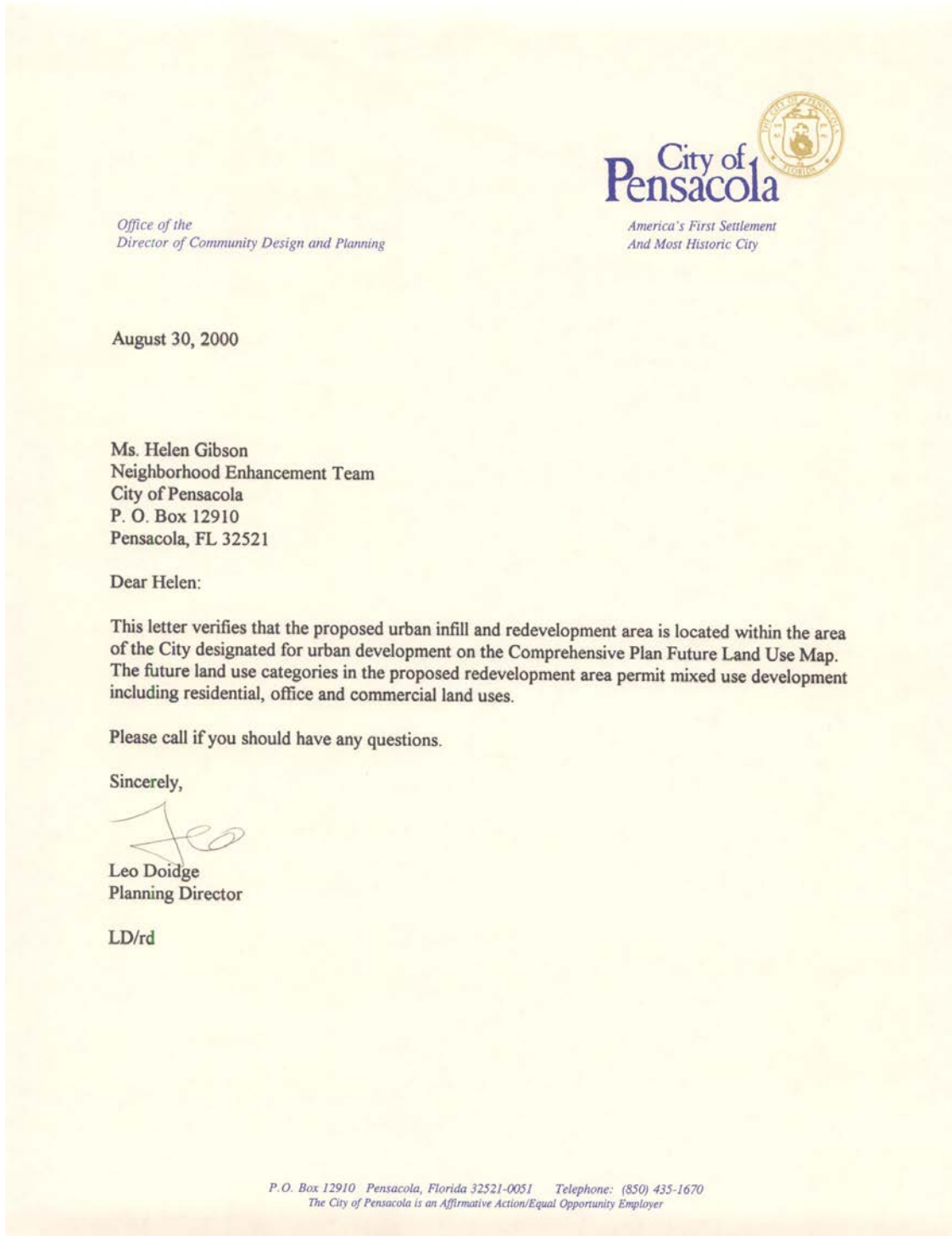


EXHIBIT 2

MAP OF TRANSPORTATION CONCURRENCY AREAS

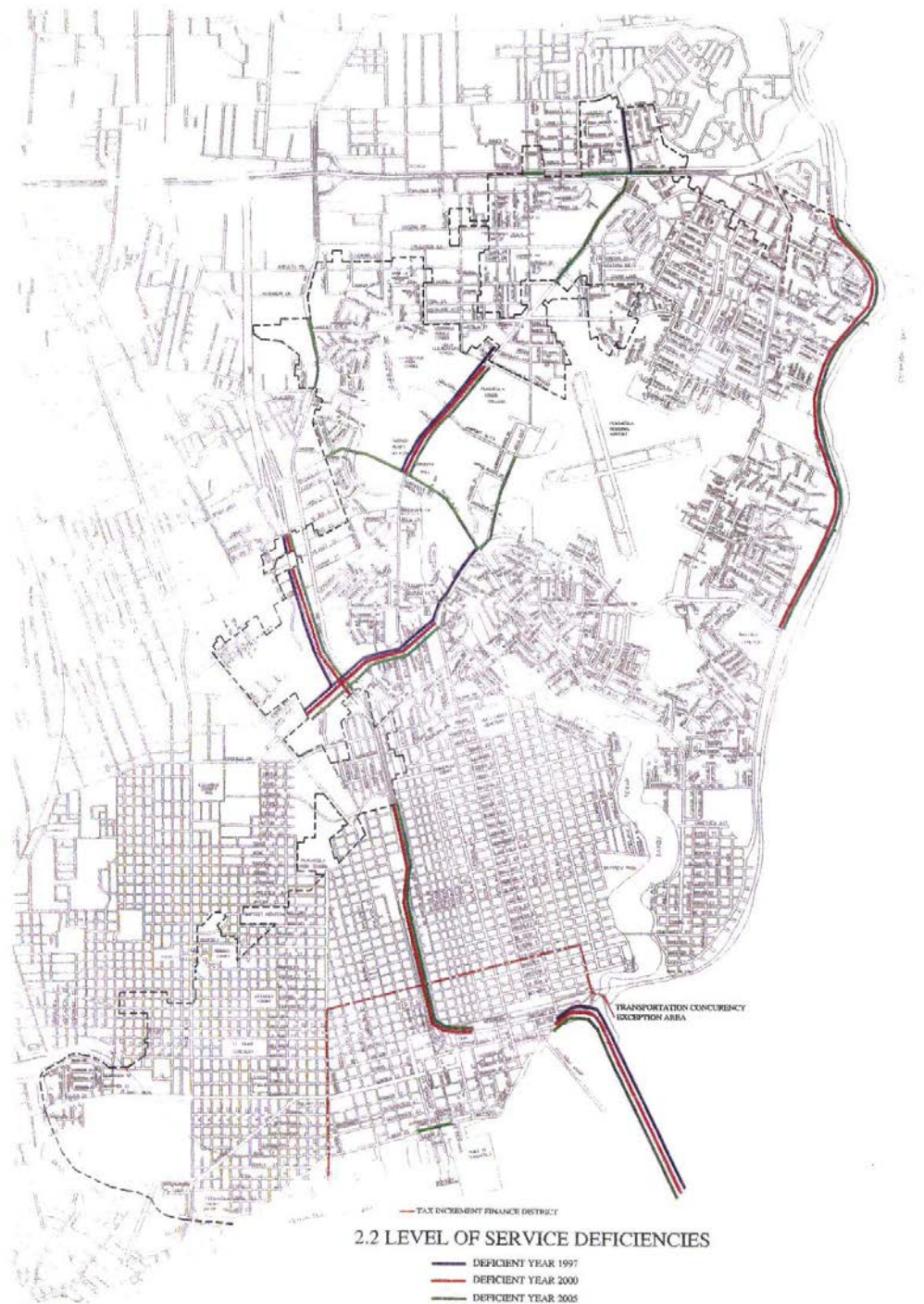


EXHIBIT 3

MEMORANDUM OF UNDERSTANDING

MEMORANDUM OF UNDERSTANDING
BETWEEN
CITY OF PENSACOLA AND ESCAM131A COUNTY SCHOOL BOARD

This MEMORANDUM OF UNDERSTANDING, made and entered into this 2nd day of October, 2000, by and between the City of Pensacola, a municipal corporation of the State of Florida, (the "City"), and the Escambia County School Board (the "School Board").

WHEREAS, the City seeks to designate the portions of its inner city/urban core area falling generally within the state designated Front Porch boundary as an Urban Infill and Redevelopment Area for the purposes of targeting neighborhood revitalization and preservation, housing, crime prevention, economic development and land use incentives to encourage enhancement of the area, and

WHEREAS, the School Board recognizes that strong educational programming and quality school facilities are important components of neighborhood revitalization and preservation as well as student success, and

WHEREAS, two Escambia County School Board facilities, the Spencer Bibbs and A.A. Dixon elementary schools, are situated within the proposed Urban Infill and Redevelopment area, and.

WITNESSETH

FOR AND IN CONSIDERATION OF the mutual commitments and obligations herein set forth, the City and the School Board agree as follows:

SECTION 1: That the School Board has committed to provide quality services at these facilities through the following programs offered beyond the regular school day and school week:

1. Neighborhood Learning
2. After School Child Care
3. After School Tutoring
4. Tutoring Programs on Saturday

SECTION 2: That the School Board has identified capital improvements for these facilities as follows: Spencer Bibbs --\$600,000 allocated for a guidance suite addition to be constructed in 2000-2001 budget year; A.A. Dixon-media center addition to be constructed in 2001-2002 fiscal year.

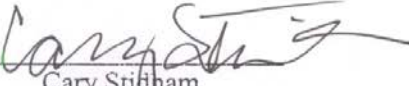
SECTION 3: That in the continued spirit of good partnership, staff of the School District will participate with staff of the City in on-going dialogue concerning priorities and methods for enhancing facilities and programs available within the proposed Urban Infill and Redevelopment Area.

SECTION 4: That the Escambia County School Board and the City Council of the City of Pensacola do hereby pledge to coordinate, through their staffs, efforts to enhance areas in and around the public schools located within the designated area, where appropriate.

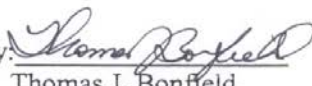
SECTION 5: This agreement shall become effective when filed in the office of the Clerk of the Circuit Court of Escambia County. The School Board shall be responsible for such filing.

IN WITNESS WHEREOF, the parties hereto have caused these presents to be executed by their authorized representatives.

THE SCHOOL BOARD OF
ESCAMBIA COUNTY, FLORIDA

By: 
Cary Stidham
Chairman

CITY OF PENSACOLA,
a municipal corporation

By: 
Thomas J. Bonfield
City Manager

APPROVED
School Board of Escambia County,

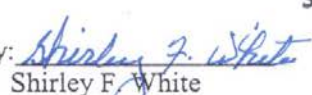
SEP 19 2000

JIM MAY
Superintendent of Schools

ATTEST:

By: 
Jim May
Superintendent

ATTEST:

By: 
Shirley F. White
City Clerk

Approved As To Form and
Execution

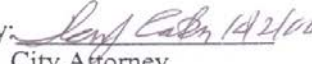
By:  10/2/00
City Attorney

EXHIBIT 4

Urban Infill and Redevelopment Plan Budget

PROJECT	FUNDING SOURCE	COST	FUNDING TYPE
Goal #1: Encourage Homeownership			
New Construction & Acquisition Assistance Includes Eastside Revitalization Showcase (Model block and scattered sites) Short Term: 1-12 months	SHIP Infill Program - 2000/2001	\$175,000 **	Leverage Funds
Eastside Lot Acquisition/ Homebuyer Assistance Short Term: 1-12 months	Infill & Redevelopment Assistance Grant	\$75,000 *	Grant Funds
Property Title Clearance Assistance Short Term: 1-6 months	SHIP Infill Program	\$25,000 **	Leverage Funds
SHIP, CHDO Contract for New Construction Short Term: 1-12 months	SHIP	\$250,000 **	Leverage Funds
Infill Design Assistance Short Term: 1-12 months	Infill & Redevelop. Assistance Grant	\$20,000	Grant Funds
Goal #2: Eliminate Crime and Drug Activity			
Increased Enforcement/ Drug Elimination; Remove Gang & Drug related Markers; Promote Police /Community relationship; Prevention/Safety Workshops (Video & handbook); Neighborhood meetings; Security Surveys for Residents & Businesses; Safety Equipment (binoculars for window watchers, cell phones) Short Term: 1-6 months	Infill & Redevelopment Assistance Grant	\$50,000	Grant Funds
Goal #3: Renovate Existing Structures			
Code Enforcement Specialist Short Term: 1-6 months	CDBG City of Pensacola	\$8,000 \$8,000	Match Funds
Substantial Rehabilitation Short Term: 1-12 months	HOME - 2000/2001	\$175,000 **	Leverage Funds
Owner Occupied Rehab Short Term: 1-12 months	CDBG - 2000/2001	\$175,000	Leverage Funds
Acquisition/ Rehab/Resale Short Term: 1-12 months	SHIP Infill Program 2000-01	\$75,000 **	Leverage Funds
Forgivable Homeowner Façade & Improvement Loans Short Term: 1-12 months	Infill & Redevelopment Assistance Grant	\$50,000 *	Grant Funds
Commercial Property Improvement Loans Short Term: 1-12 months	Infill & Redevelopment Assistance Grant	\$50,000 *	Grant Funds
Emergency Home Repair Program Short Term: 1-6 months	SHIP	\$50,000 **	Leverage Funds

PROJECT	FUNDING SOURCE	COST	FUNDING TYPE
Goal #4: Lot Maintenance and Beautification			
Lot/Litter Enforcement Short Term: 1-6 months	Infill & Redevelop. Assistance Grant	\$5,000	Grant Funds
Pensacola Community Initiatives Program (PCIP) Short Term: 1-6 months	City of Pensacola	\$16,000	Leverage Funds
General Daniel “Chappie” James, Jr Historic Home & Memorial Park Short Term: 1-12 months	City of Pensacola/ State Grant-In-Aid	\$65,000 \$35,000	Leverage Funds
Community Park (Central Park) Short Term: 1-12 months	City of Pensacola	\$350,000	Leverage Funds
Infrastructure			
Sidewalks Short Term: 1-6 months	CDBG – 1999 reallocation CDBG – 2000-01 LOST - Yr 3	\$195,000 \$100,000 \$90,000	Match Funds Leverage Funds Match Funds
Street Lighting Short Term: 1-12 months	CDBG – 2000-01	\$10,000	Leverage Funds
Central Fire Station Short Term: 1-6 months	LOST 2000	\$2.8 million	Leverage Funds
Belmont/DeVilliers Parking Lot Short Term: 1-6 months	CRA/TIF	\$91,000	Incentive
Belmont/DeVilliers Façade Program Short Term: 1-12 months	CRA/TIF	\$50,000	Incentive
Belmont DeVilliers Streetscape Short Term: 1-12 months	CRA/TIF	\$870,000	Incentive
Street Resurfacing Short Term: 1-12 months	LOGT-2000/2001	\$70,000	Incentive

*Project cost includes 8%administrative fee

**These funds available county or citywide on a first come first served basis. Utilization of these funds is dictated by the SHIP applicants or participating non-profit, and not otherwise reserved for the FP/UIRA. Expenditure within UIRA is an estimate based on past program performance.

SHIP- State Housing Initiatives Program
LOST- Local Option Sales Tax
CRA- Community Redevelopment Agency

TIF- Tax Increment Financing
HOME-Home Investments Partnership Act
CDBG-Community Development Block Grant

Neighborhood Plan

January 2004

Prepared by the City of Pensacola
Community Development Department



City of
Pensacola



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Pensacola City Council

John R. Fogg, Mayor

Owen W. Eubanks	City Council District 1
J.D. Smith, Deputy Mayor	City Council District 2
Mike Desorbo	City Council District 3
Marty Donovan	City Council District 4
John Jerralds	City Council District 5
Hugh G. King	City Council District 6
Ronald Townsend	City Council District 7
John W. “Jack” Nobles	At-Large 8
Mike Wiggins	At-Large 9

Thomas J. Bonfield, City Manager

City of Pensacola Community Development Department

Kevin A. Cowper, AICP, Director

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Latoya Jones, Neighborhood Planner

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John Ewing	Assistant Parks & Recreation Director
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Robert Payne	Assistant City Manager
Jody Skelton	Parks & Recreation Director
Delmus Wilkinson	Inspection Services Administrator

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City of Pensacola

Eastside Neighborhood Plan

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Section 1

Introduction

Section 1.1 Background

The City of Pensacola developed the Neighborhood Planning Process in 2001 as a new proactive approach to comprehensively review an area and identify opportunities at the neighborhood level. Neighborhood Planning is an opportunity for citizens to take an active role in the planning process. The purpose of this project is to develop an action plan that will address specific neighborhood concerns and in turn protect, preserve, and enhance the quality of life for all citizens. The neighborhood plan will:

- Identify neighborhood strengths and assets
- Identify neighborhood needs and concerns
- Establish goals for improving the neighborhood
- Provide actions for reaching the goals

This report is divided into three distinct sections. The first section, the Neighborhood Profile, details background information about Eastside Neighborhood. The next section identifies issues and goals for Eastside. The final section details the action steps for achieving those goals stated in the plan. The Action Plan focuses on the following strategies:

- **Neighborhood Development:** Neighborhood Development is the strategy for those areas that include established and/or growing neighborhoods that have relatively large amounts of developable land remaining and undeveloped areas that have been identified as being suitable for the development of new neighborhoods.
- **Neighborhood Protection:** Neighborhood Protection is the strategy for areas that are largely developed. The strategy is for mature neighborhoods where the development pattern is well established and there is no or relatively little developable land remaining. The primary purpose of this strategy is to protect such areas from inappropriate new development or redevelopment and to identify possible neighborhood enhancements.
- **Neighborhood Revitalization:** Neighborhood Revitalization is the strategy for neighborhoods that are in decline. The primary purpose of this strategy is to encourage new investment in such areas through new infill development, redevelopment of existing structures and to identify possible neighborhood enhancements.

Action steps will generally fall into three categories: 1) things that the neighborhood can do, such as start a community watch program, form a garden club to maintain common areas, landscape entranceways and common areas, and other beautification/cleanup projects; 2) things that the City can do that will not require direct monetary assistance such as revising zoning regulations and stepping up code enforcement activities; and 3) things that will require financial resources such as construction and/or repair of sidewalks, repairing/resurfacing streets, park improvements, property acquisition, and other building incentive programs. This section will provide specific

detail regarding, funding strategies, implementation, and timelines. This section will also identify roles and responsibilities for specific action steps.

In identifying improvement strategies and actions for implementation, the plan draws from a number of plans covering the Eastside area previously approved by City Council. These include the Pensacola Comprehensive Plan which provides a blue print for the city's future growth and development, the Enterprise Zone Strategic Plan which focuses on economic development and physical improvement incentives and the Urban Infill and Redevelopment Plan which addresses neighborhood quality of life and revitalization goals

The plan will be presented to City Council for approval. Implementation of planned projects will be carried out as funding becomes available. However, funding decisions will be made taking into account the overall needs and requirements of all neighborhoods in the City as well as other City budget priorities. The plan will assist City staff and City Council with prioritization of city projects in the budget development process. Projects identified in completed neighborhood plans may be given priority in the Pensacola Community Initiatives Partnership Grant Program (PCIP) and will be eligible for PCIP grants outside of the normal funding cycles. Each completed plan must be in conformity with the adopted City of Pensacola Comprehensive Plan and other approved plans. If inconsistent, the plan must include amendments to the appropriate plan as part of the implementation process.

Section 1.2 Scope

This action plan will review housing, parks and recreation, public safety, pedestrian amenities, historic preservation, commercial zoning, land use and transportation in Eastside Neighborhood. These areas are of primary concern for the City of Pensacola and are those areas in which the City can facilitate change. Areas that will not be included in this Action Plan are socio-economic issues, health issues, or education. While these areas are important to the health and well being of every neighborhood, they are beyond the scope of the City of Pensacola and would require the cooperation of other governments and organizations to bring about change. This action plan is a unique statement about Eastside and what the residents of that neighborhood want it to be.

Section 2

Neighborhood Profile

Section 2.1 Location and Boundary

Eastside Neighborhood is centrally located within the City of Pensacola. The boundaries of Eastside are: Baars Street on the north; Cervantes Street on the south; Hayne Street on the west; and 6th Avenue to Mallory, Mallory to 8th Avenue, 8th Avenue to Lee, and Lee to 9th Avenue on the east. (See Map 1).

Principally residential in character, the neighborhood is traversed by the Martin Luther King, Jr. Drive and Davis Street corridors along which there are scattered commercial clusters. The neighborhood is marked by a traditional urban form of development. Buildings are constructed at pedestrian scale, creating a street edge very near the sidewalk permitting considerable interaction. Neighborhood streets provide good connectivity.

The Eastside Neighborhood Improvement Association organized in 1999. Recently, a neighborhood crime watch has been formed.

Section 2.2 Neighborhood History

Eastside Neighborhood lies within Pensacola's East King Tract. The East King Tract was one of several Spanish land grants awarded to private citizens in the Americas by the King of Spain in the late 1800's. The Eastside Neighborhood became racially integrated in the early 1940's. During this period, many of Pensacola's prominent African Americans, no longer restricted by Jim Crow laws to living in the neighborhoods on Pensacola's west side, relocated to the east.



Eastside neighborhood has been home to many prominent African American citizens. Pastors, doctors, dentists, principals, teachers, tailors, blacksmiths and mid-wives are a few of the professions of previous Eastside residents. Baseball players with the famed Negro League also resided here. The Eastside Neighborhood Improvement Association has proposed the establishment of an African American history trail to document the history and contributions of early African Americans in the Eastside area. Some of the proposed sites to be identified by this heritage trail are:

the homestead of General Daniel Chappie James, the Air Force's first black four-star general; Magee Field, a ball park named after one of Pensacola's first black physicians, Dr. A.S. Magee; the home built by Dr. A.S. Magee in 1917 located on Eighth Avenue and Blount Street; E.S. Cobb Center named after another African American Physician, Dr. E.S. Cobb; H&O Café, one of the first black owned

Map 1 Neighborhood Boundary



restaurants in the Pensacola area owned by Hamp and Ola Lee. The African American history trail will document the contributions of prominent African American citizens of the Eastside Neighborhood in the early 1900's. The home pictured above is the home of Dr. J. Lee Pickens and his wife, former principal of the J. Lee Pickens School. This home is located at 1422 North Davis Highway on the corner of Davis and Blount.



Originally owned and operated by Mr. Hamp & Mrs. Ola Lee, H&O Café serves some of the best Soul Food cooking in the City of Pensacola. H&O Café opened its doors for business in the 1930's and before integration was a focal point for the African American Community. It was the preeminent black restaurant in the City of Pensacola and many entertainers of the pre-integration area dined at H&O Café. H&O Café is currently managed by Michael Grier and Chris Holmes and is located at 301 Gonzalez Street at the corner of Hayne and Gonzalez.



Eastside Neighborhood is the birth place of General Daniel "Chappie" James, Jr. General James was a native of Pensacola, Florida and was born on February 11, 1920. He graduated from Booker T. Washington High School in 1937 and attended Tuskegee Institute from 1937 to 1942 where he received a Bachelor of Science Degree in Physical Education and learned to fly under the Civilian Pilot Training Program. In January of 1943, General James received appointment as a cadet in the Army Corps and was designated as second lieutenant. Throughout his military experience he served in three wars: World War II, the Korean War, and Southeast Asia conflicts. General James became the first African American man in the

United States Air Force to become a Four Star General in September 1975. General James was assigned as Commander in Chief of the North American Air Defense Command and Aerospace Defense Command which made him responsible for all facets of air defense in the United States and Canada. He died of a heart attack on February 25, 1978. His home is located within the boundaries of Eastside Neighborhood on Martin Luther King, Jr. Drive.



Section 2.3 Area Characteristics

Population Characteristics

Table 1 indicates that Eastside Neighborhood has an estimated population of 1,387 persons which represents approximately 2.4% of the City's population. Table 1 also indicates that Eastside Neighborhood is predominately African American. Approximately 91% of the residents in Eastside are African American compared to approximately 31% of the City's population.

Table 1 POPULATION BY RACE- 2002				
	City of Pensacola	%	Eastside Neighborhood	%
Total	57,814		1,387	
White	37,400	64.69%	84	6.06%
Black or African American	17,708	30.63%	1,258	90.67%
All Other Races	2,706	4.68%	45	3.27%

Source: University of West Florida Haas Center for Business Research and Economic Development

Eastside has high concentrations of older and younger residents when compared to the City as whole. Approximately 20% of Eastside residents are age 65 and older. The 2002 estimated median age for City of Pensacola residents is 39.44 compared with 39.17 years for the Eastside Neighborhood (Table 2). Eastside follows the City as a whole in that the highest percentage of population falling within any single age group is in the 45-54 year old group (14.94 % for the City and 13.63% for Eastside).

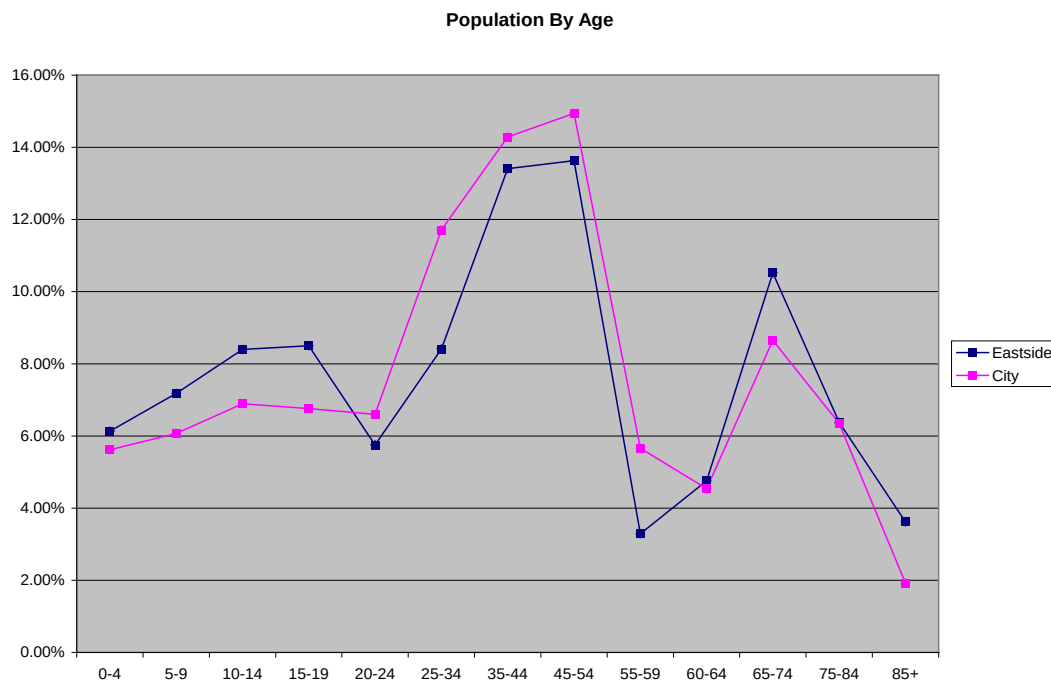
Table 2 POPULATION BY AGE- 2002		
	City of Pensacola	Eastside Neighborhood
Total Population	57,814	1,387
Age 0-4	5.62%	6.13%
Age 5-9	6.07%	7.18%
Age 10-14	6.89%	8.40%
Age 15-19	6.76%	8.50%
Age 20-24	6.60%	5.75%
Age 25-34	11.71%	8.41%
Age 35-44	14.29%	13.41%
Age 45-54	14.94%	13.63%
Age 55-59	5.66%	3.29%
Age 60-64	4.54%	4.76%
Age 65-74	8.65%	10.52%
Age 75-84	6.35%	6.38%

Age 85+	1.92%	3.62%
---------	-------	-------

Source: University of West Florida Haas Center for Business Research and Economic Development

University of West Florida Haas Center for Business Research and Economic Development data indicates that population fell by 14% in the Eastside Neighborhood between 1999 and 2000 while the population of the City as a whole grew by 4%. The trend in Eastside reversed between 2000 and 2002, with the Eastside population increasing by 2%. This occurrence may be attributable to both public and private sector residential infill construction activity in the neighborhood. The citywide population again grew at a rate of 4% between 2000 and 2002. The estimated average household size for Eastside for 2002 was roughly 10% higher than for the City.

Chart 1



Households

An estimated 564 households resided in Eastside in 2002. Following a significant loss between 1990 and 2000, the 2002 numbers indicate an increase in neighborhood households. Average household size for the neighborhood (2.46 persons) exceeds of the City wide average household size (2.25 persons) by nine percent (9%).

Table 3 HOUSEHOLDS		
	City of Pensacola	Eastside Neighborhood
1990	24,269	640
2000	24,524	551
2002	25,521	564
Average Household Size (2002)	2.25	2.46

Source: University of West Florida, Haas Center for Business Research and Economic Development

Educational Characteristics

The data indicates approximately 55% of Eastside residents have obtained a high school diploma compared to 80% of the City's population. The high school drop-out rate for Eastside is twice that for the City as a whole. Nearly 45% (400) of Eastside's population has not obtained a high school diploma or GED. Approximately 37% of the City's population has obtained a college degree (associate, bachelor or masters) compared to approximately 9% of Eastside residents (Table 4).

Table 4	EDUCATIONAL ATTAINMENT OF PERSONS 25+	
	City of Pensacola	Eastside Neighborhood
Less than 9 th Grade	6.57%	18.78%
Some High School, No Diploma	13.14%	26.20%
High School Grad (GED)	22.43%	35.45%
Some College, No Degree	21.23%	10.63%
Associate Degree	7.31%	4.87%
Bachelor Degree	18.35%	2.10%
Graduate or Professional Degree	10.98%	1.97%

Source: University of West Florida, Haas Center for Business Research and Economic Development

Income Characteristics

Average household income in the Eastside Neighborhood is \$26,298 compared with \$56,572 for the City. Neighborhood median income is \$20,144 compared with a citywide median of \$37,674. Per capita income for the neighborhood is \$10,693 for the neighborhood compared with \$25,231 for the City. Table 5 indicates that approximately 41% of Eastside's residents have an income less than \$15,000 compared to approximately 18% in the City. The percentage of Eastside residents with an income less than \$15,000 can be linked directly to the educational attainment of residents. The average household income and per capita income of Eastside residents is more than 50% less than those measures of income for the City as a whole. This may also be related to the relatively high concentration of elderly in Eastside.

Table 5	HOUSEHOLD INCOME	
	City of Pensacola	Eastside Neighborhood
Less than \$15,000	18.31%	40.52%
\$15,000-\$24,999	14.56%	18.35%
\$25,000-\$34,999	14.38%	17.81%
\$35,000-\$49,999	15.43%	9.45%
\$50,000-\$74,999	17.61%	8.68%
\$75,000-\$99,999	9.23%	4.19%
\$100,000-\$149,999	6.58%	1.0%
\$150,000-\$249,999	2.36%	.01%
\$250,000-\$499,999	1.03%	.00%
\$500,00 and over	.52%	.00%

Section 2.4 Neighborhood Economic Development Potential

The University of West Florida Whitman Center for Social Service Community Outreach Partnership (COPC) conducted research to determine the amount of economic development potential existing in five Pensacola Urban Core neighborhoods, including Eastside. Neighborhood level economic development potential was quantified on the basis of unmet neighborhood retail demand. A report of the study's findings was produced in June 2000. (A summary table of the study's results is provided as attachment 3).

The study found that a mere fifty nine percent (59%) of potential trade within the Eastside neighborhood was being captured. Of a total \$10 million in estimated potential retail demand, only \$6 million was being met. The total estimated amount of untapped retail demand exceeded \$4 million as shown in Table 6.

Table 6 1999 ECONOMIC DEVELOPMENT POTENTIAL	
Est. Eastside Neighborhood Retail Demand	\$10,180,991
Est. 1999 actual retail sales per neighborhood	\$6,000,000
Percentage of trade being captured	59%
Est. 1999 unmet Retail Demand	\$4,180,991

Section 2.5 Property Conditions

Structure Condition

Structure condition survey data (Table 7, Chart 2 and Map 2) indicates that approximately 50% of the total structures in the Eastside Neighborhood are deteriorated to some degree. Nearly 43% of neighborhood occupied structures have some degree of deterioration while approximately 78% of the vacant structures are deteriorated to some extent. The value of properties in the Eastside Neighborhood is reflective of the condition of these properties.

Definitions of Structure Condition:

- *Standard Condition:* Unit that appears habitable and in good condition. The unit needs no exterior repairs.
- *Slightly Deteriorated:* Unit that appears habitable but needs minor, non-structural repairs or maintenance such as painting or new roof shingles.

- *Deteriorated*: Unit that appears habitable but needs major, structural repair such as new windows, walls or corrections to foundation, sagging roofs, porches etc.
- *Dilapidated*: Unit that appears uninhabitable and is badly deteriorated and in need of major structural repairs. Considerable effort and expense is required to rehab and rehab is probably not structurally or economically feasible.

	Total	%	Occupied	%	Vacant	%
Structures Surveyed	703		627		76	
Standard Condition	377	53.63%	360	57.42%	17	22.37%
Slightly Deteriorated	255	36.27%	220	35.09%	35	46.05%
Deteriorated	59	8.39%	46	7.34%	13	17.11%
Dilapidated	13	1.71%	1	.16%	11	14.47%

Source: University of West Florida, Whitman Center for Public Service, Fall 2002

The poor condition of many structures in the Neighborhood may be directly related to the age of these structures. Nearly 70% of the housing stock in Eastside Neighborhood is 60 years old or older compared to approximately 24% of the City's housing stock (Table 8). More than half (51.85%) the neighborhood's housing stock was built in 1939 or earlier.

Owner occupied housing values in Eastside neighborhood are relatively low. Approximately 55% of owner-occupied housing is valued at less than \$50,000 compared to approximately 13% of the City's owner occupied housing values (Table 9).

Map 2 Structure Condition

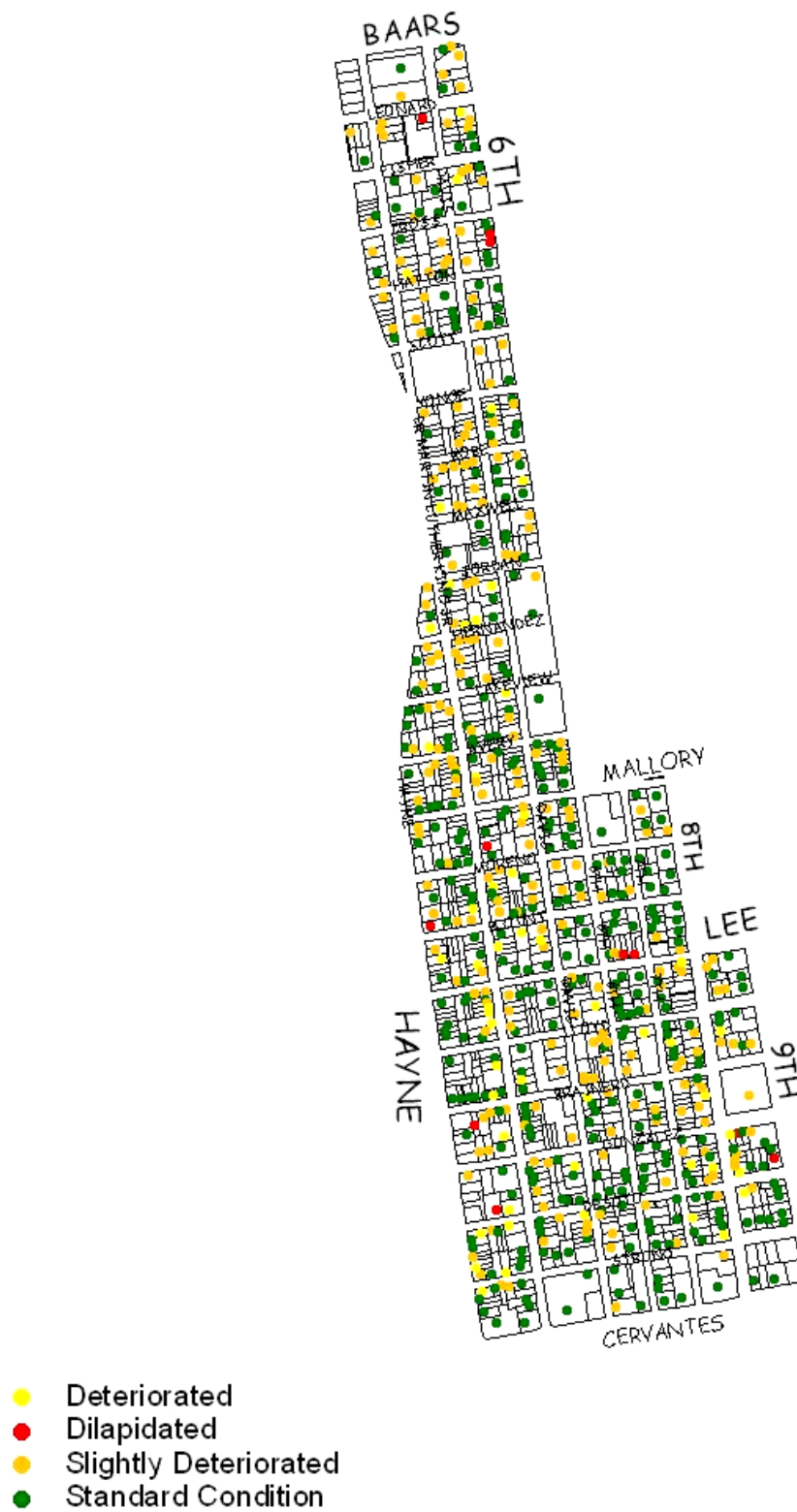


Chart 2- Structure Condition

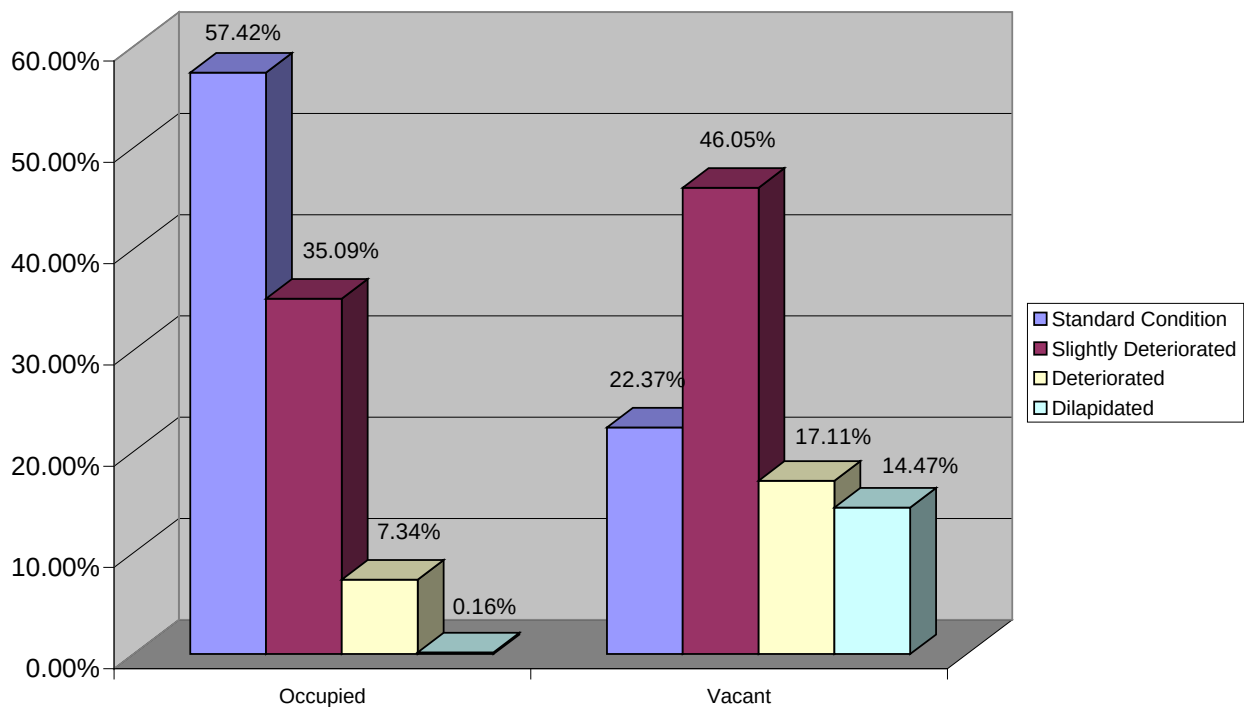


Table 8 HOUSING UNITS BY YEAR BUILT		
	City of Pensacola	Eastside Neighborhood
1989-2002	8.10%	1.21%
1985-1988	7.97%	1.28%
1980-1984	10.30%	5.94%
1970-1979	17.98%	4.18%
1960-1969	17.90%	6.60%
1950-1959	14.21%	11.92%
1940-1949	8.72%	17.01%
1939 Earlier	14.82%	51.85%

Source: University of West Florida, Haas Center for Business Research and Economic Development

Table 9 OWNER OCCUPIED HOUSING VALUES		
	City of Pensacola	Eastside Neighborhood
Total Owner Occupied Units	14,549	277
Less than \$25,000	2.81%	14.04%
\$25,000-\$49,999	10.53%	41.23%
\$50,000-\$74,999	18.65%	27.37%
\$75,000-\$99,999	20.00%	9.59%
\$100,000-\$149,999	28.35%	5.87%

\$150,000+	19.65%	1.90%
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Source: University of West Florida, Haas Center for Business Research and Economic Development, 2002

Estimates based on 2000 Census

According to a survey conducted by the University of West Florida Whitman Center for Public Service, nearly 30% of the parcels in Eastside Neighborhood are vacant (Table 10). This indicates a considerable potential for future infill development in the area.

Table 10 OCCUPANCY			
Total Parcels	Vacant Lot	Occupied Structure	Vacant Structure
995 (100%)	292 (29.35%)	627 (63.02%)	76 (7.64%)

Source: Property Conditions Survey conducted by University of West Florida, Whitman Center for Public Service, Fall 2002

Yard/Lot Conditions

Property and yard maintenance has a substantial impact on neighborhood aesthetics. The property conditions survey conducted by the University of West Florida, Whitman Center for Public Service identified a substantial percentage (nearly 37 percent) of neighborhood yards and/or vacant lots as being in slightly unacceptable or poor condition. The impact of high absentee ownership is reflected in these numbers in that, the majority of unacceptable yard or lot conditions occur on vacant or unoccupied properties.

Table 11 YARD/LOT CONDITION								
	Vacant Lots	%	Occupied Structures	%	Vacant Structures	%	All Properties	%
Total Surveyed	292		627		76		995	
Acceptable	137	46.92%	459	73.21%	31	40.79%	627	63.02%
Slightly Unacceptable	138	47.26%	150	23.92%	37	48.68%	325	32.66%
Poor Condition	17	5.82%	18	2.87%	8	10.53%	43	4.32%

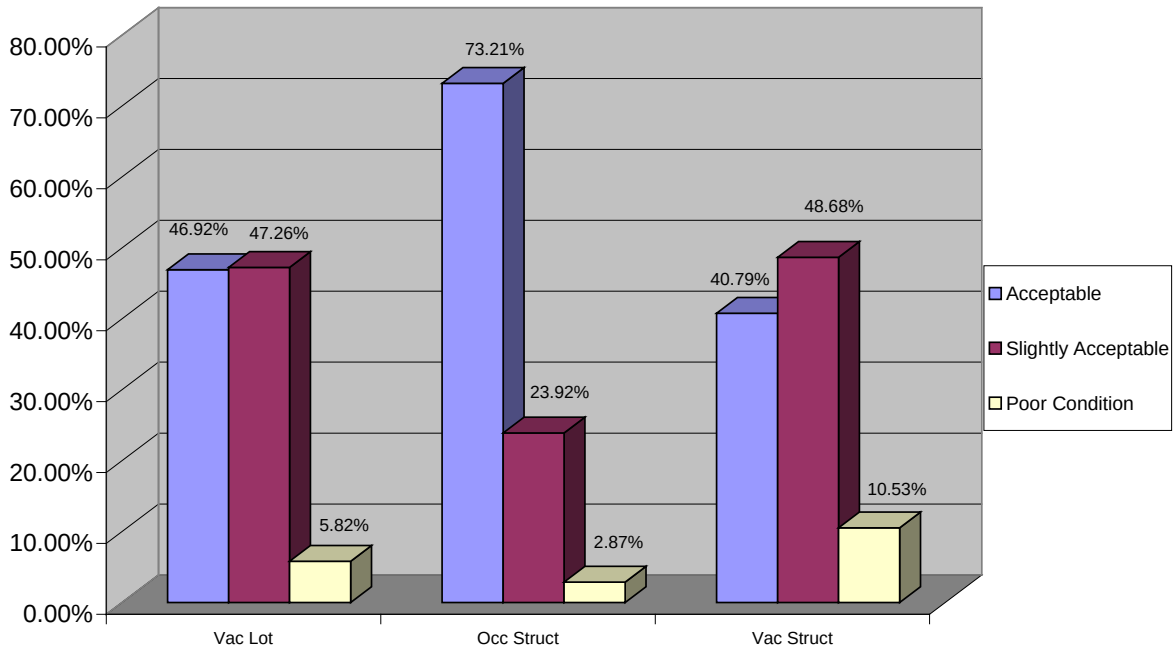
Source: University of West Florida, Whitman Center for Public Service, Fall 2002

Definitions of Yard/Lot Conditions:

- **Acceptable:** Yard has no overgrown grass or weeds and is free from any litter, trash, debris, junk and inoperable vehicles.
- **Slightly Unacceptable:** Yard has grass and/or weeds in excess of 18 inches and/or small amounts of trash, junk, or one inoperable vehicle that would require minimum effort to remove.
- **Poor Condition:** Yard has grass and/or weeds in excess of 18 inches and/or large

amounts of trash, outdoor storage, junk and inoperable vehicles that would require considerable effort to remove.

Chart 3- Yard/Lot Condition



Section 2.6 Crime Statistics

According to the data, traffic crash reports/traffic citations and theft are the largest crime categories for both the City of Pensacola and Eastside Neighborhood. Based on the results from the neighborhood survey, residents view crime as a major issue/problem in Eastside.

Table 12 CRIME STATISTICS 2002			
Category	Eastside	City of Pensacola	% of Occurrence in Eastside
Burglary Crimes	40	1,294	3%
Robbery Crimes	10	101	10%
Theft Crimes	89	1,367	7%
Assault/Battery Crimes	39	653	6%
Narcotic Related Offenses	35	541	6%
Traffic Crash Reports/Traffic Citations	518	16,281	3%
Traffic Fatalities	0	5	0%
Violent Crimes*	5	58	9%

Source: City of Pensacola Police Department: *(includes murder, forcible rape, forcible child molestation, attempted sexual battery)

Definitions of Crime Categories:

- Burglary – Any unlawful entry into, or remaining in, any building with the intent to commit a crime.
- Robbery- Any unlawful or felonious intent to remove personal property with intent to deprive the rightful owner of it.

Section 2.7 Zoning and Land Use

The predominate land use in the Eastside Neighborhood (more than 74%) is residential as indicated by the yellow shading on the adjacent land use map. The balance of land use consists of office, institutional (schools and churches) and commercial. The neighborhood level commercial uses are scattered along the Dr. Martin Luther King, Jr. Drive and Davis Street corridors which run through the center of the neighborhood. The Cervantes Street and Ninth Avenue corridors, which form the neighborhood's southern and eastern borders are characterized by more concentrated commercial activity. In contrast to the existing pattern of land use, the prevailing zoning classification for the neighborhood is commercial (R-NC). Of the total 220.9 acres of neighborhood land area, 43.09 acres or 20% is zoned medium density residential (R-1A), with 171.69 acres or 78% zoned commercial (R-NC, C-1, or C-3) and 1.35 acres or less than 1% zoned industrial or Interstate Corridor.

Current zoning does not reflect the neighborhood's land use patterns or the residents' vision for the future development of much of the area. The existing commercial zoning allows many uses which are both undesirable and unwelcome by the neighborhood stakeholders. As a result of the neighborhood's current zoning, setback and minimum yard requirements for non-residential uses in much of the area are less restrictive than they would be were those uses located within 100 feet of a residential zone.

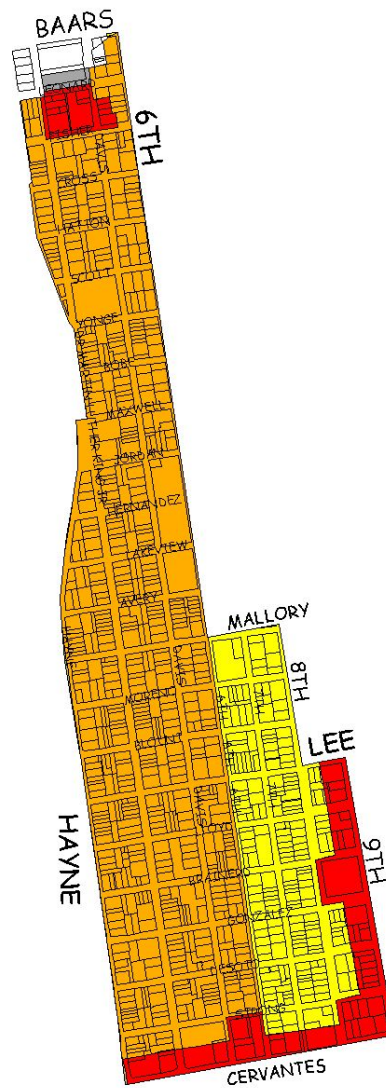
Map 3



EASTSIDE LAND USE



Map 4



EASTSIDE NEIGHBORHOOD ZONING

ZONING

COMMERCIAL

INDUSTRIAL
RESIDENTIAL

RETAIL COMMERCIAL

- The R-1A -medium density residential land use district allows one and two-family dwellings at a maximum 17.4 dwelling units per acre. Permitted uses include two-family attached townhouses, accessory residential units, community residential homes, manufactured homes, schools and educational institutions; The boundaries of the R-1A district in Eastside are: Mallory in the north; Cervantes in the south; 6th Avenue in the west; and 8th Avenue to Brainerd, Brainerd to Gonzalez, Gonzalez to Strong, and Strong to 8th Avenue in the east.



- The R-NC residential/neighborhood commercial zoning district is the predominant zone in the Eastside Neighborhood. This zone provides for professional offices and certain types of neighborhood convenience shopping, in addition to single family and multiple family dwellings (including manufactured homes). Permitted commercial uses include retail food drugstores, liquor package stores, clothing and fabric stores, home furnishings, hardware and appliance stores, specialty shops, banks, floral shops, health clubs, spas, laundromats, drycleaners, restaurants, appliance repair shops, outdoor sales of trees and shrubs and gasoline and service stations. When this zone occurs within 100 feet of a residential district, minimum front and rear yard setbacks are 15 feet with a 5 foot side yard setback requirement. Maximum lot coverage is 50%. Buildings may be constructed to a maximum height of 35 feet. Non-residential units may be constructed up to 9 stories in height. Regulations on setbacks and lot coverage are less restrictive when this zone occurs further than 100 feet from a residential zoning district. The boundaries of the R-NC district in Eastside are Fisher on the north; Strong on the south; Hayne on the west; and 6th Avenue on the east.



- The 9th Avenue and Cervantes Street neighborhood borders are zoned C-1 retail commercial. Land uses permitted in this zone include retail sales and services, motels/hotels, car washes, movie theatres, open-air tree sales, pet shops, parking lots and garages, pest services, and animal hospital and veterinary clinics. Outside storage and repair work are prohibited. Building regulations for the C-1 zone are limited to a maximum building height of 45 feet, with 75% maximum lot coverage. There are no minimum yard (minimum building setback requirements) except where a non-residential use is contiguous to a residential zoning district.



- The M-1-light industrial zoning district occurs at the northern tip of the neighborhood at Leonard Street. Permitted land uses in this zone include outdoor storage, wholesale businesses, fuel yards, lumber yards, assembly of appliances and instruments, manufacture of listed products, bottling plants and welding and metal fabrication. Residential is not allowed unless another residence already exists in the block. There are no minimum yard requirements except where a non-residential use is contiguous to a residential zoning district. Maximum building height in this zone is generally 45 feet. Maximum lot coverage is 75% of the total site area.



The Future Land Use element of the Pensacola Comprehensive Plan designates most of the property in this neighborhood as commercial (R-NC zone). This designation is consistent with area zoning but is inconsistent with neighborhood redevelopment goals.

Map 5

Eastside Future Land Use Districts



Section 2.8 Building Setback Requirements

Based on their classification as arterial roadways pursuant to Florida Department of Transportation criteria, the required street setback on Davis Street and Dr. Martin Luther King, Jr. Drive is fifty (50) feet on each side of the right-of-way centerline. This setback requirement

currently results in the placement of any new structure in a manner that is inconsistent with the traditional street edge prevalent throughout the corridors. New structures must be constructed much further away from the sidewalk than existing historically constructed buildings and appear out of line with the traditional physical form.

Section 2.9 Recreational and Institutional Facilities

The Cobb Center (601 E. Mallory Street) and Magee Field (MLK between Yonge & Scott) recreational facilities offer the principle recreational opportunities for neighborhood residents. Magee Field serves as the game field for a large number of community youth athletic teams. The City of Pensacola Parks and Recreation Department is currently acquiring property and developing plans to expand and improve the Magee Field facility. The expansion will include a dedicated parking area as well as expanded football practice field with irrigation, new fencing, picnic area under the trees, new lighting for the field, relocation of the basketball court and playground, and a possible new concession building.



Spencer-Bibbs Elementary School at 2005 N. 6th Avenue serves as the neighborhood primary level educational facility. Since gaining attention as the first school in the state of Florida to receive an “F” rating, Spencer Bibbs has made tremendous gains in its rating and was restored to the ranks of schools passing the state’s grading system.

A large number of churches are dispersed throughout the Eastside neighborhood. Mount Canaan Baptist Church (1919 Davis Street) and Sixth Avenue Baptist Church (1120 N 6th Avenue) are two of the churches that exist within the boundaries of Eastside Neighborhood.



The City of Pensacola Central Administration Offices and Fire Station #1 are located at the neighborhood's southern entrance. This institutional facility is a major neighborhood asset both in terms of safety and architectural value.



Section 2.10 Brownfields

Brownfields are abandoned or under-utilized industrial and commercial properties where redevelopment is hampered by real or perceived contamination of pollutants. Developers are typically reluctant to utilize these sites because of the potential liability involved with environmental contamination of the sites. However, a variety of economic incentives are available to help survey and or clean-up these sites. Such incentives can facilitate redevelopment.

There are two potential Brownfield sites located in Eastside Neighborhood, the Brown Diesel (at



the Martin Luther King, Jr. Drive and Leonard Street) and a former station (at the corner of Martin Luther King, Jr. Drive and Mallory Street).

Section 2.11 Infrastructure

Eastside is characterized by the sporadic existence of sidewalks. Older sidewalks exist principally along the north-south roadways including the State roadways (Ninth Avenue, Davis Street and Dr. Martin Luther King, Jr. Drive). New sidewalks have been constructed under the City's Community Development Block Grant program and Local Option Sale Tax program over the past several years. Additional sections are proposed for construction under current year contracts as indicated on the attached map. Many east-west sidewalk connections remain to be provided.

Map 6

Neighborhood Sidewalks



Requested Sidewalks

The following specific locations have been identified for sidewalk improvements by neighborhood residents

Reconstruction:

- 1005 N 7th Avenue (Corner 7th & Desoto)
- 801 E. Desoto (Corner 8th & Desoto)

New:

- Lloyd Street from Hayne to 8th Avenue
- Brainerd Street from Hayne to 6th Avenue
- 8th Avenue from Gonzalez to Blount
- 7th Avenue from Mallory to Maxwell
- 6th Avenue from Brainerd to Mallory
- Mallory from 6th to Hayne

Lighting

Neighborhood residents have expressed concern over a lack of street lights or low light conditions at the following locations: Blount St between Haynes and 8th Ave, 8th Ave and Avery and Davis between Blount and Mallory. The City of Pensacola Traffic Engineer has noted a major upgrade to the street lighting in the Eastside neighborhood undertaken by the City and Gulf Power in 2000/2001. This project included the installation of approximately 28 new lights, the upgrade of approximately 18 existing lights and modifications or relocation of 10 lights.

A 2003 lighting survey was performed in the area by the City's Public Works Department to determine if there are any streets that are not lit to the City standard of one light per intersection and one mid-block light per block. At least 15 mid block locations were identified that did not have lights. Residents noted the following specific locations:

1. Blount St between Haynes and 8th Ave
2. 8th Ave and Avery
3. Davis between Blount and Mallory

Problem Intersections

Several intersections have been identified as problematic by neighborhood stakeholders from a public safety perspective. Numerous traffic accidents have occurred at these locations.

1. Signal timing at Blount and Davis
2. ML King and Jordan
3. Blount at Davis and ML King

Speed Control

Speeding along Davis Street and Martin Luther King, Jr. Drive presents a major concern for neighborhood residents. In response to this concern, traffic counts were performed by the City's Traffic Engineer. (See Attachment #2) Following are the results of the speed study made on

Davis Street and Dr. Martin Luther King, Jr. Drive in the vicinity of Yonge St. on September 8, 2003:

	<u>Davis Hwy Northbound</u>	<u>ML King Southbound</u>
Average	37 MPH	37 MPH
Median	36 MPH	37 MPH
85 percentile	43 MPH	44 MPH
10 MPH Pace	31 – 40 MPH	36 – 45 MPH
% in Pace	53.4%	52.3%
Posted Speed Limit	35 MPH	35 MPH

All of this indicates that vehicles are speeding on both Davis and Martin Luther King, but slightly higher on Martin Luther King.

Traffic Volumes

- 300 ft north of Fairfield 10,000 vpd S/B, 9,000 vpd N/B
- 300 ft south of Fairfield 7,600 vpd S/B, 7,400 vpd N/B
- Davis north of Texar 5,600 vpd N/B
- ML King north of Texar 5,500 vpd S/B
- ML King 1,000 ft south of Texar 5,000 vpd S/B
- Davis between Maxwell and Bobe St 4,100 vpd N/B

The following are 24 hour unadjusted traffic counts made by the City Traffic Engineer:

- Davis at Jordan 3,087 vpd N/B
- Davis at Maxwell 4,365 vpd N/B
- Davis at Gonzalez 2,381 vpd N/B
- ML King at Gonzalez 3,110 vpd S/B

Other Infrastructure Issues

1. Flooding on Avery St and Gonzalez Street
2. Grass mowing on Davis and ML King right-of-way
3. Lack of curb and gutter on Mallory Street

Section 3

Neighborhood Participation Plan

The residents of Eastside Neighborhood were introduced to the neighborhood planning process on January 18, 2003. The event was held at the E.S. Cobb Center from 11 a.m. to 2 p.m. Residents had an opportunity to complete surveys that were designed to gather information on their issues and concerns for the area. The surveys were opened ended in design and the originals are available for review. A copy of the survey is included in the appendix as Attachment #1. Approximately 20-25 residents participated at each session.

Working Sessions were held on the following dates:

January 23, 2003	July 10, 2003
February 27, 2003	July 24, 2003
March 27, 2003	August 14, 2003
April 21, 2003	August 28, 2003
May 29, 2003	September 9, 2003
June 12, 2003	September 25, 2003
June 26, 2003	

Based on survey responses and feedback during the planning process, the issues were divided into three main categories: Infrastructure; Housing, Land Use & Historic Preservation; and Parks, Recreation & Public Safety. Residents confirmed and clarified several issues and continued to reprioritize the various issues. Specific areas of discussion centered on sidewalks, street lighting, speeding, parks, restoration/rehabilitation and neighborhood aesthetics. Residents expressed while they were happy to see development in the area, some of the new activity and construction did not fit the architectural character of the neighborhood.

Other major topics of discussion were roadside litter, drugs/crime and activities for youth. A neighborhood watch was formed as a result of this planning process to assist the Pensacola Police Department, particularly the Neighborhood Policing Division, to decrease the number of eliminating drug and crime activities that exist within Eastside. Nine residents have volunteered as watch captains. Currently that are participating in the Eastside Neighborhood Watch Group and recruitment will take place to get other residents involved to decrease the number of crime incidents that take place in the neighborhood as well as build a relationship between Eastside Residents and the Pensacola Police Department.

Volkert & Associates, Inc. was selected to assist Community Development staff and Eastside Neighborhood stakeholders in articulating their vision for physical improvements in Eastside. Design options were provided for streetscape improvements along the Davis Street and Dr. Martin Luther King Jr. Drive Corridors as well as the minor streets.



Section 4

Issues and Goals

Section 4.1 Neighborhood Vision

Eastside Neighborhood residents' vision for the future is revitalization that:

- Reflects the unique traditional architectural character of the neighborhood.
- Preserves structures of historical significance and unique character and minimizes demolition;
- Enhances the appearance of Dr. Martin Luther King Jr. and Davis Street corridors by improving the streetscape, addressing entry and departure points in the neighborhood with signage and landscaping
- Improves the housing stock through quality new infill construction, rehabilitation and reconstruction of existing deteriorated and dilapidated structures
- Permits small scale, neighborhood compatible commercial and office development along the major corridors on a restricted basis;
- Improves the overall aesthetic quality of the neighborhood through design guidelines and restrictions

Section 4.2 Base Survey

In January 2003 a resident survey was conducted and mailed to each resident/occupant and property owner of record within the neighborhood's boundaries. More than 900 surveys were mailed. The survey instrument is included in this document as Attachment #1.

Survey results, of the responses received, are provided below.

The top neighborhood priorities as identified in the initial survey are listed above. The following issues were also identified through the community survey: cleanliness of the area; community; school; sitting on the porch; ability to walk and enjoy the neighborhood; beautiful mature landscaping; historic architecture; speeding; improving property values; housing; vacant businesses; need for restrooms at tennis court at Central Park; traffic control; good houses; more businesses; community development; self-policing of the neighborhood by residents; better control of drug problems; more drug dealers on the streets; more activities for youth and seniors; new home construction; establishment of neighborhood association; the return to the area by younger people/families; beautiful mature landscaping; parks; trees.

SURVEY ANALYSIS PRIORITY ISSUES

1. What are the two best aspects of day-to-day life in Eastside for you?

- Easy access to town and other places
- Good neighbors
- Quiet & Peaceful
- Working together to improve the area
- Beauty of the area
- Churches
- Friendly people
- Cobb Center
- Communication

2. What are the main issues facing Eastside today?

- Clean-up of the neighborhood
- Unsightly homes and businesses
- Drugs (users and sellers)
- Trash and crime
- Restoration of historic homes
- Convenient grocery stores w/low prices and do not smell inside
- Abandoned houses
- Maintenance

3. What are the major disadvantages, if any, of living in Eastside today?

- Unsightly homes and businesses
- Roadside litter
- Lack of assistance for seniors
- Afraid to walk the streets after dark
- Lack of streetlights
- Improper restoration of old homes
- Vacant businesses
- Young kids hanging out on the street corners (summertime)

4. What is one major improvement that would make living in Eastside better for you?

- Renovate houses
- Clean up of 6th Avenue
- Removal of drug dealers
- Better sensor or timing of the red light at Davis and Blount Street
- Assistance with home maintenance
- Assistance for seniors
- Increased police patrols
- Sidewalks

5. What is the major change, if any, that you have seen in Eastside over the last 5 years?

- Homes being renovated
- Alcaniz renamed Dr. Martin Luther King, Jr. Drive
- Overall outlook of the neighborhood
- Crepe Myrtles on Dr. Martin Luther King, Jr. Drive
- Stronger police presence
- Demolition of homes that could have been repaired

6. What are the great things or qualities about Eastside that should be preserved?

- The Pickens Home
- Continue cleaning up of the neighborhood
- Churches
- The people
- Building of new homes
- Comfortable
- Heritage
- Renovation of older homes
- Historic homes

The following neighborhood strengths were identified in the resident survey:

Easy access to town and other places
Good neighbors
Quiet & peaceful
Churches
Friendly people
Cobb Center
Restoration of historic homes

Good communication among neighbors
Beauty of the area
Crepe Myrtles on MLK Drive
Renovation of older homes
Stronger police presence
Overall outlook of neighborhood
Building of new homes

The following neighborhood issues/challenges were identified in the resident survey:

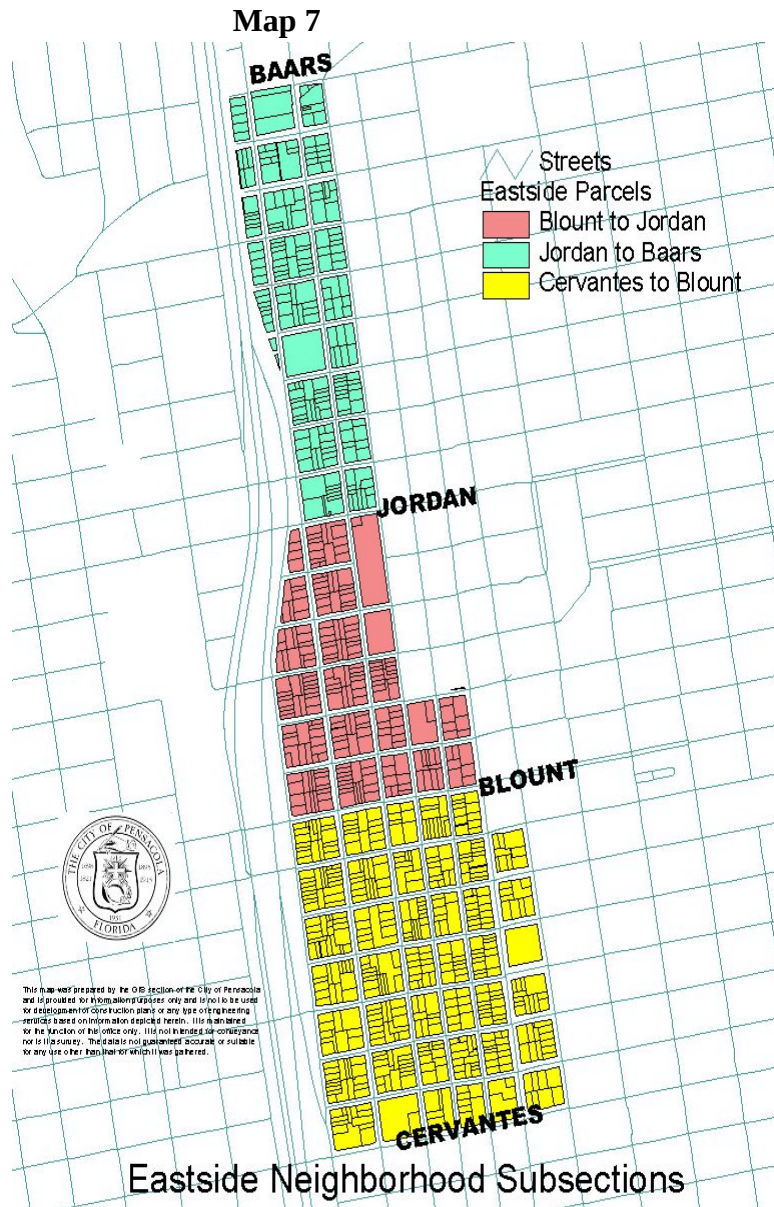
Unsightly homes and businesses
High percentage of rentals/turnover
Improper restoration of older homes
Poor property maintenance
Lack of streetlights
Drugs (users and sellers)
Afraid to walk the streets after dark
Young kids hanging out on street corners
Speeding

Incompatible infill design
Irresponsible landlords
Vacant units
Roadside litter
Parking on the sidewalk/yards
Trash and crime
Abandoned houses
Vacant businesses
Improving property values

Convenient grocery stores
 Assistance with home maintenance
 Clean up of 6th Avenue
 Need for restrooms at Central Park
 Timing of the red light at Davis and Blount

Sidewalks
 Traffic control
 Increased police patrol
 Self policing of neighborhood by residents
 Demolition of historically significant homes

The Eastside Neighborhood may be divided into three distinct subsections: Cervantes Street to Blount Street, Blount Street to Jordan Street and Jordan Street to Baars Street. Subsections share characteristics. Differing conditions give each subsection of the neighborhood its own unique character and may account for apparent conflicts between area strengths and challenges identified in the resident survey. The attached map depicts how the neighborhood is stratified. The southernmost section (between Cervantes and Blount) has a good balance between residential and commercial uses. This segment also contains housing stock in the most relatively deteriorated condition, with higher concentrations of rental properties. Illegal dumping of trash and furniture and criminal activity are common in this segment. The middle segment of the neighborhood (Blount to Jordan) appears most stable. Yards tend to be well kept, properties are generally in better condition and owner occupancy is more prevalent. As you move into the northernmost segment (Jordan to Baars) the neighborhood gradually increases in a commercial character until it becomes heavily commercialized/industrial and the northern entry.



Section 4.3 Priority Ranking

The following issues were ranked by the residents as the highest priority for each of the three issue areas:

- Infrastructure
 1. Sidewalks;
 2. Lack of streetlights;
 3. Speeding in the neighborhood;
 4. Traffic control;
- Housing, Land Use and Historic Preservation
 1. Restoration of historic homes;
 2. Renovation of older homes;
 3. Clean-up of the neighborhood (trash and crime);
 4. Upgrade of unsightly homes and businesses;
 5. Maintenance (property upkeep)
- Parks, Recreation and Public Safety
 1. Eliminate drugs (users and sellers);
 2. More activities for youth and seniors;
 3. Restrooms at tennis court at Central Park;
 4. Timing of the red light at Davis and Blount Street;
 5. Speeding;
 6. Stronger police presence

4.4 Corridor Enhancement

The vision Eastside Neighborhood stakeholders have for the future includes enhancement of the aesthetic character of major neighborhood thoroughfares. Much can be done to improve the visual appearance of these neighborhood corridors. An urban Design consultant, Volkert and Associates, Inc. was employed to assist City staff in graphically articulating the neighborhood residents' vision for physical improvements. Through a series of workshops the following design schemes were identified for gateway and intersection improvements.

**Figure 1: Eastside Neighborhood Streetscape Design Concepts
Developed by Volkert and Associates**

Possible Gateway Treatment- MLK and Cervantes

Gateways

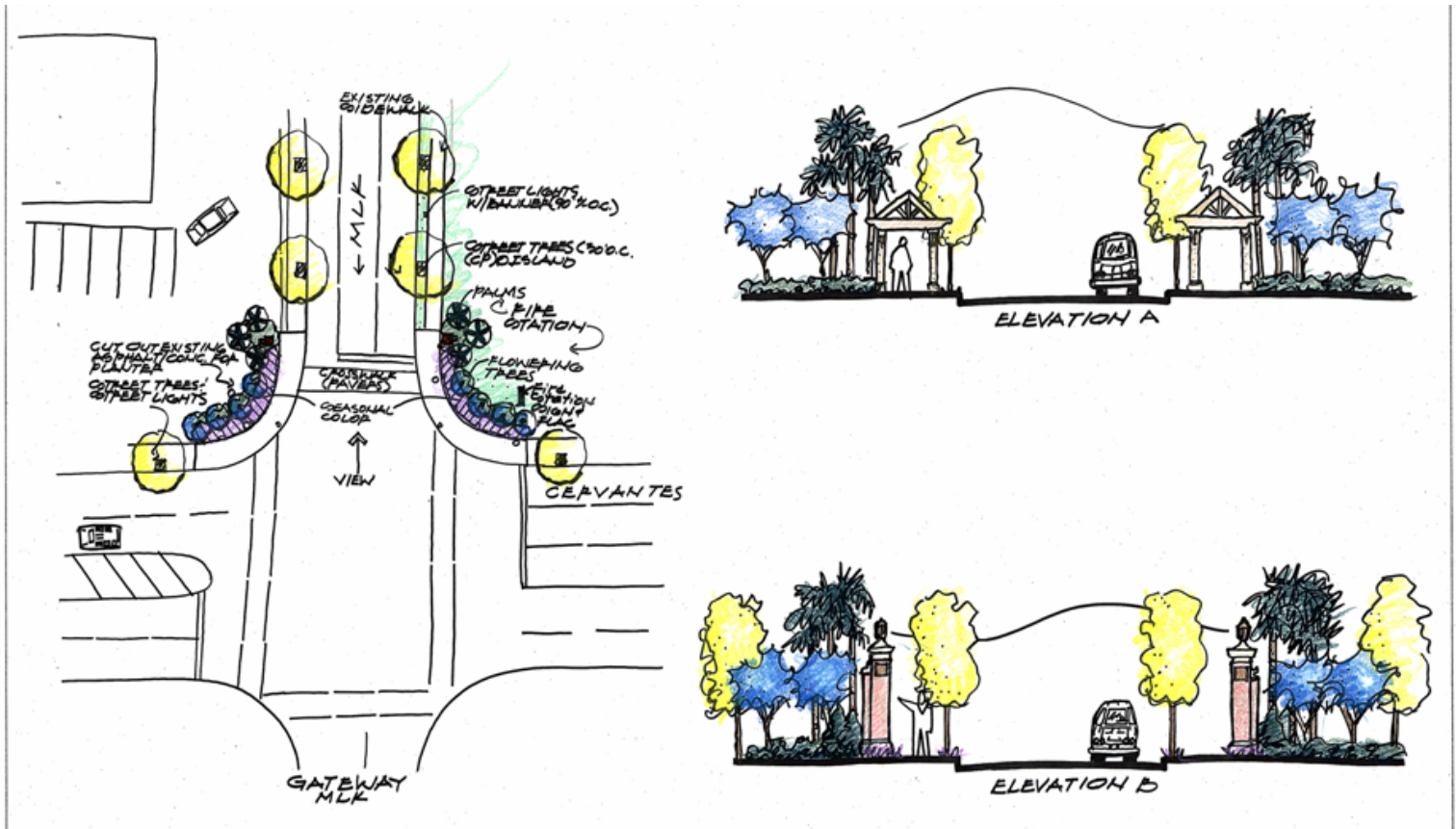
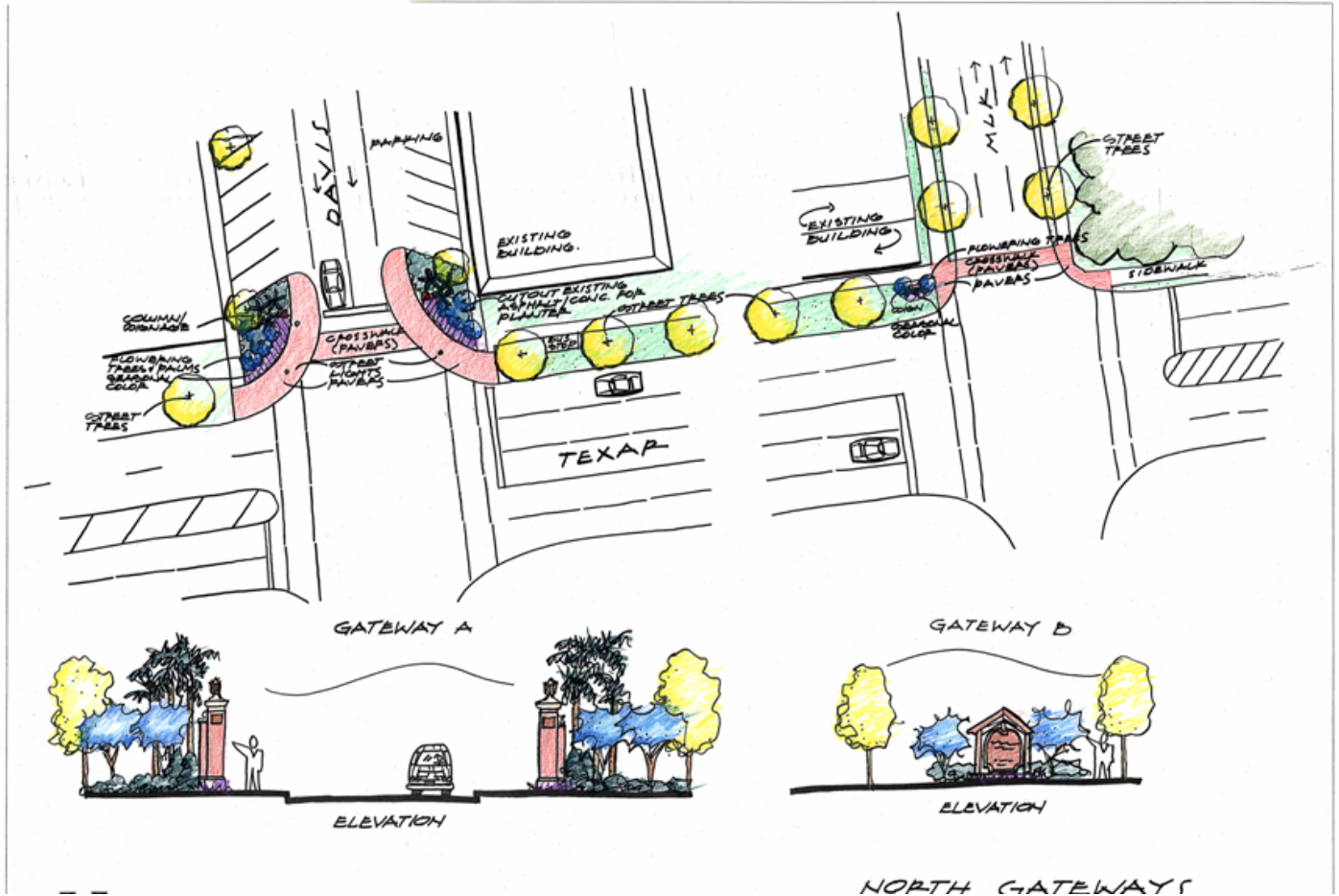


Figure 2: Eastside Neighborhood Streetscape Design Concepts
Developed by Volkert and Associates

Gateways



Possible Gateway Treatment- MLK/Davis and Texas

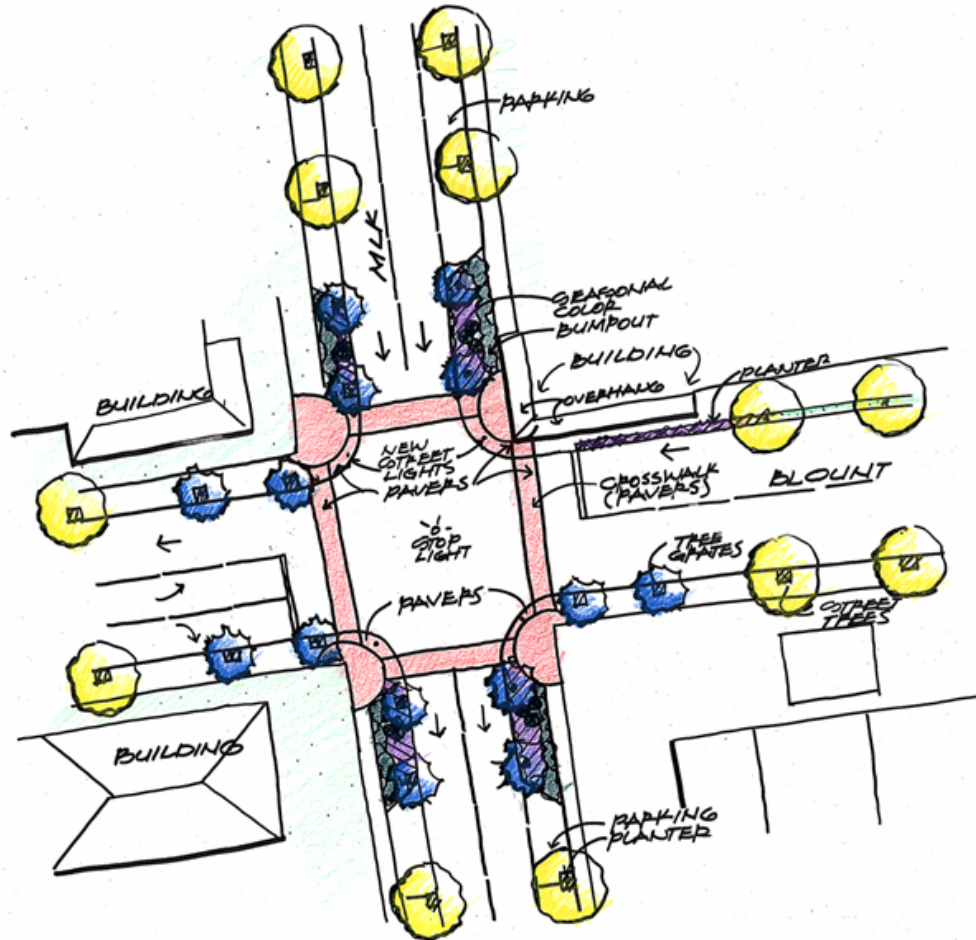
Possible Gateway Treatment- Davis and Cervantes



**Figure 4: Eastside Neighborhood Streetscape Design Concepts
Developed by Volkert and Associates**

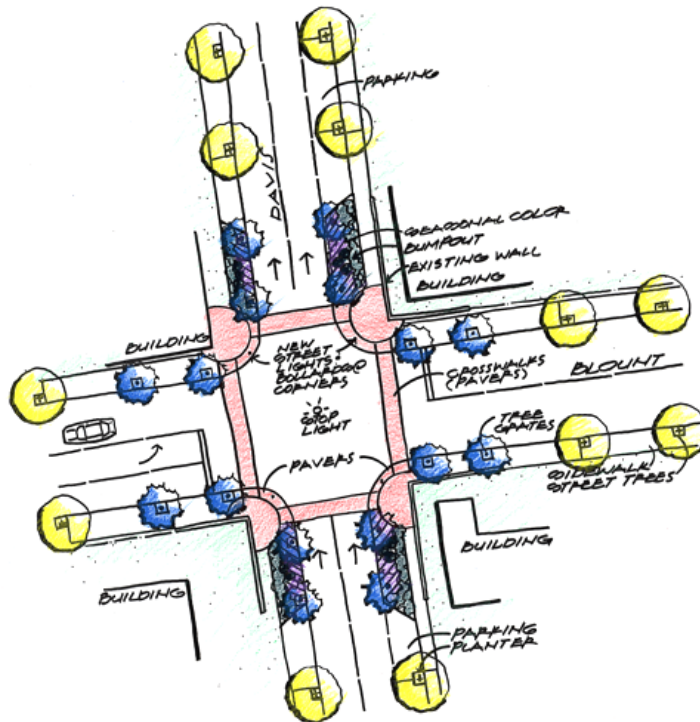
Possible Intersection Enhancement- Blount and MLK

Intersection Enhancements



**Figure 5: Eastside Neighborhood Streetscape Design Concepts
Developed by Volkert and Associates**

Possible Intersection Treatment- Blount and Davis



**Figure 6: Eastside Neighborhood Streetscape Design Concepts
Developed by Volkert and Associates**

Possible Linkage to I-110 Linear Park

Linear Park Linkage

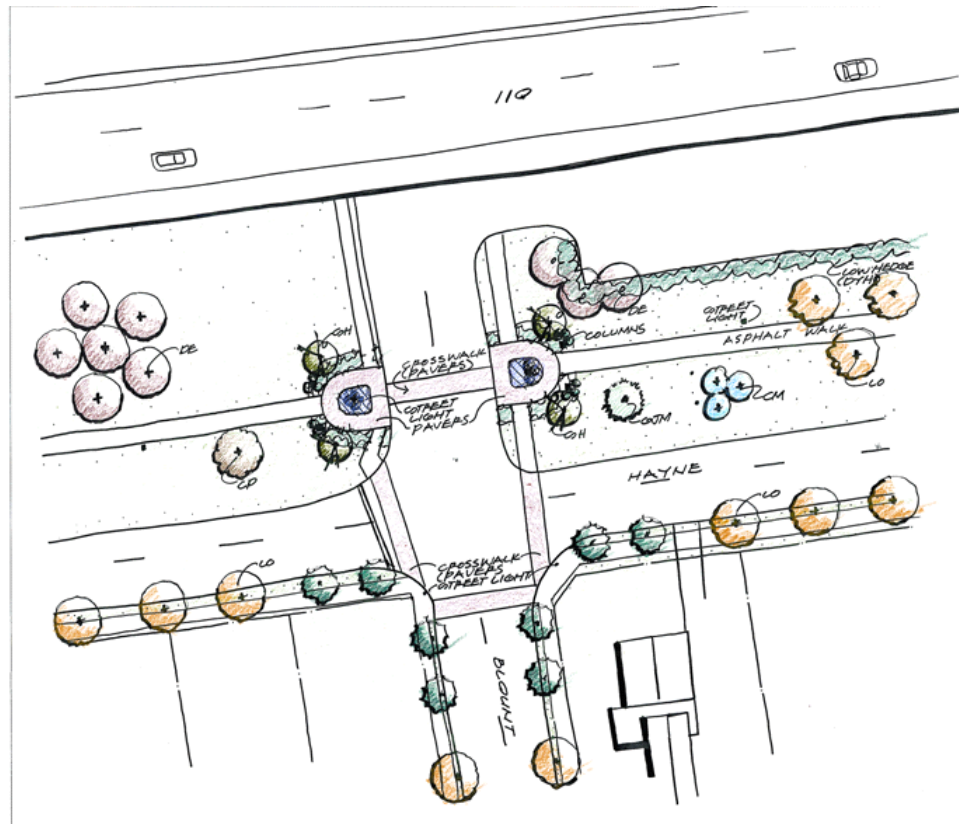


Figure 7: Eastside Neighborhood Streetscape Design Concepts Developed by Volkert and Associates

Street Tree Planting Recommendations



LIVE OAKS



EAST PALATKA HOLLY



BALD CYPRESS



CRAPE MYRTLE



CHINESE PISTACHE



CRAPE MYRTLE



SHUMARDI OAK



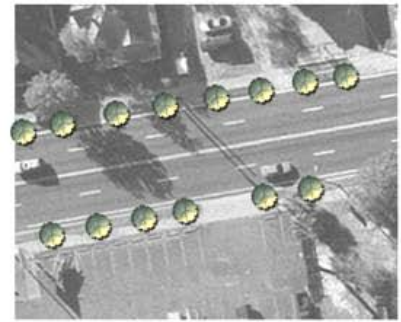
DRAKE ELM



SABLE PALM

STREET TREES

VOLKERT
& ASSOCIATES, INC.
Engineers • Scientists • Planners



PLAN VIEW



BEFORE PERSPECTIVE



AFTER PERSPECTIVE

STREET TREE RECOMMENDATIONS

EASTSIDE NEIGHBORHOOD

08/27/03

**Figure 8: Eastside Neighborhood Streetscape Design Concepts
Developed by Volkert and Associates**

Streetscape Options



Section 5

Action Plan

Introduction

This action plan contains a series of goals, strategies and actions aimed at revitalizing the Eastside neighborhood in accord with the neighborhood's vision (see Section 4.1). Revitalization of Pensacola's older urban core neighborhoods has been the focus of several plans adopted by City Council. The recommendations of this action plan for the Eastside Neighborhood draw from the goals, objectives and strategies outlined in other plans as they relate to priority issues identified by the Eastside neighborhood residents and property owners. These plans include:

- Pensacola Comprehensive Plan (Comp Plan), adopted by the Pensacola City Council on October 4, 1990, -- the blue print for the future growth, development and redevelopment of the entire City of Pensacola.
- Front Porch Neighborhood Action Plan (FPNAP), adopted by the Governor's Front Porch Council at Pensacola in March 2000, -- a grassroots plan which identifies broad priorities for improvement in designated urban core neighborhoods.
- Urban Infill and Redevelopment Plan (UIRAP), adopted by City Council on October 26, 2000, --a revitalization plan focusing on preferred actions to address key stakeholder issues and neighborhood problem areas.
- Enterprise Zone Strategic Plan (EZSP), adopted by City Council on December 19, 2002, - a holistic plan for economic development and all aspects of revitalization in the 5 square mile Enterprise Zone area.

This action plan conforms to the Comprehensive Plan and other approved plans.

This action plan contains five goals related to neighborhood aesthetics, neighborhood infrastructure, housing and neighborhood development, neighborhood public safety, and neighborhood economic development. Each goal contains a series of strategies and action items designed to achieve the related goal. Action items generally fall into three categories: 1) things that the neighborhood can do itself; 2) things that the City can do that will not require direct monetary assistance; and 3) things that will require financial resources. The action plan contains funding strategies and implementation timelines as well as identifying roles and responsibilities for specific action steps.

Implementation of projects identified in this action plan will be carried out as funding becomes available. However, funding decisions will be made taking into account the overall needs and requirements of all neighborhoods in the City as well as other City budget priorities. The action

plan will assist City staff and City Council with prioritization of city projects in the budget development process. Eligible projects identified in this plan may be given priority in the Pensacola Community Initiatives Partnership Grant Program (PCIP) and will be eligible for PCIP grants outside of the normal funding cycles. Tax Increment Financing (TIF) District funds are identified as a potential funding source for several projects and programs identified in this action plan; however, these funds will be generated and available only if a TIF district is established by City Council. The Local Option Sales Tax (LOST) is also identified as a potential funding source. These funds will be available provided the sales tax is extended beyond 2007. Projects identified in this action plan may be included on a proposed project list for consideration in a future referendum to extend the LOST beyond 2007.

All funding and program requirements for the eligible usage of CDBG, SHIP and HOME funds must be met prior to expenditure of funds for any items identified in this action plan, including but not limited to funding activity eligibility, cap limitations, federal regulations, national objectives and income requirements. Project activity funding is subject to consistency with the approved Escambia Consortium Consolidated Five Year Plan and SHIP Housing Assistance Three Year Plan, program requirements and funding availability. Any change in the U. S. Department of Housing and Urban Development (HUD) regulations or CPD Notice, or State of Florida State Housing Initiative Program (SHIP) administrative rule requirements will supercede any section or part contained herein, as applicable.

The action plan was reviewed by a team of city staff members representing the various City Departments charged with implementing specific actions. Each action was reviewed to determine feasibility and to identify potential funding sources, coordination issues, staff resources, scheduling and similar implementation measures.

List of Acronyms

CDBG	Community Development Block Grant
EZSP	Enterprise Zone Strategic Plan
LOGT	Local Option Gas Tax
LOST	Local Option Sales Tax
PCIP	Pensacola Community Initiatives Partnership
STEP	Sanitation and Trash Elimination Program
TIF	Tax Increment Financing
UIRAP	Urban Infill & Redevelopment Area Plan
SHIP	State Housing Initiatives Partnership Program
HOME	Home Investment Partnership Program

Section 5.1 Neighborhood Aesthetics

Goal: Enhance the general appearance of the Eastside Neighborhood and preserve the traditional neighborhood character.

(a) Strategy: Enhance the appearance of major transportation corridors in the Neighborhood. (See EZSP Section 5.1.1(a) and Pensacola Comprehensive Plan Chapter 1 Objective 1.2).

(1) Action: Improve streetscapes along Dr. Martin Luther King, Jr. Drive and Davis Street through landscaping, sidewalks, and streetlights, cross walk enhancements, street furniture and signage. (See EZSP Section 5.4.1(b) (1) and Comp Plan Chapter 2 Policy 1.3.1).

Who: Public Works Department; Engineering Department; Housing Department; Community Development Department; Parks and Recreation Department; Community Redevelopment Agency, Metropolitan Planning Organization; Florida Department of Transportation.

When: 2-10 years.

Cost Estimate: \$1,064,000 ¹

Possible Resources: CDBG funds; LOST funds; LOGT funds; PCIP grant funds; City Tree Fund; TIF district funds; State and Federal Transportation funds.

(b) Strategy: Improve neighborhood appearance through proactive property maintenance and elimination of roadside litter. (See EZSP Section 5.1.1(b)).

(1) Action: Encourage neighborhood residents to organize and participate in community clean-up events. (See EZSP Section 5.1.1(b) (1)).

Who: Eastside Neighborhood Improvement Association; Sanitation Services & Fleet Management Department; Clean and Green; Community Development Department; Front Porch Pensacola.

¹ Includes combined estimate for gateways, 6 typical intersections, linear park linkage plus contingency. Source: Engineering, Parks and Recreation, CRA and Community Development departments

When: Ongoing.

Cost Estimate: \$550 per year

Possible Resources: Front Porch Pensacola America the Beautiful grant; staff time; Sanitation Services & Fleet Management Department Neighborhood Clean-up Program; STEP.

- (2) Action: Encourage residents, including neighborhood watch block captains, to monitor and report code violations.

Who: Eastside Neighborhood Improvement Association; Police Department; Community Development Department; Sanitation Services & Fleet Management Department.

When: Ongoing.

Cost Estimate: N/A.

Possible Resources: Staff time; neighborhood volunteers.

- (3) Action: Establish a recognition program for most improved or best maintained block.

Who: Eastside Neighborhood Improvement Association; Sanitation Services & Fleet Management Department; City of Pensacola Community Development Department; Clean and Green, Front Porch Pensacola.

When: Within 2 years an ongoing.

Cost Estimate: N/A.

Possible Resources: Staff time; neighborhood volunteers; Front Porch America the Beautiful grant funds.

- (4) Action: Amend the Land Development Code to prohibit long term parking of trailers as storage units on commercial properties and to limit vehicular parking in front yards in residential districts.

Who: Community Development Department; Sanitation Services & Fleet Management Department; Planning Board.

When: Within 2 years.

Cost Estimate: N/A.

Possible Resources: Staff time.

- (5) Action: Actively enforce the prohibition against obstructing the public sidewalk with vehicles and other obstructions to pedestrian movement.

Who: Sanitation Services & Fleet Management Department; Police Department.

When: Ongoing.

Cost Estimate: N/A.

Possible Resources: Staff time; additional code enforcement staff.

- (6) Action: Actively enforce Land Development Code provisions prohibiting outdoor storage and screening of outdoor storage and loading by commercial operations.

Who: Sanitation Services & Fleet Management Department; Community Development Department.

When: Ongoing.

Cost Estimate: N/A.

Possible Resources: Staff time; additional code enforcement staff; Enterprise Zone incentives.

- (7) Action: Develop a neighborhood handbook identifying neighborhood property maintenance standards and goals.

Who: Eastside Neighborhood Improvement Association; Community Development Department; Housing Department; Sanitation Services & Fleet Management Department.

When: Within 3 years.

Cost Estimate: \$600

Possible Resources: Staff time; PCIP grant funds.

- (8) Action: Develop and distribute a periodic neighborhood newsletter to convey property maintenance tips, standards, and dos and don'ts.

Who: Eastside Neighborhood Improvement Association; Community Development Department; Sanitation Services & Fleet Management Department; Housing Department.

When: Within 2 years.

Cost Estimate: \$42 per issue

Possible Resources: Staff time, neighborhood volunteers.

- (9) Action: Implement the “Neighborhoods in Bloom” program to target enhanced infrastructure improvements, street sweeping, code enforcement and trash pick up within a designated area of the Eastside neighborhood.

Who: Natural & Physical Environment Priority Team; Sanitation Services & Fleet Management Department; Parks & Recreation Department; Public Works Department, Housing Department; Engineering Department; Community Development Department; Community Redevelopment Agency; Eastside Neighborhood Improvement Association.

When: Within 1-3 years

Cost Estimate: To Be Determined

Possible Resources: Staff time; General Fund; Sanitation Services funds; LOST funds; Stormwater Utility Fee Fund; CDBG funds.

(c) Strategy: Eliminate dilapidated and/or boarded structures.

- (1) Action: Target structures identified as dilapidated in the *City of Pensacola Property Conditions Survey* for replacement under the City’s housing reconstruction program or for immediate code enforcement action including demolition, if necessary, for properties not deemed culturally or historically significant. (See EZSP Section 5.1.1(c) (1)).

Who: Community Development Department; Housing Department.

When: Ongoing.

Cost Estimate: \$520,000

Possible Resources: Staff time; HOME Substantial Rehabilitation / Replacement Housing program; Enterprise Zone incentives.

(d) Strategy: Improve the appearance of commercial and industrial buildings within the neighborhood. (See EZSP Section 5.1.1(d)).

- (1) Action: Target commercial and industrial buildings identified as deteriorated or slightly deteriorated in the *City of Pensacola Property Condition Survey* for participation in commercial façade improvement programs.

Who: Community Development Department; Housing Department;
Community Redevelopment Agency.

When: Ongoing.

Cost Estimate: \$870,000

Possible Resources: Staff time; Commercial Façade grant program; Enterprise Zone
incentives.

Section 5.2 Neighborhood Infrastructure

Goal: Improve public infrastructure to encourage continued revitalization of the Eastside Neighborhood.

(a) Strategy: Establish a funding source for continued revitalization efforts in the Eastside Neighborhood.

- (1) Action: Pursue establishment of a Tax Increment Financing District pursuant to the Pensacola Community Redevelopment Area or Urban Infill and Redevelopment Area designation.

Who: Community Redevelopment Agency; Community Development Department.

When: Within 2 years.

Cost Estimate: N/A.

Possible Resources: Staff time.

(b) Strategy: Enhance the function and appearance of major transportation corridors in the Neighborhood. (See also Section 5.1(a) and Comp Plan, Chapter 1 Objective 1.2 and Chapter 2 Policy 1.3.1).

- (1) Action: Construct substantial gateway enhancements at the intersections of Dr. Martin Luther King, Jr. Drive with Texar Drive and Cervantes Street and Davis Street with Texar Drive and Cervantes Street as well as lesser improvements at the intersections with E. Gonzalez, Blount, Jordan, Maxwell and Cross Streets.

Who: Public Works Department; Engineering Department; Florida Department of Transportation; Community Development Department; Parks and Recreation Department; Community Redevelopment Agency.

When: 2-10 years.

Cost Estimate: \$859,575²

Possible Resources: Staff time; LOST funds; LOGT funds; PCIP grant funds; City Tree Fund; TIF district funds.

² Includes cost estimates for major and minor gateways plus 10% contingency. Source: Engineering, Parks and Recreation, Community Redevelopment Agency and Community Development departments

- (2) Action: Explore possibility of returning Dr. Martin Luther King Jr. Drive and Davis Highway to two-way collector level streets.

Who: Florida Department of Transportation; Public Works Department; Engineering Department; Community Development Department; Community Redevelopment Agency.

When: 2-5 years.

Cost Estimate: \$689,000³

Possible Resources: Staff time; LOST funds, LOGT funds, TIF district funds.

- (3) Explore possible City acceptance of maintenance responsibility for Davis Highway and Martin Luther King, Jr. Drive and assume responsibility if appropriate.

Who: Florida Department of Transportation; Public Works Department; Engineering Department; Community Development Department; Community Redevelopment Agency.

When: 2-5 years.

Cost Estimate: \$72,600 initial resurfacing; \$7,260 per year⁴

Possible Resources: Staff time; LOST funds; LOGT funds; TIF district funds; General Fund.

- (4) Action: Construct traffic calming improvements to include, bulb-outs, enhanced pedestrian crosswalks, signalization and signage, on Dr. Martin Luther King Jr. Drive and Davis Street. (See Comp Plan, Chapter 2 Policy 1.3.1 and Policy 1.4.1).

Who: Florida Department of Transportation; Public Works Department; Engineering Department; Community Development Department; Community Redevelopment Agency.

When: 2-10 years.

Cost Estimate: \$522,000⁵

³ Source: Public Works Department

⁴ Source: Public Works Department

⁵ Cost estimates for typical enhanced intersection. Source: Engineering, Parks and Recreation, Community Redevelopment Agency and Community Development departments based on Volkert & Associates conceptual design plan

Possible Resources: Staff time; LOST funds; LOGT funds; City Tree Fund; PCIP grant funds; TIF district funds.

(c) Strategy: Provide safe and efficient pedestrian facilities to enhance neighborhood access and connectivity. (See EZSP Section 5.4.1(c); Comp Plan Chapter 2 Policy 1.4.1).

- (1) Action: Review the location and condition of sidewalks within the Eastside Neighborhood and construct/reconstruct/repair sidewalks as necessary under the City's sidewalk programs. (See EZSP Section 5.4.1(c) (1)).

Who: Community Development Department; Public Works Department; Housing Department; Engineering Department; Community Redevelopment Agency; Florida Department of Transportation.

When: 1-5 years.

Cost Estimate: \$127,000⁶

Possible Resources: LOST funds; CDBG funds; Emergency Sidewalk Repair program; TIF district funds; PCIP grant funds.

- (2) Action: Continue to include requirements for the provision of sidewalks associated with commercial development. (See EZSP 5.4.1(c) (3)).

Who: Community Development Department; Public Works Department; Engineering Department; Florida Department of Transportation; Planning Board.

When: Ongoing.

Cost Estimate: N/A.

Possible Resources: Staff time, private developers.

- (3) Action: Evaluate/update previous lighting survey conducted by Public Works Department; identify locations for new lighting where deficiencies exist; and, upgrade existing street lighting to City standards in conjunction with sidewalk/pedestrian walkway improvements. (See EZSP 5.4.1(c) (2)).

Who: Public Works Department; Engineering Department; Community Development Department; Housing Department; Community

⁶ Based on Year 6 LOST and CDBG sidewalk expenditures.

Redevelopment Agency; Parks & Recreation Department; Eastside Neighborhood Improvement Association.

When: 1-5 years.

Cost Estimate: \$4,200 capital cost; \$1,600 per year⁷

Possible Resources: Staff time, LOST funds; PCIP grant funds; TIF district funds.

(d) Strategy: Identify and correct drainage deficiencies in the Neighborhood. (See EZSP Section 5.4.1(d)).

- (1) Action: Evaluate need for possible stormwater and curb and gutter improvements in the neighborhood.

Who: Public Works Department; Engineering Department.

When: 2-5 years.

Cost Estimate: N/A.

Possible Resources: Staff time.

- (2) Action: Address absence of curb and gutter along E. Mallory Street, between Hayne Street and 9th Avenue and stormwater and drainage issues along E. Gonzalez and Avery Streets.

Who: Public Works Department; Engineering Department; Community Redevelopment Agency.

When: 2-10 years.

Cost Estimate: \$231,000⁸

Possible Resources: Staff time; LOST funds; TIF district funds; Stormwater Utility Fee Fund.

(e) Strategy: Construct enhancements to Central Park.

- (1) Action: Add family oriented improvements such as picnic tables, playgrounds and family gathering areas. (See Comp Plan Chapter 9 Goal 1).

⁷ Source: Public Works Department

⁸ Source: Public Works Department

Who: Pensacola Parks & Recreation Department; Community Development Department; Community Redevelopment Agency.

When: 2-10 years.

Cost Estimate: \$130,000⁹

Possible Resources: Staff time; City Tree Fund; LOST funds; PCIP grant funds; TIF district funds.

- (2) Action: Construct minor gateway linkage between Central Park and the Eastside Neighborhood including landscape improvements; decorative lighting and paving treatment (See Figure 6). (See Comp Plan Chapter 9 Goal 1 and Chapter 9 Objective 1.2).

Who: Parks & Recreation Department; Community Development Department; Public Works Department; Engineering Department; Community Redevelopment Agency.

When: 2-10 years.

Cost Estimate: \$70,800¹⁰

Possible Resources: Staff time; City Tree Fund; LOST funds; PCIP grant funds; TIF district funds.

- (3) Action: Evaluate the operation of the I-110 Farmer's Market including upgraded facilities and other locations.

Who: Parks & Recreation Department; Community Development Department; Community Redevelopment Agency; Florida Department of Transportation.

When: 2-5 years.

Cost Estimate: N/A

Possible Resources: Staff time.

(f) Strategy: Expand and enhance Magee Field Ballpark.

- (1) Action: **Acquire adjacent property; develop parking area; construct concession stand, rest rooms and other improvements.**

⁹ Source: Parks and Recreation Department

¹⁰ Source: Engineering Department based on Volkert & Associates conceptual design plan

Who: Parks & Recreation Department.

When: Currently underway.

Cost Estimate: \$750,000¹¹

Resources: Staff time; LOST funds.

¹¹ Source: Parks and Recreation Department

Section 5.3 Housing and Neighborhood Development

Goal: Enhance housing opportunities in the Eastside Neighborhood.

(a) Strategy: Enhance neighborhood appearance and preserve the traditional physical character of the neighborhood.

- (1) Action: Review and revise development regulations and processes including building setback requirements to support preservation of the street edge along Dr. Martin Luther King, Jr. Drive and Davis Street and compatible infill development, rehabilitation, renovation, restoration and improvement of existing and new commercial and residential structures. (See Comp Plan Chapter 5 Policy 1.7.1).

Who: Community Development Department; Housing Department; Public Works Department; Engineering Department; Eastside Neighborhood Improvement Association; Florida Department of Transportation; Planning Board.

When: Within 2 years.

Cost Estimate: N/A.

Possible Resources: Staff time.

- (2) Action: Develop and implement a neighborhood overlay district for inclusion in the Land Development Code to provide a mechanism for the neighborhood to adopt and implement minimum design standards to help assure development is compatible with the character of the neighborhood. (See Comp Plan Chapter 5 Policy 1.3.4).

Who: Community Development Department; Planning Board.

When: Within 2 years.

Cost Estimate: N/A.

Possible Resources: Staff time.

(b) Strategy: Protect the residential character of the non-commercial neighborhood segments.

- (1) Action: Consider rezoning appropriate residential sections of the neighborhood from Residential Neighborhood Commercial (R-NC) to a residential zoning district. (See Comp Plan Chapter 5 Policy 1.3.4).

Who: Community Development Department; Eastside Neighborhood Improvement Association; Planning Board.

When: Within 2 years.

Cost Estimate: N/A.

Possible Resources: Staff time; General Fund.

- (2) Action: Evaluate the permitted uses in the R-NC zoning district classification to assure they are compatible with the intended purpose of the district and recommend appropriate revisions.

Who: Community Development Department; Eastside Neighborhood Improvement Association; Planning Board.

When: Within 2 years.

Cost Estimate: N/A.

Possible Resources: Staff time.

- (c) Strategy: Encourage maintenance and repair or renovation of existing residential and avoid severe deterioration and/or demolition of structures.** (See EZSP Section 5.5.1(b) and Comp Plan Chapter 5 Policy 1.2.2).

- (1) Action: Utilize information collected from the *City of Pensacola Property Condition Survey* to identify properties in need of repair and target for repair under City Housing Rehabilitation and Homeowner Assistance Programs (See EZSP Section 5.5.1(b)(1)).

Who: Housing Department; Community Development Department.

When: Ongoing.

Cost Estimate: \$1,617,000 Rehab Program¹²
\$1,582,500 Homeowner Assistance Program¹³

Possible Resources: Staff time; SHIP Homeowner Repair Program; CDBG funds; Enterprise Zone incentives.

12 Based on \$33 000 program maximum per unit for 49 units identified as deteriorated by City of Pensacola Property Conditions Survey

13 Based on \$7,500 program maximum per unit for 211units identified as slightly deteriorated by City of Pensacola Property Conditions Survey

- (2) Action: Hold owners and occupants accountable for maintenance of properties through proactive code enforcement and civil citation program. (Section 5.1.1(b) (2) and Comp Plan Chapter 5 Policy 1.2.2).).

Who: Sanitation Services & Fleet Management Department; Community Development Department; Housing Department; Eastside Neighborhood Improvement Association.

When: Ongoing.

Cost Estimate: N/A.

Possible Resources: Staff time; additional code enforcement staff.

- (3) Action: Identify housing units in need of new roofing and minor cosmetic upgrades (i.e. painting) for participation in volunteer programs. (See EZSP Section 5.5.1(b) (2)).

Who: Housing Department; Community Development Department; Escambia County Neighborhood Enterprise Foundation; faith based organizations; Eastside Neighborhood Improvement Association.

When: Ongoing.

Cost Estimate: \$4500 per unit¹⁴

Possible Resources: Staff time; SHIP funds.

- (4) Action: Permit adaptive reuse of historic residential structures for neighborhood office, small scale retail specialty shops, or mixed use. (See Comp Plan Chapter 5 Policy 1.3.1).

Who: Housing Department; Community Development Department; Eastside Neighborhood Improvement Association; Front Porch Pensacola.

When: Ongoing.

Cost Estimate: N/A

Possible Resources: Staff time; Enterprise Zone incentives; Commercial Façade grant program.

- (5) Action: Pursue National Register designation of historic homes to take advantage of the Historic Properties Tax Abatement program. (See Comp Plan, Chapter 5, Policy 1.3.7).

¹⁴ Based on the average cost \$4500 to repair unit under the Pensacola World Changers program.

Who: Community Development Department; Housing Department; Community Redevelopment Agency; Eastside Neighborhood Improvement Association; Front Porch Pensacola; West Florida Historic Preservation Inc.

When: 2-5 years.

Cost Estimate: N/A

Possible Resources: Staff time; Enterprise Zone incentives; Historic Preservation Property Tax Abatement program.

(d) Strategy: Encourage maintenance and repair or renovation of existing commercial structures.

- (1) Action: Promote utilization of matching grant program for facade improvements, Enterprise Zone and tax abatement incentives for other property improvements. (See EZSP Section 5.1.1 (d) (1)).

Who: Community Development Department; Housing Department; Community Redevelopment Agency; Eastside Neighborhood Improvement Association; Front Porch Pensacola.

When: Ongoing.

Cost Estimate: \$870,000¹⁵

Possible Resources: Staff time; Enterprise Zone incentives; Commercial Façade grant program; Historic Preservation Property Tax Abatement program; Economic Development Ad Valorem Tax Abatement program.

- (3) Action: Review industrial/commercial property maintenance and design standards to assure they are aesthetically compatible with adjacent zoning and land uses. (See EZSP Section 5.1.1(d) (5)).

Who: Community Development Department; Planning Board.

When: 1-3 years.

Cost Estimate: N/A.

Possible Resources: Staff time.

¹⁵ Based on the average loan under the UBED program and the number of commercial properties identified as deteriorated by the City of Pensacola Property Conditions Survey.

(e) Strategy: Increase homeownership opportunities.

- (1) Action: Continue to provide financial incentives for the development of infill dwelling units and for purchase assistance to first time homebuyers. (see EZSP Section 5.5.1(a) (1) and 5.1.1(a) (4)) and Comp Plan Chapter5 Policy 1.1.4 and Policy 1.1.6).

Who: Housing Department; Community Development Department.

When: Ongoing.

Cost Estimate: \$120,000 per year¹⁶

Possible Resources: Staff time; CDBG funds; SHIP funds; State and County Mortgage Bond programs; Enterprise Zone incentives.

- (2) Action: Continue to identify, acquire and develop infill housing units for owner occupancy on vacant lots within the neighborhood (See EZSP Section 5.5.1(a) (2)).

Who: Community Development Department; Housing Department; Community housing development organizations; private developers; faith based organizations.

When: Ongoing.

Cost Estimate: \$10,000 per lot¹⁷

Possible Resources: Staff time; SHIP funds; CDBG funds; TIF district funds; State and County bond mortgage programs.

- (3) Action: Continue to provide forgiveness of City held liens to encourage the construction of affordable infill housing units for owner occupancy. (See EZSP 5.2.2(a) (3) and Comp Plan Chapter5 Policy 1.1.4 and Policy 1.1.6).

Who: Community Development Department; Housing Department; Financial Services Department.

When: Ongoing.

Cost Estimate: \$2,000 per lot¹⁸

Possible Resources: Staff time.

¹⁶ Based on average \$20,000 subsidy to six homebuyers per year.

¹⁷ Based on the average lot purchase cost under the Urban Infill and Redevelopment Program.

¹⁸ Based on the average lien waiver under the Urban Infill and Redevelopment Program.

- (4) Action: Develop a selection of infill home-plans for narrow (30-foot) lots and make available to potential home buyers. (See EZSP 5.5.1(a) (5)).

Who: Community Development Department; Housing Department;
Community Redevelopment Agency.

When: Within 1 year.

Cost Estimate: \$20,000¹⁹

Possible Resources: Staff time; General Fund.

Section 5.4 Neighborhood Public Safety

Goal: Create a neighborhood that is safe and secure for residents and businesses.

(a) Strategy: Remove chronic and violent street criminals and eliminate drug sales from the Neighborhood.

- (1) Action: Continue to enhance relationship between the Neighborhood Policing Division and neighborhood residents. (See EZSP Section 5.2.1(a) (1)).

Who: Police Department; Eastside Improvement Association; Community Development Department.

When: Ongoing.

Cost Estimate: N/A.

Possible Resources: Staff time.

- (2) Action: Conduct crime intervention activities in the Neighborhood. (See EZSP Section 5.2.1(a) (2)).

Who: Police Department.

When: Ongoing.

Cost Estimate: \$56,000²⁰

¹⁹ Source: Community Redevelopment Agency

²⁰ Based on Weed and Seed Program budget.

Resources: Staff time; TIF district funds General Fund.

- (3) Action: Coordinate with State probation and parole offices for assistance with repeat offenders. (See EZSP Section 5.2.1(a) (4)).

Who: Police Department.

When: Ongoing.

Cost Estimate: N/A.

Possible Resources: Staff time.

- (4) Action: Initiate a court watch program with assistance from victims, community groups, neighborhood groups and businesses. (See EZSP Section 5.2.1(a) (5)).

Who: Police Department; Eastside Improvement Association; Community Development Department.

When: Within 2 years.

Cost Estimate: N/A.

Possible Resources: Staff time.

(b) Strategy: Utilize alternative tools to assist with law enforcement. (See EZSP Section 5.2.1(b)).

- (1) Action: Continue to work with the Neighborhood Watch and Worship Watch groups to encourage self-policing of neighborhood by residents. (See EZSP Section 5.2.1(b) (3))

Who: Police Department; Eastside Improvement Association; Community Development Department; faith based organizations.

When: Ongoing.

Cost Estimate: N/A.

Possible Resources: Staff time.

- (2) Action: Encourage use of enhanced sentencing law for crimes committed within 500 feet of a church, school or recreational facility.

Who: Police Department; Eastside Improvement Association; Community Development Department; State Attorney's Office.

When: Ongoing.

Cost Estimate: N/A.

Possible Resources: Staff time.

- (3) Action: Encourage the use of environmental design, environmental security and defensible space principles and practices, such as Crime Prevention through Environmental Design (CPTED) for businesses starting, relocating or expanding in the Neighborhood. (See EZSP Section 5.2.1(b) (5) and UIRAP Page 58).

Who: Police Department; Eastside Improvement Association; Parks & Recreation Department; Community Development Department.

When: Ongoing.

Cost Estimate: N/A.

Possible Resources: Staff time.

- (4) Action: Establish a landlord watch program in the Neighborhood and contact landlords regarding drug activity at their properties. (See UIRAP Page 58).

Who: Police Department; Eastside Improvement Association; Community Development Department; Housing Department.

When: Within 2 years and ongoing.

Cost Estimate: N/A.

Possible Resources: Staff time.

Section 5.5 Neighborhood Economic Development

Goal: Develop, recruit, retain and/or expand businesses in the Neighborhood. (See EZSP Section 5.7).

- (a) Strategy: Assist with the location of compatible businesses in the Neighborhood.** (See Comp Plan Chapter 1 Objective 1.7 and Policy 1.7.1).

- (1) Action: Support the development of a new and modern supermarket within or in proximity to the neighborhood. (See EZSP 5.7.1(a) (4)).

Who: Community Redevelopment Agency; Pensacola Area Chamber Commerce; Eastside Neighborhood Improvement Association

When: 2-5 years.

Cost Estimate: N/A.

Possible Resources: Staff time, TIF district funds.

(b) Strategy: Provide opportunities for neighborhood youth to develop marketable skills. (See EZSP Section 5.6.1(a)).

(1) Action: Pursue neighborhood mentoring programs and access existing skill-building programs.

Who: Eastside Neighborhood Improvement Association; Community Development Department; United Way of Escambia County; Community Drug & Alcohol Coalition (CDAC); Governor's Front Porch Council of Pensacola.

When: Within 2 years and ongoing.

Possible Resources: Staff time.

Cost Estimate: N/A.

(c) Strategy: Develop an African American History Trail in the Neighborhood. (See Comp Plan Chapter 5 Objective 1.3).

(1) Action: Survey and document neighborhood events, people and properties of historic significance to the Pensacola African American community through signage, plaques and written materials.

Who: Eastside Neighborhood Improvement Association; Community Development Department; UWF History Department; UWF Archeology Department; West Florida Preservation, Inc.; Florida Department of State, Division of Historic Resources

When: 2-5 years.

Cost Estimate: \$22,600²¹

²¹ Based on estimates obtained from West Florida Preservation, Inc.

Possible Resources: Staff time; State Historic Preservation Grant funds.

ATTACHMENT #1



We Value Your Opinion

EASTSIDE NEIGHBORHOOD PLANNING PROCESS

We welcome your suggestions and comments. By completing and returning this survey, you can help guide the planning process and bring activities and services you desire to your neighborhood. You could also win a prize (Completed surveys only are eligible for the drawing. You must be present to win).

1. What are the two best aspects of day-to-day life in Eastside for you?

2. What are the main issues facing Eastside today?

3. What are the major disadvantages, if any, of living in Eastside today?

4. What is the one major improvement that would make living in Eastside better for you?

5. What is the major change, if any, that you have seen in Eastside over the last 5 years?

6. What are the great things or qualities about Eastside that should be preserved?

☐ **Yes!** I want to be a planning process volunteer. ☐ No, not right now, but please keep me informed.

Name: _____ Address: _____

Zip Code: _____ Phone: _____ Email Address: _____

I am interested in serving on the following committees (check all that apply)

Steering Committee/Neighborhood History ☐

Housing, Land Use and Historic Preservation
(zoning, permitted/prohibited structures) ☐

Infrastructure (streets, stormwater, sidewalks,
lighting, public transportation, etc.) ☐

Parks & Recreation and Public Safety ☐

Other: _____ ☐

Please complete this survey and bring it with you to the Kick-Off Party on January 18th or please fold and mail (as addressed on reversed), fax to 595-1143 or call the City of Pensacola Planning & Neighborhood Development

Department with your questions and input at, 436-5655. Please note, late surveys will not be eligible for a door prize.

ATTACHMENT # 2

**CITY OF PENSACOLA
PUBLIC WORKS DEPARTMENT
TRAFFIC ENGINEERING**

MEMORANDUM

DATE: September 18, 2003
TO: Helen Gibson
FROM: Buddy Holshouser, Traffic Engineer
Cc: Al Garza, Carl Flowers
SUBJECT: Eastside Neighborhood Plan

You have asked Public Works to provide you with some information and to respond to various concerns of the residents of the Eastside Neighborhood. This is for your use in preparing your report to the City Council on the Eastside Neighborhood Plan.

STREET LIGHTS

In 2000 / 2001 the City and Gulf Power implemented a major upgrade to the street lighting in the Eastside neighborhood. This project included the installation of approximately 28 new lights, the upgrade of approximately 18 existing lights and modifications or relocation of 10 lights. This project was completed in 2001.

I have surveyed the area to determine if there are any streets that are not lit to the City standard of one light per intersection and one mid-block light per block. There appear to be at least 15 mid block locations that do not have lights. Most of these are short block. I will be doing some additional work in this area to determine where additional lights should be installed.

Residents have brought three specific locations to my attention, as follows:

- Blount St between Haynes and 8th Ave. – Field investigation revealed that there was one light out west of ML King. This has been ordered repaired. I have ordered a new light to be installed on Blount St between 7th and 8th Ave.
- 8th Ave and Avery – Although Avery St east of 6th Ave is outside your study area, I have ordered three new lights to be installed on Avery St between 6th and 9th Ave. In addition, I have ordered new lights installed on Mallory St between Davis and 6th and between 8th and 9th.
- Davis between Blount and Mallory – Field investigation revealed that there were two lights out at this location. This has been reported to Gulf Power.

Suggest that you encourage residents to call either my office at 435-1755 or Gulf Power at 969-3111 when they notice lights not working properly. Further, requests for additional lights should be forwarded to my office.

PROBLEM INTERSECTIONS

The residents have noted several problem intersections in the neighborhood. The following are my findings and some comments:

- Signal timing at Blount and Davis – We made some adjustments to this signal several months ago involving the interval times and how it is coordinated with adjacent signals. I believe it is now much more responsive to traffic demand.
- ML King and Jordan – I have made an accident study at this location and found that there has been a history of right angle collisions. I have taken steps to attempt to clear up the sight distance in the northwest quadrant.
- Blount at Davis and ML King – I have made an accident study at these two intersections and found that there is a significant problem with right angle collisions, particularly at the Blount and Davis intersection. There have been 15 crashes here in the last three years, including 8 right angle, 3 improper left turns, 2 rear ends and 2 sideswipes. All of the accidents involved vehicles on Davis. A field investigation revealed that there is a sight distance problem to the northbound signal heads caused by low hanging tree limbs. I have asked our Parks Department to trim these limbs.

My investigations into these and other intersections in the area will continue and additional action may be taken in the future.

NEW TRAFFIC SIGNALS

Your planning consultant, Volkert, has suggested that one of the minor gateways to the neighborhood, Gonzalez St. at Davis, should be signalized. I have completed a preliminary investigation at this location to determine if there is justification for a traffic signal from an engineering or safety perspective. There have been five traffic crashes at this location in the last three years, four of which may have been prevented with a traffic signal. A recent traffic count indicates that the traffic volumes on Davis are only about 40% of that which will create significant delays to traffic on the side street and warrant efficient signalization. Based on the data I have seen to date, I can see no justification for signalization at this location.

SPEED CONTROL

As I mentioned to you, I am working on a plan to upgrade the signing around the McGee Field complex as a result of a request from the Parks and Recreation Department. This area becomes quite congested when there are activities at the park. I believe there are some changes we can make to the signing along Davis and ML King to better inform motorists and pedestrians of the potential hazards. I will be completing my plan within the next couple of weeks and will implement it immediately.

The following are the results of a speed study made on Davis and ML King in the vicinity of Yonge St. on September 8, 2003:

Davis Hwy NorthboundML King Southbound

Average	37 MPH	37 MPH
Median	36 MPH	37 MPH
85 percentile	43 MPH	44 MPH
10 MPH Pace	31 – 40 MPH	36 – 45 MPH
% in Pace	53.4%	52.3%
Posted Speed Limit	35 MPH	35 MPH

All of this indicates that vehicles are speeding on both Davis and ML King, but slightly higher on ML King.

There has been some discussion about methods to slow traffic down on both ML King and Davis Hwy. I understand that you are having discussions with FDOT about this issue. I respectfully request that I be included in any further discussions with FDOT about this or other traffic related issues. I will be happy to work with you and the neighborhood on this.

One item that I intend to pursue is the possibility of new signalization, possibly at the intersection of Jordan and Davis Hwy. Although the current traffic volumes are not high enough to satisfy the MUTCD mandated minimum warrants for signalization, there are several factors present at this location that lead me to believe, at least preliminarily, that signalization may be justified. These include the collector street network in this part of the City, traffic accident experience at both the Jordan and Maxwell intersections with Davis, the presence of Spencer Bibb School, the excessive vehicular speeds on both roadways and the lack of effective speed controls between Texar and Blount St. I will be doing some additional analysis of this issue and discussing it with FDOT.

TRAFFIC VOLUMES

One of the items you requested was traffic volume data for Davis and ML King. Please note the following AADT's from FDOT:

- 300 ft north of Fairfield 10,000 vpd S/B, 9,000 vpd N/B
- 300 ft south of Fairfield 7,600 vpd S/B, 7,400 vpd N/B
- Davis north of Texar 5,600 vpd N/B
- ML King north of Texar 5,500 vpd S/B
- ML King 1,000 ft south of Texar 5,000 vpd S/B
- Davis between Maxwell and Bobe St 4,100 vpd N/B

The following are 24 hour unadjusted traffic counts made by the City:

- Davis at Jordan 3,087 vpd N/B
- Davis at Maxwell 4,365 vpd N/B

- Davis at Gonzalez 2,381 vpd N/B
- ML King at Gonzalez 3,110 vpd S/B

OTHER PUBLIC WORKS ISSUES

Residents have raised questions about flooding on Avery St and Gonzalez St, about grass mowing on Davis and ML King and about curb and gutter on Mallory St. I have asked Messrs. Garza and Flowers to respond to you on these issues.

ATTACHMENT #3

The University of West Florida Community Outreach Partnership Center (COPC) completed a study in 2000 to quantify economic development potential in several urban core neighborhoods. Five neighborhoods were included in the study conducted by COPC: Brownsville, Belmont-Devolliers, Eastside, Englewood and Morris Court. The COPC study focused on economic data in these areas and how the use of this data and surveys could address economic development in the five urban core neighborhoods. The area is characterized by high unemployment, low per capita and median household incomes, declining populations and higher percentages of African-American residents according to the COPC Study. Results from the data were presented for each individual neighborhood and for the study area as a whole.

The table below shows unmet retail demand in various categories for the five neighborhoods.

Neighborhood	Est. 1999 population	Est. 1999 Neighborhood Per Capita Income	Est. Neighborhood Retail Demand	Est. 1999 actual retail sales per neighborhood	Percentage of trade being captured	Est. 1999 unmet Retail Demand
Belmont	2052	14243	\$16,023,925	\$7,000,000	44%	\$9,023,925
Morris Ct.	3169	6752	\$11,731,262	\$10,250,000	87%	\$1,481,262
Eastside	1913	9707	\$10,180,991	\$6,000,000	59%	\$4,180,991
Englewood	1936	8494	\$9,015,871	\$12,750,000	141%	\$(3,734,129)
Brownsville	2205	9775	\$11,817,223	\$9,750,000	83%	\$2,067,223
Totals	11275	9794.2	\$45,750,000	\$45,750,000	76%	
				Total Unmet Retail Demand:		\$13,019,271

Source: *University of West Florida, Community Outreach Partnership Center Study, June 2000*

Legislation Details (With Text)

File #: 17-00273 **Version:** 1 **Name:**
Type: Legislative Action Item **Status:** Agenda Ready
File created: 4/24/2017 **In control:** Community Redevelopment Agency
On agenda: 5/8/2017 **Final action:** 5/8/2017
Enactment date: **Enactment #:**
Title: EASTSIDE NEIGHBORHOOD PLAN AMENDMENT TO ESTABLISH TIME CERTAIN
Sponsors: Jewel Cannada-Wynn
Indexes:
Code sections:
Attachments: 1. F.S. 163.362 - Contents of Community Redevelopment Plan

Date	Ver.	Action By	Action	Result
5/8/2017	1	Community Redevelopment Agency	Approved	Pass

ACTION ITEM

SPONSOR: Jewel Cannada-Wynn, Chairperson

SUBJECT:

EASTSIDE NEIGHBORHOOD PLAN AMENDMENT TO ESTABLISH TIME CERTAIN

RECOMMENDATION:

That the Community Redevelopment Agency (CRA) recommend to City Council the amendment of the Eastside Neighborhood Plan Element of the Urban Infill and Redevelopment Plan to establish and incorporate therein a time certain which maximizes the number of years currently allowed under Chapter 163, Part III, Florida Statutes.

SUMMARY:

On October 26, 2000, City Council adopted the Urban Infill and Redevelopment Area Plan ("Plan") pursuant to Chapter 163.2517, Growth Policy Act, Florida Statutes. City Council amended and re-adopted the Plan on October 27, 2005 by adoption of Ordinance No. 15-05 to incorporate the Eastside Neighborhood Plan element and subsequently took action to establish the Eastside Neighborhood Trust Fund to provide funding for implementation of the Plan through Tax Incremental Financing (TIF) pursuant to Chapter 163 Part III, Community Redevelopment, Florida Statutes, for a period of twenty (20) years beginning in 2005 and terminating during fiscal year 2025. An additional amendment was adopted by City Council on August 28, 2014, adding program elements.

In accordance with Florida Statutes (F.S.) 163.362(10):

“Every community redevelopment plan shall.... Provide a time certain for completing all redevelopment financed by increment revenues. ...for any agency created after July 1, 2002, the time certain for completing all redevelopment financed by increment revenues must occur within 40 years after the fiscal year in which the plan is approved or adopted.”

The proposed amendment will establish and incorporate into the Plan, a time certain for completing all redevelopment financed by TIF beginning in 2005, the fiscal year after plan adoption, and terminating at the close of fiscal year 2045. This action will maximize the plan implementation period currently allowable under Florida Statutes. A twenty (20) year extension of TIF revenue for the Eastside Redevelopment Trust Fund was approved by the CRA Board on April 10, 2017 and will be submitted to City Council for consideration concurrently with the proposed Plan amendment.

PRIOR ACTION:

October 26, 2000 - City Council adopted the Urban Infill and Redevelopment Plan.

February 12, 2004 - City Council adopted the Eastside Neighborhood Plan.

October 27, 2005 - City Council adopted Ordinance No. 15-05 incorporating the Eastside Neighborhood Plan into the Urban Infill & Redevelopment Plan (UIRP).

October 27, 2005 - City Council adopted Ordinance No. 16-05 establishing and providing funding for the Eastside Redevelopment Trust Fund.

August 28, 2014 - City Council adopted Ordinance No. 30-14 adding program elements into the Eastside Neighborhood Plan Element of the UIRP.

FUNDING:

Budget: NA

Actual: NA

FINANCIAL IMPACT:

Future Tax Increment Revenues will fund additional redevelopment projects in the Eastside Redevelopment Area.

CITY ATTORNEY REVIEW: Yes

5/3/2017

STAFF CONTACT:

M. Helen Gibson, AICP, CRA Administrator
Victoria D'Angelo, Assistant CRA Administrator

ATTACHMENTS:

- 1) F.S. 163.362 - Contents of Community Redevelopment Plan

PRESENTATION: No

Select Year: 2016 ▼ Go

The 2016 Florida Statutes

Title XI
COUNTY ORGANIZATION AND INTERGOVERNMENTAL
RELATIONS

Chapter 163
INTERGOVERNMENTAL
PROGRAMS

[View Entire
Chapter](#)

163.362 Contents of community redevelopment plan.—Every community redevelopment plan shall:

(1) Contain a legal description of the boundaries of the community redevelopment area and the reasons for establishing such boundaries shown in the plan.

(2) Show by diagram and in general terms:

(a) The approximate amount of open space to be provided and the street layout.

(b) Limitations on the type, size, height, number, and proposed use of buildings.

(c) The approximate number of dwelling units.

(d) Such property as is intended for use as public parks, recreation areas, streets, public utilities, and public improvements of any nature.

(3) If the redevelopment area contains low or moderate income housing, contain a neighborhood impact element which describes in detail the impact of the redevelopment upon the residents of the redevelopment area and the surrounding areas in terms of relocation, traffic circulation, environmental quality, availability of community facilities and services, effect on school population, and other matters affecting the physical and social quality of the neighborhood.

(4) Identify specifically any publicly funded capital projects to be undertaken within the community redevelopment area.

(5) Contain adequate safeguards that the work of redevelopment will be carried out pursuant to the plan.

(6) Provide for the retention of controls and the establishment of any restrictions or covenants running with land sold or leased for private use for such periods of time and under such conditions as the governing body deems necessary to effectuate the purposes of this part.

(7) Provide assurances that there will be replacement housing for the relocation of persons temporarily or permanently displaced from housing facilities within the community redevelopment area.

(8) Provide an element of residential use in the redevelopment area if such use exists in the area prior to the adoption of the plan or if the plan is intended to remedy a shortage of housing affordable to residents of low or moderate income, including the elderly, or if the plan is not intended to remedy such shortage, the reasons therefor.

(9) Contain a detailed statement of the projected costs of the redevelopment, including the amount to be expended on publicly funded capital projects in the community redevelopment area and any indebtedness of the community redevelopment agency, the county, or the municipality proposed to be incurred for such redevelopment if such indebtedness is to be repaid with increment revenues.

★ (10) Provide a time certain for completing all redevelopment financed by increment revenues. Such time certain shall occur no later than 30 years after the fiscal year in which the plan is approved, adopted, or amended pursuant to s. 163.361(1). However, for any agency created after July 1, 2002, the time certain for completing all redevelopment financed by increment revenues must occur within 40 years after the fiscal year in which the plan is approved or adopted.

(11) Subsections (1), (3), (4), and (8), as amended by s. 10, chapter 84-356, Laws of Florida, and subsections (9) and (10) do not apply to any governing body of a county or municipality or to a community redevelopment agency if such governing body has approved and adopted a community redevelopment plan pursuant to s. 163.360 before

chapter 84-356 became a law; nor do they apply to any governing body of a county or municipality or to a community redevelopment agency if such governing body or agency has adopted an ordinance or resolution authorizing the issuance of any bonds, notes, or other forms of indebtedness to which is pledged increment revenues pursuant only to a community redevelopment plan as approved and adopted before chapter 84-356 became a law.

History.—s. 5, ch. 77-391; s. 7, ch. 83-231; ss. 10, 22, ch. 84-356; s. 5, ch. 93-286; s. 6, ch. 94-236; s. 6, ch. 2002-294.

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**CITY OF PENSACOLA, FLORIDA
NOTICE OF PROPOSED ORDINANCES**

The City Council of the City of Pensacola, Florida, (the "City Council") will hear on first reading at its regular meeting to be held on June 8, 2017, at 5:30 pm or as shortly thereafter as may be heard, in Council Chambers located on the first floor of City Hall at 222 W. Main Street, Pensacola, Florida 32502, ordinances entitled:

**AN ORDINANCE AMENDING ORDINANCE NO. 15-05, THE
URBAN INFILL AND REDEVELOPMENT AREA PLAN, TO
PROVIDE THAT ALL COMMUNITY REDEVELOPMENT
ACTIVITIES FINANCED BY TAX INCREMENT REVENUES IN
THE URBAN INFILL AND REDEVELOPMENT AREA SHALL BE
COMPLETED BY SEPTEMBER 30, 2045; AND PROVIDING AN
EFFECTIVE DATE.**

The ordinance described above will amend the Urban Infill and Redevelopment Plan (the "Redevelopment Plan") to establish that all redevelopment financed by tax increment in the Urban Infill and Redevelopment Area, the boundaries of which are described in City Ordinance No. 46-00 (the "Redevelopment Area"), will be completed by September 30, 2045. No other changes to the Redevelopment Plan are proposed at this time.

**AN ORDINANCE AMENDING ORDINANCE NO. 16-05 TO
PROVIDE FOR EXTENSION OF THE EASTSIDE
NEIGHBORHOOD REDEVELOPMENT TRUST FUND
ESTABLISHED UNDER THE AUTHORITY OF CHAPTER 163,
PART III; FLORIDA STATUTES; AND PROVIDING AN
EFFECTIVE DATE.**

The ordinance described above will extend the term of the Eastside Neighborhood Redevelopment Trust Fund ("Trust Fund"). The Trust Fund was established by City Ordinance No. 16-05 to provide for the receipt of tax increment revenues contributed by public bodies that levy or are authorized to levy an ad valorem tax on real property located in the Eastside Neighborhood of the Urban Infill and Redevelopment Area, until the year 2025. If the Amending Ordinance is adopted, the term of the Trust Fund will be extended to the year 2045.

Interested parties may appear at the Council Meeting and be heard with respect to the proposed ordinances, copies of which are available for inspection by the public at the Office of the City Clerk, 222 W. Main Street, Pensacola, Florida 32502. Section 163.346, Florida Statutes, requires the City Council to provide notice of the contemplated ordinances to the public and to all taxing authorities which levy ad valorem taxes in the geographic boundaries of the Eastside Neighborhood.

If an individual decides to appeal any decision made by the City Commission with respect to any matter considered at this meeting, a record of the proceedings will be required and the individual will need to ensure that a verbatim transcript of the proceedings is made, which record includes the testimony and evidence upon which the appeal is based (Section 286.0105, Florida Statutes). Such person must provide a method for recording the proceedings verbatim.

In accordance with the Americans with Disabilities Act, persons needing special accommodations or an interpreter to participate in this proceeding should contact the City Clerk at (850) 435-1610 no later than 48 hours prior to the proceedings.



City of Pensacola

222 West Main Street
Pensacola, FL 32502

Memorandum

File #: 17-00359

City Council

6/8/2017

LEGISLATIVE ACTION ITEM

SPONSOR: Ashton J. Hayward, III, Mayor
Andy Terhaar, City Council Member

SUBJECT:

PUBLIC HEARING: REPEAL OF SECTION 12-2-22 - GOVERNMENTAL CENTER DISTRICT

RECOMMENDATION:

That City Council conduct a public hearing on June 8, 2017 to consider repealing Section 12-2-22 of the Land Development Code to eliminate the Governmental Center District.

HEARING REQUIRED: Public

SUMMARY:

The Land Development Code (LDC) is the principal means of planning and regulating the development and redevelopment of land in the City. The LDC was adopted by City Council in its present form in 1991 pursuant to the Local Government Comprehensive Planning and Land Development Regulation Act. From time to time, it is necessary to amend the LDC to provide consistency with the Comprehensive Plan and to respond to community concerns, legal considerations, and changes in development patterns and planning techniques. One of the overlay districts currently contained in the Land Development Code is the Governmental Center District.

The Governmental Center District was created on February 22, 1979 upon the passage of Ordinance number 04-79 by City Council. It was created as a special district intended to provide for the redevelopment of a centralized area for government related land use and to encourage a coordinated architectural character within the district. The district functions as an overlay district on top of underlying zoning requirements. The Pensacola-Escambia Governmental Center Authority was created as an agency of the City of Pensacola and Escambia County pursuant to Chapter 2001-328, Laws of Florida; with the purpose to acquire, construct, improve, operate, maintain and manage a governmental center complex for the use and occupancy by the City of Pensacola, Escambia County, their agencies and departments, and other governmental agencies and departments. Florida House Bill 0827, which went into effect on January 2, 2004, repealed Chapter 2001-328, Laws of Florida, and thereby abolished the Pensacola-Escambia Governmental Center Authority. Title to all assets and liabilities were transferred to the City of Pensacola and Escambia County. The Governmental Center complex has been constructed as planned and the Governmental Center Authority has been abolished by the State Legislature. This renders the Governmental Center District obsolete as its purpose of redeveloping a centralized area for government related land use has been fulfilled.

In recent months, concerns have been raised over the lack of clear, enforceable regulations in the Governmental Center District. At a Special Meeting of City Council held on May 11, 2017, a decision of the Architectural Review Board was overturned by Council due to this fact.

Based on the obsolescence of the District and its vague regulations, it is necessary to eliminate the Governmental Center District to avoid fostering a lack of predictability for property owners wishing to develop their land, and future decisions that place restrictions on development, which are not supported by the contents of the codified regulations.

On November 8, 2016 the Planning Board considered the issue. The minutes from that meeting are attached.

PRIOR ACTION:

On October 13, 2016 City Council referred this issue to Planning Board for consideration.

FUNDING:

N/A

FINANCIAL IMPACT:

None

CITY ATTORNEY REVIEW: Yes

5/26/2017

STAFF CONTACT:

Eric W. Olson, City Administrator
Sherry H. Morris, AICP, Planning Services Administrator
Brandi Deese, AICP, Assistant Planning Services Administrator

ATTACHMENTS:

- 1) November 8, 2016 Planning Board Minutes
- 2) Proposed Ordinance

PRESENTATION: Yes



PLANNING SERVICES

THE UPSIDE *of* FLORIDA

MINUTES OF THE PLANNING BOARD

November 8, 2016

MEMBERS PRESENT: Paul Ritz-Chairman, Nina Campbell, Danny Grundhoefer, Kyle Owens, Kurt Larson, Nathan Monk

MEMBERS ABSENT: None

STAFF PRESENT: Brandi Deese, Leslie Statler

OTHERS PRESENT: Councilman Brian Spencer, Ross Pristera, Elizabeth Benchley

AGENDA:

- Quorum/Call to Order
- Approval of Meeting Minutes from October 11, 2016 and October 25, 2016 Workshop
- LDC Amendment – Section 12-2-22 (Governmental Center District)
- Review of Historic Structures Prior to Issuance of Demolition Permit
- Open Forum
- Adjournment

Call to Order / Quorum Present

Chairman Ritz called the meeting to order at 2:07 pm with a quorum present. He gave instructions to the audience on the rules and procedures of the Board.

Approval of Meeting Minutes

Mr. Larson made a motion to approve the October 11, 2016 minutes and the October 25, 2016 workshop minutes. Mr. Monk seconded the motion, and it carried unanimously.

LDC Amendment – Section 12-2-22 (Governmental Center District)

During the October 13, 2016 City Council meeting, City Council approved a motion to refer to this Board for consideration a Land Development Code Amendment for Section 12-2-22 Governmental Center District. The Governmental Center District was created on February 22, 1979 upon the passage of Ordinance No. 04-79 by City Council and pursuant to Chapter 2001-328 Florida Law. It was created as a special district intended to provide for the redevelopment of a centralized area for government-related land use and to encourage a coordinated architectural character within the district. The district functions as an overlay district, which requires the approval of the Architectural Review Board for any exterior modifications. The Governmental Center complex has been constructed as planned and the Governmental Center Authority has been abolished by the State Legislature. This renders the Governmental Center District obsolete as its purpose of redeveloping a centralized area for government-related land use has been fulfilled.

Chairman Ritz stated the Governmental Center District seemed obsolete since several buildings have been built out which was the primary purpose for creating this district and the revitalization of these blocks. He felt it had served its purpose, and it was time to move to something else.

EVERYTHING THAT'S GREAT ABOUT FLORIDA IS BETTER IN PENSACOLA.

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Ms. Campbell asked in removing the district, it would also remove it from the Architectural Review Board (ARB) approval, and it was determined that it would. She was concerned that any development in this area would be unsupervised. Mr. Monk stressed the ARB had done a tremendous job in areas of oversight and was concerned with removing this district from ARB review. Chairman Ritz pointed out this district was for government-related land use. Ms. Deese stated staff had copies of the proposed Maritime Redevelopment District which was considered previously and outlined a timeline of the earlier process. She indicated this district could be considered a form of protection if the Board felt it was warranted. She explained this document expanded the Governmental Center District, however, ECUA (a property owner) opposed, and the proposal did not pass the second reading.

Mr. Pristera with the UWF Historic Trust supported some level of review in this area which is one block from Palafox in the Historic Business District. He offered this is where development will go since it has vacant land. He stated there would be a better product in the end with some type of review, control and public input. The close proximity to downtown and other historic resources makes this district a very important part of the fabric of the city. He explained each district had rules relating to character; since this area has a lot of land, it could be made up of newer buildings, and the rules could be written to give more open language. He suggested redrawing the lines and reworking the name of the district.

Ms. Campbell questioned the proposed Maritime Redevelopment District, and Ms. Deese stated it was intended to absorb the Governmental Center District. Mr. Pristera pointed out in the original Code language, it was mentioned to encourage and coordinate architectural character within the district, and some thought should be put into that.

Mr. Spencer explained that this topic was discussed at length in the Council meeting. He shared that he was very vocally opposed to extinguishing the Governmental Center District since it immediately provided for a wild-west culture for development and redevelopment with plenty of opportunity for infill. His concern was the loss of architectural review for this district; he suggested the review role of the ARB be preserved at this point as Phase I and Phase II. He was concerned if they tie it into its entirety into the boundaries proposed by the Maritime Redevelopment District, there might be galvanized opposition. He suggested they hold the fort and discuss expanding the role of the ARB and/or Planning Board. He also stated it might be an opportunity to correct some of the carve-outs on Baylen Street and consider redevelopment with streetscape changes for Spring Street. Mr. Spencer was disappointed when the Maritime proposal was defeated. The Council was provided with evidence of Form Base Code, requirements for fenestration, and examples of other cities which adapted the guidelines within the Maritime District. He pointed out the ECUA property value would be increased in creating a context of predictability for developing quality projects.

Ms. Benchley with UWF addressed the area before the establishment of the Governmental Center District. She pointed out it was colonial with a creek that ran through the ECUA property which was the lowest point of the area (Washer Woman Creek). This creek marked the western edge of the town, with the eastern boundary marked by Ninth Avenue. She preferred some type of review district continued on the west side, since archaeology plans are to mark the boundaries of the town. She pointed out it would not make sense to build on wetlands included in this district. Some of the historical buildings were moved to Historical Pensacola Village, but there was archaeology everywhere. She felt continuing the review district was essential for the health of downtown Pensacola, for honoring history, and for wise planning.

Ms. Campbell addressed Mr. Spencer concerning the Maritime Redevelopment District proposal in 2013. She asked if he had any changes and would he sponsor this to the Council again. He indicated he had not reviewed it again, but he was confident that he would sponsor it with some minor changes. With the ECUA property in private ownership, he would want to sit with the owners to understand their stance and educate them as well.

Mr. Grundhoefer asked if it would be difficult to re-establish the Governmental Center District with the Council. Mr. Spencer stated if the Planning Board advocated the preservation of this district under whatever name, they would have majority support. Mr. Grundhoefer was in favor of the Maritime

Redevelopment District encompassing the Governmental Center District but feared the possible backlash. Mr. Spencer explained the Council was expecting a prompt response they could take action on, and he had no problem reacquainting them with how it was at one point going to be absorbed by a larger district. He would also tell them they could anticipate Mr. Spencer coming forward with sponsorship to expand the review district. He suggested it would be better to securely position this district and within two to three months revisit the subject. He explained that some of the property owners did not understand what the proposal meant; it would not mean they would have to demolish their metal buildings but they were stopping the expansion of them.

Mr. Monk asked if the Board needed to take action at this point. Mr. Spencer stated his immediate concern was that the Governmental Center District was in purgatory and how would a development be handled at this time. Ms. Deese stated until this district was referred to the Council for a final vote, the applications would still proceed through the ARB. She agreed there could be some significant development within the district in the near future.

Chairman Ritz suggested the Governmental Center District by itself was obsolete, and it currently provides some protections, but some of the developments established were not characteristic of Pensacola. Mr. Larson did not want to remove protections until something else was in place. He stated the Board could say they wanted the Maritime Redevelopment District to be approved; if it was approved, the Board would then sunset the Governmental Center District. Mr. Spencer stated the Maritime Redevelopment District provided the Board an opportunity to optimize the moment with more definitive meaningful language, while holding on to the boundaries. He explained that establishing legal boundaries to describe districts was not that simple. He proposed augmenting the current district with the language of the Maritime overlay district as an ideal first step. Ms. Deese advised Council could not take action until the proposal was referred back from Planning Board. Mr. Spencer stated if the Planning Board voted to supplant the current Governmental Center District language regarding review guidelines with the language of the Maritime overlay district, they would be sending a message to Council that the Board wanted that district because of the still remaining, unfulfilled development, new development or redevelopment opportunities, and to be in the ARB oversight, helping the ARB to have a more precise framework in which to review and regulate.

Mr. Monk was comfortable moving forward to supplant the language of the Maritime overlay district in order to have a well-defined district. Chairman Ritz suggested the current Board may not be fully aware of the contents in the Maritime proposal. The previous board with citizen involvement created the proposal three years previous. Mr. Spencer stated the Maritime proposal was three years in the making, and it was form-based code elements dealing with fenestration, human scale, and massing which could be tempered.

Mr. Larson made a motion to send the recommendation to the City Council for the establishment of the Maritime Redevelopment District to supplant the Governmental Center District including all area within the Governmental Center District. Ms. Deese clarified that the Maritime Redevelopment District proposed to encompass areas further west all the way to A Street and wanted the Board's desire. Mr. Spencer explained phase I would be to supplant the Governmental Center District maintaining the same boundaries, and phase II would require better notification and education. Ms. Deese suggested the Board table and get the steps in order for next month. After further discussion, **Mr. Larson made a motion to supplant the current Governmental Center District with the Maritime Redevelopment District as presented in the document of August 28, 2013, including all area within the Government Center District, and the Board re-approach this item next month looking at the expansion of that district to the western boundary of A Street.** Mr. Spencer pointed out the Board might want to give more than one month. Ms. Deese stated the Board might want to see phase I through to City Council first. **Mr. Larson amended his motion to re-approach after 60 days. It was seconded by Mr. Monk, and it carried unanimously.**

Review of Historic Structures Prior to Issuance of Demolition Permit

Ms. Deese provided the Board with Mr. Grundhoefer's draft ordinance along with his email explaining his comments. Mr. Larson appreciated the efforts in compiling the draft ordinance. Mr. Grundhoefer advised

the draft was pulled primarily from Boston's ordinance which identified a demolition review but did not consider requirements of a preservation board or a historic district, but did address neighborhoods outside of overlay districts. Chairman Ritz then asked for input from the audience.

Ms. Benchley with UWF stated she liked the draft, pointing out it was more focused on the problem at hand.

Mr. Pristera also liked the draft being very thorough and in a form easy to understand.

Mr. Grundhoefer pointed out **(3)(b) Local Registry of Historic or Significant Buildings** which currently is not established but could possibly be developed through the UWF group as a list to be checked by Building Inspections. Mr. Pristera stated that could be possible long term and also to partner with the City for a grant application for survey work. He stated they could possibly come up with a list of important buildings outside the Historic District.

Mr. Larson addressed **3. Issuance of Building, Use, or Occupancy Permit** - two (2) years after the date of the Planning Board's determination and may impose a fine of up to \$500 for such unauthorized demolition. He did not think the amount was enough to deter and suggested a 5 to 10 percent penalty. Mr. Grundhoefer explained the language was there to deter and not to discourage. Mr. Monk also agreed the fine should be increased. Chairman Ritz advised that in two years, the market could change dramatically, and the fine amount was not as significant as the two years. Mr. Monk preferred the percentage of value of something to deter a demolition. Chairman Ritz explained that fines and numbers of years might affect homeowners who are not aware of the rules and laws of the city and would not have the resources to pay. Ms. Campbell stated the value of the fine and who established the value could become a source of litigation, but thought \$500 was too low but it might get the attention of some people.

Mr. Spencer thanked the Board and Mr. Grundhoefer for taking on the task. He felt there could be some people who would be the least affected by the \$500 fee and thought it should be more injurious. He did not know how to place a value on some of these sites and buildings as they relate to legacy and the stories they bring to a neighborhood. Ms. Benchley offered it could be \$500 for each year of the building age; Mr. Spencer suggested it be not less than \$5,000. He continued by stating the FDEP has a fine assignment capability language which goes to the demolition contractor, those who knowingly remove lead paint, asbestos, etc., without doing proper notification; demolition contractors also need accountability. Mr. Grundhoefer pointed out it should be the property owner's responsibility. Mr. Spencer stressed demolitions do occur without permits. Mr. Larson stated he was comfortable leaving it at \$500 and letting City Council address the amount; Mr. Spencer explained that the Council relies on the Planning Board for guidance in these areas. **Mr. Monk offered up to \$10,000** since he works in the non-profit sector and knows how hard it is to get people of affluence to write checks, and this would be a reasonable number which would make someone nervous before demolishing a building. **The Board was agreeable to the change as long as the language specified "up to."** Chairman Ritz explained this Board would be the arbitrator of the fines on a case by case basis.

Mr. Spencer asked how the Board would count on another outside agency's role. Mr. Grundhoefer pointed out in **2. Staff Determination**, the Planning Board may seek the assistance of the UWF Historic Trust. Mr. Spencer asked about the Board's sense of the 50-year benchmark, and they were comfortable with that measurement. Mr. Monk advised during Ms. Benchley's presentation at the last Board meeting concerning the national measurement, there was a caveat of 50 years or something else which could activate the process. Mr. Grundhoefer stated in **3. Criteria for Significance**, it points out the determination of significance as historically or architecturally significant or associated with a cultural or national event, etc.

Mr. Spencer was concerned about **3. (e) The building is one of a few remaining examples of its period, style or method of construction.** For instance, if there were eight buildings on a street of remaining examples and a city block has 12 lots, and the building is one of eight, the argument might be it is not one of the few remaining, but it is a well-grounded sample of the craftsman style on a block in East Hill; with others available, someone could think this one building could be demolished. **He offered language that "the building is a representative example of its period, style or method of construction."** He wanted to

make sure the Board had built a formidable defense to address future development. He was comfortable with **6. Demolition Delay** as long as there was no suspend time. Mr. Grundhoefer stated after the Board determines it is a significant building, there should be a period of time for the Board to explore and help people with alternatives. Chairman Ritz indicated 120 days would be adequate to accomplish the evaluation. Mr. Spencer thought he could defend 120 days as not an unreasonable amount of time, and it shows expediency on the part of City staff and the Board.

At this point, Chairman Ritz asked the Board to return to a page by page evaluation. **Section (1) Statement of Purpose, and (2) Definitions were acceptable by the Board. Regarding Section (3) Buildings Subject to Review, Chairman Ritz stated the 50-year marker established the review and followed the national standard and the Board agreed. Section (4) Enforcement was agreeable with the Board with the \$10,000 fine.**

With **Section (5) Procedure 2. Staff Determination** 30 days after the application filing date, Mr. Larson asked if it could be changed to 45 days to allow an additional Board meeting to address the issue. Ms. Deese indicated regardless if the number of days was changed, she advised that it would be helpful to read like the current Code language for Planning Board to provide flexibility in the event a quorum could not be obtained. She advised applications are due 21 days in advance. Mr. Larson had no problem with 30 days once the Board heard the issue. Mr. Grundhoefer stated many of the cities reviewed had a preservationist on staff or someone who could make the determination in three to five days to determine if it would go to the Planning Board or if it is determined to be a significant building. Chairman Ritz addressed the Board not having a quorum to address the issue. Ms. Deese advised the timeclock did not begin until the Board meets, so they would have the ability to table it as long as the meeting is within 30 days; 45 days would give the Board more flexibility knowing it could be tabled at least for one meeting depending on a quorum. She pointed out that when this authority is given to a board, it is placed on a formal agenda with notice and posting and the timeframe must be increased. Ms. Campbell asked if the ordinance addressed add-ons; **Ms. Deese stated add on-s are not a part of the draft language and should not be due to the notification requirement. She suggested the Board might adopt the language 45 days of the date of reference unless a longer period is specified which would address the quorum situation; the Board agreed to this language.** Ms. Benchley agreed 45 days would allow for outside review for building significance. **Ms. Deese verified the language to read: The Planning Board shall issue a notice of its determination within forty-five (45) days of the Public Hearing unless a longer or shorter period is specified. The Board agreed with the language.**

Section (5)4.a. stated the Planning Board shall issue its determination pursuant to such hearing within thirty (30) days after the application filing date. Ms. Deese stated this language would be changed as well. Under c. Early Determination, Ms. Deese stated she would fill in the blanks with the applicable subsections.

Item 5.a. Hardship the Board agreed on the language in this section.

Item 6.a. Demolition Delay language was also approved.

Item 7. Evaluation of Alternatives to Demolition – (b) Any definite plans for the reuse of the property if the proposed demolition is carried out. Mr. Larson stated the Board had talked about putting in a time period of completion, baring delays. He was concerned about the land remaining vacant. Chairman Ritz stated the Board could not make the developers begin, but if they did, other codes require that they finish. Mr. Larson appreciated the draft document, and Mr. Monk pointed out with the many opinions expressed, the document did come together very well. Mr. Spencer added by the Board accepting the responsibility, it had depoliticized it. Mr. Grundhoefer addressed **6.b. Invitation to Consider Alternatives** which included the City Council and to gather all resources with possible tax incentives. Mr. Spencer stated this information should be delivered through staff. **Ms. Deese's recommendation was to mirror the language in other sections of the Code which states the Board may call upon any branch of the City government at any time for information and advice which in the opinion of the Board will ensure efficiency of its work,**

instead of singling out specific groups. Chairman Ritz agreed that this language would not limit the Board to City Council. **Mr. Larson suggested removing “members of the City Council” and the Board agreed.**

Mr. Spencer mentioned the Sunday House presentation to the ARB and stated those who are involved with any form of development, redevelopment or design were aware that site plan did not address Northwest Florida Stormwater Management requirements. It showed a level of densification which was not feasible.

On 7. (b) Any definite plans for the re-use of the property if the proposed demolition is carried out. How would the Board consider the alternatives? Sometimes a historic site could be under contract with earnest deposit money refundable, and they could be painting a positive picture with tax impact, etc., but they have not vetted what can actually be done. He asked how could the Board place into this alternative a requirement that they have something to present to the Board? Ms. Deese questioned the legality of the Board enforcing this element. Mr. Spencer offered at least some document from licensed engineers certifying the site proposed alternative was practical. Ms. Deese explained the Governmental Center District does not have a requirement to submit the redevelopment plan along with demolition requests, however the John Sunday applicant offered a very preliminary plan. The applicant was advised that ARB would want to see what they were putting in place of the house and the applicant was also advised that the redevelopment plan presented did not meet regulations of the Land Development Code.

Chairman Ritz offered in **7.(b) any definite plans** by a licensed engineer could go down that path, describing what the licensed professional drawing needs to indicate. He pointed out **6. Demolition Delay a. A demolition delay decision by the Planning Board is not transferrable to a new owner of the property. If the property is sold during the demo delay period, then the demo delay will restart at the date of closing. Once a demo delay has expired, but before a demolition permit is issued by the Department of Inspections Services, and the property is sold to a new owner, the demolition delay application process begins again.**

Mr. Grundhoefer suggested adding that plans are to include engineered site plans meeting all the City requirements.

Ms. Deese advised that if the Board approved the demolition, the demolition permit is valid for 60 days. She also indicated it is not legally feasible for the City to force a private property owner to develop within the specific time frame. Chairman Ritz suggested language saying you cannot be issued a demolition permit until a new construction permit is issued, but it still would not be necessary to build at that time.

Mr. Pristera suggested if you require a set of 100 percent completed construction drawings ready for permitting, it would be a huge investment and might solve the issue. He asked if the demolition permit could be contingent on getting to the permitting phase. Chairman Ritz stated this would place it on Building Inspections to not issue the demolition permit until such time as they have a construction site permit. Mr. Spencer pointed out the fifth generation 89 year-old who needs to sell. The burden would then be on the buyer. He appreciated placing more validity to the applicant's enticement to receive a demolition permit in exchange for what they will put into place – certifiable documents. Selling this home would fund some end of life care, and the buyer might pass on the house because of these stipulations. He asked if the hardship clause was enough. Mr. Monk understood the concern and felt having the hardship clause in the document would allow the Board to consider the situation. He also thought there should be some type of wing within the City of Pensacola to preserve a historic building. Mr. Spencer suggested the fines could go into the program to fund the preservation.

Ms. Benchley explained it was difficult for the Historic Trust to acquire buildings, with no funds or space to place them. She stated a developer had indicated parcels with old buildings are cheaper to acquire than vacant lots, and the demolition cost is minimal. The Board then discussed having a minimal demolition fine. **Ms. Deese stated the draft read impose a fine up to \$10,000 as determined by the Building Official; the Board decided to change this to read as determined by the Planning Board.**

Regarding **7.(b)**, it was determined the developer should be required to have site plans which meet the state and city requirements, there is some sense they would follow through with the plans.

Ms. Campbell made a motion to submit the proposed draft with changes to Council immediately, and Mr. Larson seconded. Mr. Grundhoefer wanted to draft a form to be used by Building Inspections which would take some of the concerns into consideration, and regulations would be noted in the beginning. Ms. Deese explained this draft would go to Legal for review and then proceed to Council. Mr. Spencer advised they were still within the 180-day window for the moratorium. **The Council Executive had recommended this draft take an intermediate step to Legal to verify if the levying of fines can be imposed by the Planning Board, and if there is any dollar limit if the fine exceeds the value of the property. Mr. Kraher suggested completion of Legal's review by December 1, and with no major changes, be placed on the Council Agenda in December.**

Mr. Spencer expressed his gratitude to Mr. Grundhoefer. He felt the action by the Board would let the public know how much they value North American historic cities.

With no further discussion, the motion carried unanimously.

Open Forum – None.

Adjournment – With no further business, Chairman Ritz adjourned the meeting at 4:36 pm.

Respectfully Submitted,

A handwritten signature in dark ink, appearing to read 'Brandi C. Deese', with a long horizontal flourish extending to the right.

Brandi C. Deese
City Planner
Secretary to the Board

PROPOSED
ORDINANCE NO. _____

ORDINANCE NO. _____

AN ORDINANCE
TO BE ENTITLED:

AN ORDINANCE REPEALING SECTION 12-2-22 OF THE CODE OF THE CITY OF PENSACOLA, FLORIDA; ELIMINATING THE GOVERNMENTAL CENTER DISTRICT; PROVIDING FOR SEVERABILITY; REPEALING CLAUSE; PROVIDING AN EFFECTIVE DATE.

BE IT ORDAINED BY THE CITY OF PENSACOLA, FLORIDA:

SECTION 1. Chapter 12-2-22 of the Code of the City of Pensacola, Florida, is hereby amended as follows:

~~Sec. 12-2-22. Governmental center district.~~

~~(A) Purpose of district.~~ The purpose for the establishment of this district is to provide the redevelopment of a centralized area for government related land use; and to encourage a coordinated architectural character within the district.

~~(B) Procedure for review of plans.~~

~~(1) Submission of plans.~~ Every application for a building permit to erect, construct, renovate and/or alter an exterior of a building, or sign, located or to be located in the district shall be accompanied by plans for the proposed work. As used herein, "plans" shall mean drawings or sketches with sufficient detail to show, as far as they relate to exterior appearance, the architectural design of the building or sign, (both before and after the proposed work is done in the cases of altering, renovating, demolishing or razing a building or structure) including proposed materials, textures and colors, and the plat plan or site layout, including all site improvements or features such as walls, fences, walks, terraces, plantings, accessory buildings, paved areas, signs, lights, awnings, canopies, screening and other appurtenances. Such plans shall be promptly forwarded by the building official to the architectural review board. The building official or his designee shall serve as secretary to the board.

~~(2) Review and approval by the architectural review board.~~ All such plans shall be subject to review and approval by the architectural review board as established in section 12-13-3 and in accordance with the provisions of section 12-2-10(A)(4)(a) through (c), applicable to the historic zoning districts. The board shall adopt written rules and procedures for abbreviated review for paint colors, minor repairs, emergency repairs and minor deviations in projects already approved by the board. This process may authorize

the board to designate one of its members to undertake such abbreviated review without the necessity for review by the entire board, provided, however such abbreviated review process shall require review by the director of the downtown improvement board and the staff of the Historic Pensacola Preservation Board. If agreement cannot be reached as it pertains to an abbreviated review by the board designee, director of the downtown improvement board, Historic Pensacola Preservation Board staff and secretary to the architectural review board then the matter will be referred to the full board for a decision.

(3) Notification and building permit. Upon receiving the order of the board, the board's secretary shall thereupon notify the applicant of the board's decision. If the board approves the plans, and if all other requirements of the city have been met, the building official shall issue a permit for the proposed building or sign. If the board disapproves the plans, the building official shall not issue such permit. In a case where the board disapproves the plans, the secretary of the board shall furnish the applicant with a copy of the board's written order, and may at the discretion of the board include recommendations for changes necessary to be made before the board will reconsider the plans.

(4) Failure to review plans. If no action upon plans submitted to the board has been taken at the expiration of thirty one (31) days from the date of submission of the application for a building permit and required plans to the board, such plans shall be deemed to have been approved, and if all other requirements of the city have been met, the building official shall issue a permit for the proposed building or sign.

(C) Decisions. Every decision of the board, in their review of plans for building or signs located or to be located in the district, shall be in the form of a written order stating the finding of the board, its decision and the reasons therefor. The board may at its discretion make recommendations for changes necessary to be made before the plans will be reconsidered. If recommendations for changes are made by the board, they may be general in scope and compliance with them shall only qualify the plans for reconsideration by the board but compliance with recommendations shall not bind or stop the board from disapproving the plans under reconsideration.

(a) Proposed plans shall be approved unless the board finds that the proposed erection, construction, renovation and/or alteration is not compatible with the built environment of the governmental center district.

(b) The board shall not consider interior design or plan. The board shall not exercise any control over land use, such as is governed by the city's zoning ordinance, Chapters 12-2 and 12-3 hereof, or over construction, such as is governed by the city's building codes.

(c) Plans for proposed new or altered signs shall be approved unless the board finds that the sign is inconsistent with the theme and character of the district, or that such sign does not comply with the requirements of the code or with any of the following provisions:

1. The board may adopt and promulgate rules and regulations controlling the number and size of signs, their heights and materials, relating such rules to the

number of square feet served, frontage, and type of business. Such rules and regulations shall be subject to review and approval by the city council.

~~2. Within the governmental center district, roof signs, flashing and/or rotating signs, and signs protruding into or overhanging the public right-of-way are hereby prohibited except as set forth herein.~~

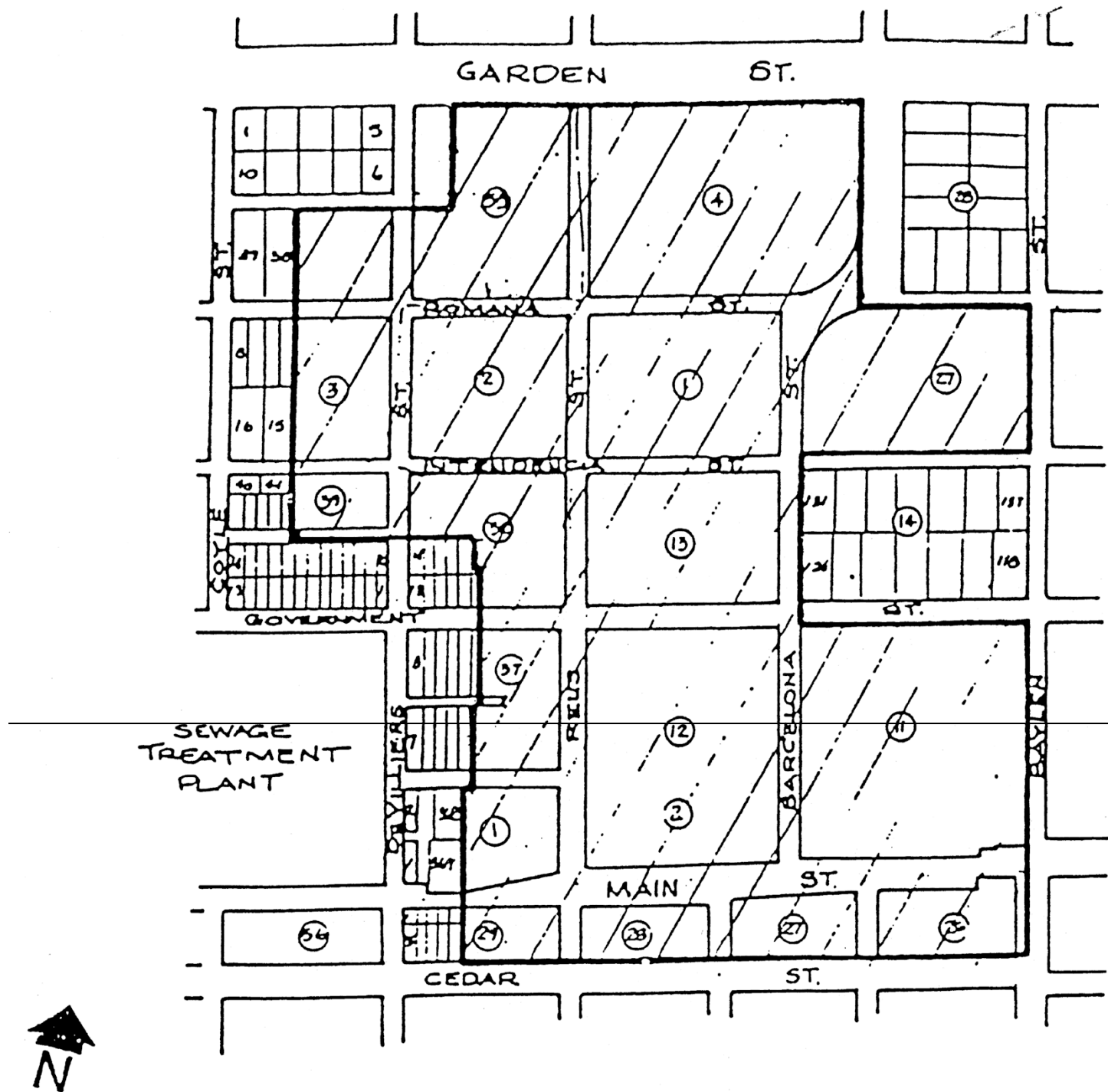
~~3. Signs existing prior to February 22, 1979, may remain until the business for which the sign was erected ceases to do business at that location or until the property on which such sign is located is acquired for a public purpose, which ever shall first occur.~~

~~4. On application to the approval of the board, rules relating to the number and size of signs may be waived for grand openings, special sales, going out of business sales, and similar occasions when consistent with the city code.~~

~~(D) *Disqualification of member from voting.* Any member of the board who shall be employed to design or construct a building or who shall have any proprietary tenancy or personal interest in such building requiring approval of plans by the board shall be disqualified from voting thereon.~~

~~(E) *Boundaries of the district.* The boundaries of the governmental center district shall be as outlined on Map 12-2.2.~~

~~(Ord. No. 45-96, § 5, 9-12-96)~~



DEC 1978

SCALE: 1"=400'

SECTION 2. All ordinances or parts of ordinances in conflict herewith are hereby repealed to the extent of such conflict.

SECTION 3. 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.

Passed: _____

Approved: _____
President of City Council

Attest:

City Clerk



City of Pensacola

222 West Main Street
Pensacola, FL 32502

Memorandum

File #: 27-17

City Council

6/8/2017

LEGISLATIVE ACTION ITEM

SPONSOR: Ashton J. Hayward, III, Mayor
Andy Terhaar, City Council Member

SUBJECT:

PROPOSED ORDINANCE NO. 27-17 - REPEAL OF SECTION 12-2-22 - GOVERNMENTAL CENTER DISTRICT

RECOMMENDATION:

That City Council approve Proposed Ordinance No. 27-17 on first reading.

AN ORDINANCE REPEALING SECTION 12-2-22 OF THE CODE OF THE CITY OF PENSACOLA, FLORIDA; ELIMINATING THE GOVERNMENTAL CENTER DISTRICT; PROVIDING FOR SEVERABILITY; REPEALING CLAUSE; PROVIDING AN EFFECTIVE DATE.

HEARING REQUIRED: No Hearing Required

SUMMARY:

The Land Development Code (LDC) is the principal means of planning and regulating the development and redevelopment of land in the City. The LDC was adopted by City Council in its present form in 1991 pursuant to the Local Government Comprehensive Planning and Land Development Regulation Act. From time to time, it is necessary to amend the LDC to provide consistency with the Comprehensive Plan and to respond to community concerns, legal considerations, and changes in development patterns and planning techniques. One of the overlay districts currently contained in the Land Development Code is the Governmental Center District.

The Governmental Center District was created on February 22, 1979 upon the passage of Ordinance number 04-79 by City Council. It was created as a special district intended to provide for the redevelopment of a centralized area for government related land use and to encourage a coordinated architectural character within the district. The district functions as an overlay district on top of underlying zoning requirements. The Pensacola-Escambia Governmental Center Authority was created as an agency of the City of Pensacola and Escambia County pursuant to Chapter 2001-328, Laws of Florida; with the purpose to acquire, construct, improve, operate, maintain and manage a governmental center complex for the use and occupancy by the City of Pensacola, Escambia County, their agencies and departments, and other governmental agencies and departments. Florida House Bill 0827, which went into effect on January 2, 2004, repealed Chapter 2001-328, Laws of Florida, and thereby abolished the Pensacola-Escambia Governmental Center Authority. Title to all

assets and liabilities were transferred to the City of Pensacola and Escambia County. The Governmental Center complex has been constructed as planned and the Governmental Center Authority has been abolished by the State Legislature. This renders the Governmental Center District obsolete as its purpose of redeveloping a centralized area for government related land use has been fulfilled.

In recent months, concerns have been raised over the lack of clear, enforceable regulations in the Governmental Center District. At a Special Meeting of City Council held on May 11, 2017, a decision of the Architectural Review Board was overturned by Council due to this fact.

Based on the obsolescence of the District and its vague regulations, it is necessary to eliminate the Governmental Center District to avoid fostering a lack of predictability for property owners wishing to develop their land, and future decisions that place restrictions on development, which are not supported by the contents of the codified regulations.

On November 8, 2016 the Planning Board considered the issue. The minutes from that meeting are attached.

PRIOR ACTION:

On October 13, 2016 City Council referred this issue to Planning Board for consideration.

FUNDING:

N/A

FINANCIAL IMPACT:

None

CITY ATTORNEY REVIEW: Yes

5/26/2017

STAFF CONTACT:

Eric W. Olson, City Administrator
Sherry H. Morris, AICP, Planning Services Administrator
Brandi Deese, AICP, Assistant Planning Services Administrator

ATTACHMENTS:

- 1) November 8, 2016 Planning Board Minutes
- 2) Proposed Ordinance No. 27-17

PRESENTATION: No

PROPOSED
ORDINANCE NO. _____

ORDINANCE NO. _____

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the board to designate one of its members to undertake such abbreviated review without the necessity for review by the entire board, provided, however such abbreviated review process shall require review by the director of the downtown improvement board and the staff of the Historic Pensacola Preservation Board. If agreement cannot be reached as it pertains to an abbreviated review by the board designee, director of the downtown improvement board, Historic Pensacola Preservation Board staff and secretary to the architectural review board then the matter will be referred to the full board for a decision.

(3) Notification and building permit. Upon receiving the order of the board, the board's secretary shall thereupon notify the applicant of the board's decision. If the board approves the plans, and if all other requirements of the city have been met, the building official shall issue a permit for the proposed building or sign. If the board disapproves the plans, the building official shall not issue such permit. In a case where the board disapproves the plans, the secretary of the board shall furnish the applicant with a copy of the board's written order, and may at the discretion of the board include recommendations for changes necessary to be made before the board will reconsider the plans.

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(C) Decisions. Every decision of the board, in their review of plans for building or signs located or to be located in the district, shall be in the form of a written order stating the finding of the board, its decision and the reasons therefor. The board may at its discretion make recommendations for changes necessary to be made before the plans will be reconsidered. If recommendations for changes are made by the board, they may be general in scope and compliance with them shall only qualify the plans for reconsideration by the board but compliance with recommendations shall not bind or stop the board from disapproving the plans under reconsideration.

(a) Proposed plans shall be approved unless the board finds that the proposed erection, construction, renovation and/or alteration is not compatible with the built environment of the governmental center district.

(b) The board shall not consider interior design or plan. The board shall not exercise any control over land use, such as is governed by the city's zoning ordinance, Chapters 12-2 and 12-3 hereof, or over construction, such as is governed by the city's building codes.

(c) Plans for proposed new or altered signs shall be approved unless the board finds that the sign is inconsistent with the theme and character of the district, or that such sign does not comply with the requirements of the code or with any of the following provisions:

1. The board may adopt and promulgate rules and regulations controlling the number and size of signs, their heights and materials, relating such rules to the

number of square feet served, frontage, and type of business. Such rules and regulations shall be subject to review and approval by the city council.

~~2. Within the governmental center district, roof signs, flashing and/or rotating signs, and signs protruding into or overhanging the public right-of-way are hereby prohibited except as set forth herein.~~

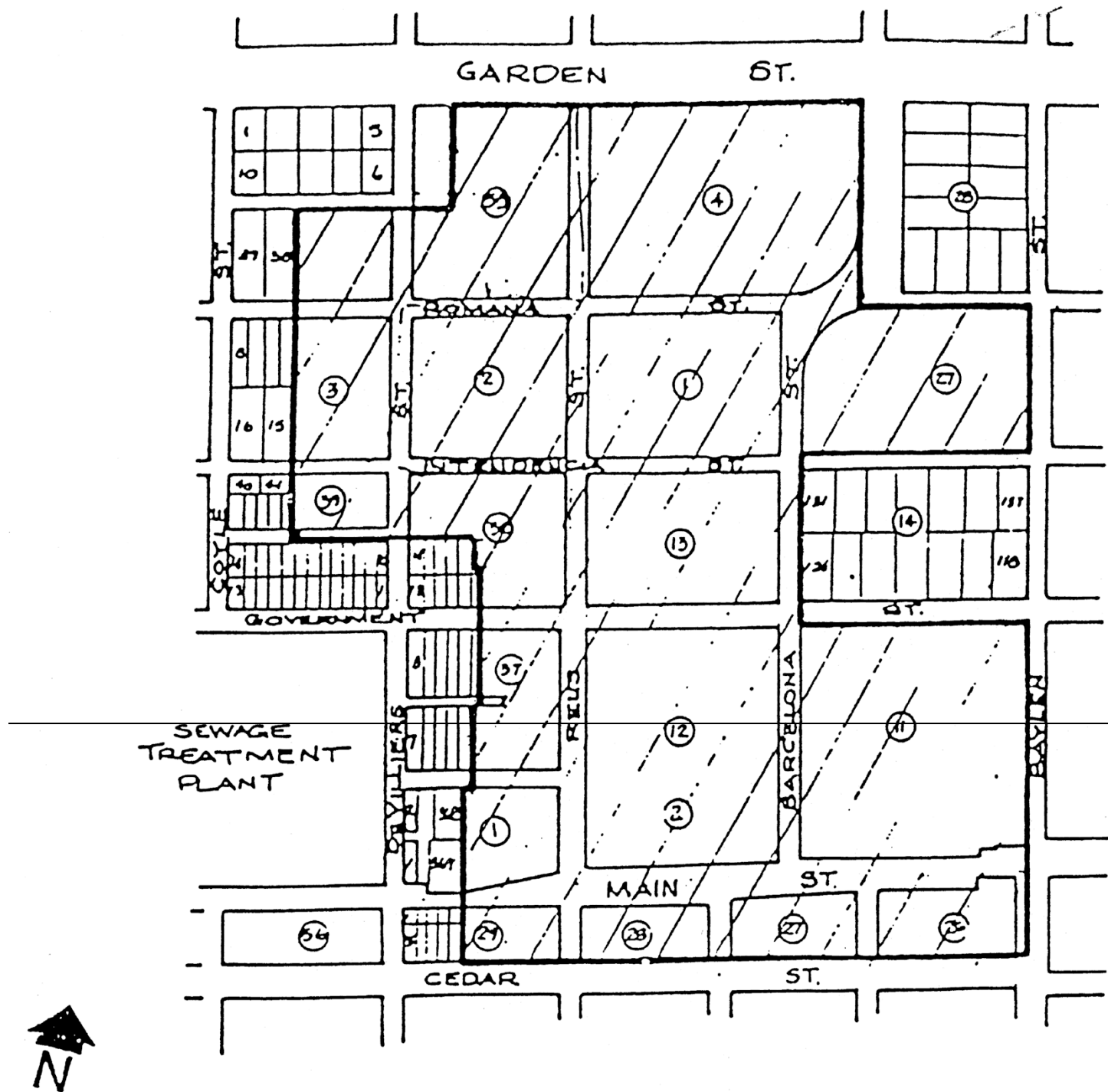
~~3. Signs existing prior to February 22, 1979, may remain until the business for which the sign was erected ceases to do business at that location or until the property on which such sign is located is acquired for a public purpose, which ever shall first occur.~~

~~4. On application to the approval of the board, rules relating to the number and size of signs may be waived for grand openings, special sales, going out of business sales, and similar occasions when consistent with the city code.~~

~~(D) *Disqualification of member from voting.* Any member of the board who shall be employed to design or construct a building or who shall have any proprietary tenancy or personal interest in such building requiring approval of plans by the board shall be disqualified from voting thereon.~~

~~(E) *Boundaries of the district.* The boundaries of the governmental center district shall be as outlined on Map 12-2.2.~~

~~(Ord. No. 45-96, § 5, 9-12-96)~~



DEC 1978

SCALE: 1"=400'

SECTION 2. All ordinances or parts of ordinances in conflict herewith are hereby repealed to the extent of such conflict.

SECTION 3. 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.

Passed: _____

Approved: _____
President of City Council

Attest:

City Clerk



PLANNING SERVICES

THE UPSIDE *of* FLORIDA

MINUTES OF THE PLANNING BOARD

November 8, 2016

MEMBERS PRESENT: Paul Ritz-Chairman, Nina Campbell, Danny Grundhoefer, Kyle Owens, Kurt Larson, Nathan Monk

MEMBERS ABSENT: None

STAFF PRESENT: Brandi Deese, Leslie Statler

OTHERS PRESENT: Councilman Brian Spencer, Ross Pristera, Elizabeth Benchley

AGENDA:

- Quorum/Call to Order
- Approval of Meeting Minutes from October 11, 2016 and October 25, 2016 Workshop
- LDC Amendment – Section 12-2-22 (Governmental Center District)
- Review of Historic Structures Prior to Issuance of Demolition Permit
- Open Forum
- Adjournment

Call to Order / Quorum Present

Chairman Ritz called the meeting to order at 2:07 pm with a quorum present. He gave instructions to the audience on the rules and procedures of the Board.

Approval of Meeting Minutes

Mr. Larson made a motion to approve the October 11, 2016 minutes and the October 25, 2016 workshop minutes. Mr. Monk seconded the motion, and it carried unanimously.

LDC Amendment – Section 12-2-22 (Governmental Center District)

During the October 13, 2016 City Council meeting, City Council approved a motion to refer to this Board for consideration a Land Development Code Amendment for Section 12-2-22 Governmental Center District. The Governmental Center District was created on February 22, 1979 upon the passage of Ordinance No. 04-79 by City Council and pursuant to Chapter 2001-328 Florida Law. It was created as a special district intended to provide for the redevelopment of a centralized area for government-related land use and to encourage a coordinated architectural character within the district. The district functions as an overlay district, which requires the approval of the Architectural Review Board for any exterior modifications. The Governmental Center complex has been constructed as planned and the Governmental Center Authority has been abolished by the State Legislature. This renders the Governmental Center District obsolete as its purpose of redeveloping a centralized area for government-related land use has been fulfilled.

Chairman Ritz stated the Governmental Center District seemed obsolete since several buildings have been built out which was the primary purpose for creating this district and the revitalization of these blocks. He felt it had served its purpose, and it was time to move to something else.

EVERYTHING THAT'S GREAT ABOUT FLORIDA IS BETTER IN PENSACOLA.

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Ms. Campbell asked in removing the district, it would also remove it from the Architectural Review Board (ARB) approval, and it was determined that it would. She was concerned that any development in this area would be unsupervised. Mr. Monk stressed the ARB had done a tremendous job in areas of oversight and was concerned with removing this district from ARB review. Chairman Ritz pointed out this district was for government-related land use. Ms. Deese stated staff had copies of the proposed Maritime Redevelopment District which was considered previously and outlined a timeline of the earlier process. She indicated this district could be considered a form of protection if the Board felt it was warranted. She explained this document expanded the Governmental Center District, however, ECUA (a property owner) opposed, and the proposal did not pass the second reading.

Mr. Pristera with the UWF Historic Trust supported some level of review in this area which is one block from Palafox in the Historic Business District. He offered this is where development will go since it has vacant land. He stated there would be a better product in the end with some type of review, control and public input. The close proximity to downtown and other historic resources makes this district a very important part of the fabric of the city. He explained each district had rules relating to character; since this area has a lot of land, it could be made up of newer buildings, and the rules could be written to give more open language. He suggested redrawing the lines and reworking the name of the district.

Ms. Campbell questioned the proposed Maritime Redevelopment District, and Ms. Deese stated it was intended to absorb the Governmental Center District. Mr. Pristera pointed out in the original Code language, it was mentioned to encourage and coordinate architectural character within the district, and some thought should be put into that.

Mr. Spencer explained that this topic was discussed at length in the Council meeting. He shared that he was very vocally opposed to extinguishing the Governmental Center District since it immediately provided for a wild-west culture for development and redevelopment with plenty of opportunity for infill. His concern was the loss of architectural review for this district; he suggested the review role of the ARB be preserved at this point as Phase I and Phase II. He was concerned if they tie it into its entirety into the boundaries proposed by the Maritime Redevelopment District, there might be galvanized opposition. He suggested they hold the fort and discuss expanding the role of the ARB and/or Planning Board. He also stated it might be an opportunity to correct some of the carve-outs on Baylen Street and consider redevelopment with streetscape changes for Spring Street. Mr. Spencer was disappointed when the Maritime proposal was defeated. The Council was provided with evidence of Form Base Code, requirements for fenestration, and examples of other cities which adapted the guidelines within the Maritime District. He pointed out the ECUA property value would be increased in creating a context of predictability for developing quality projects.

Ms. Benchley with UWF addressed the area before the establishment of the Governmental Center District. She pointed out it was colonial with a creek that ran through the ECUA property which was the lowest point of the area (Washer Woman Creek). This creek marked the western edge of the town, with the eastern boundary marked by Ninth Avenue. She preferred some type of review district continued on the west side, since archaeology plans are to mark the boundaries of the town. She pointed out it would not make sense to build on wetlands included in this district. Some of the historical buildings were moved to Historical Pensacola Village, but there was archaeology everywhere. She felt continuing the review district was essential for the health of downtown Pensacola, for honoring history, and for wise planning.

Ms. Campbell addressed Mr. Spencer concerning the Maritime Redevelopment District proposal in 2013. She asked if he had any changes and would he sponsor this to the Council again. He indicated he had not reviewed it again, but he was confident that he would sponsor it with some minor changes. With the ECUA property in private ownership, he would want to sit with the owners to understand their stance and educate them as well.

Mr. Grundhoefer asked if it would be difficult to re-establish the Governmental Center District with the Council. Mr. Spencer stated if the Planning Board advocated the preservation of this district under whatever name, they would have majority support. Mr. Grundhoefer was in favor of the Maritime

Redevelopment District encompassing the Governmental Center District but feared the possible backlash. Mr. Spencer explained the Council was expecting a prompt response they could take action on, and he had no problem reacquainting them with how it was at one point going to be absorbed by a larger district. He would also tell them they could anticipate Mr. Spencer coming forward with sponsorship to expand the review district. He suggested it would be better to securely position this district and within two to three months revisit the subject. He explained that some of the property owners did not understand what the proposal meant; it would not mean they would have to demolish their metal buildings but they were stopping the expansion of them.

Mr. Monk asked if the Board needed to take action at this point. Mr. Spencer stated his immediate concern was that the Governmental Center District was in purgatory and how would a development be handled at this time. Ms. Deese stated until this district was referred to the Council for a final vote, the applications would still proceed through the ARB. She agreed there could be some significant development within the district in the near future.

Chairman Ritz suggested the Governmental Center District by itself was obsolete, and it currently provides some protections, but some of the developments established were not characteristic of Pensacola. Mr. Larson did not want to remove protections until something else was in place. He stated the Board could say they wanted the Maritime Redevelopment District to be approved; if it was approved, the Board would then sunset the Governmental Center District. Mr. Spencer stated the Maritime Redevelopment District provided the Board an opportunity to optimize the moment with more definitive meaningful language, while holding on to the boundaries. He explained that establishing legal boundaries to describe districts was not that simple. He proposed augmenting the current district with the language of the Maritime overlay district as an ideal first step. Ms. Deese advised Council could not take action until the proposal was referred back from Planning Board. Mr. Spencer stated if the Planning Board voted to supplant the current Governmental Center District language regarding review guidelines with the language of the Maritime overlay district, they would be sending a message to Council that the Board wanted that district because of the still remaining, unfulfilled development, new development or redevelopment opportunities, and to be in the ARB oversight, helping the ARB to have a more precise framework in which to review and regulate.

Mr. Monk was comfortable moving forward to supplant the language of the Maritime overlay district in order to have a well-defined district. Chairman Ritz suggested the current Board may not be fully aware of the contents in the Maritime proposal. The previous board with citizen involvement created the proposal three years previous. Mr. Spencer stated the Maritime proposal was three years in the making, and it was form-based code elements dealing with fenestration, human scale, and massing which could be tempered.

Mr. Larson made a motion to send the recommendation to the City Council for the establishment of the Maritime Redevelopment District to supplant the Governmental Center District including all area within the Governmental Center District. Ms. Deese clarified that the Maritime Redevelopment District proposed to encompass areas further west all the way to A Street and wanted the Board's desire. Mr. Spencer explained phase I would be to supplant the Governmental Center District maintaining the same boundaries, and phase II would require better notification and education. Ms. Deese suggested the Board table and get the steps in order for next month. After further discussion, **Mr. Larson made a motion to supplant the current Governmental Center District with the Maritime Redevelopment District as presented in the document of August 28, 2013, including all area within the Government Center District, and the Board re-approach this item next month looking at the expansion of that district to the western boundary of A Street.** Mr. Spencer pointed out the Board might want to give more than one month. Ms. Deese stated the Board might want to see phase I through to City Council first. **Mr. Larson amended his motion to re-approach after 60 days. It was seconded by Mr. Monk, and it carried unanimously.**

Review of Historic Structures Prior to Issuance of Demolition Permit

Ms. Deese provided the Board with Mr. Grundhoefer's draft ordinance along with his email explaining his comments. Mr. Larson appreciated the efforts in compiling the draft ordinance. Mr. Grundhoefer advised

the draft was pulled primarily from Boston's ordinance which identified a demolition review but did not consider requirements of a preservation board or a historic district, but did address neighborhoods outside of overlay districts. Chairman Ritz then asked for input from the audience.

Ms. Benchley with UWF stated she liked the draft, pointing out it was more focused on the problem at hand.

Mr. Pristera also liked the draft being very thorough and in a form easy to understand.

Mr. Grundhoefer pointed out **(3)(b) Local Registry of Historic or Significant Buildings** which currently is not established but could possibly be developed through the UWF group as a list to be checked by Building Inspections. Mr. Pristera stated that could be possible long term and also to partner with the City for a grant application for survey work. He stated they could possibly come up with a list of important buildings outside the Historic District.

Mr. Larson addressed **3. Issuance of Building, Use, or Occupancy Permit** - two (2) years after the date of the Planning Board's determination and may impose a fine of up to \$500 for such unauthorized demolition. He did not think the amount was enough to deter and suggested a 5 to 10 percent penalty. Mr. Grundhoefer explained the language was there to deter and not to discourage. Mr. Monk also agreed the fine should be increased. Chairman Ritz advised that in two years, the market could change dramatically, and the fine amount was not as significant as the two years. Mr. Monk preferred the percentage of value of something to deter a demolition. Chairman Ritz explained that fines and numbers of years might affect homeowners who are not aware of the rules and laws of the city and would not have the resources to pay. Ms. Campbell stated the value of the fine and who established the value could become a source of litigation, but thought \$500 was too low but it might get the attention of some people.

Mr. Spencer thanked the Board and Mr. Grundhoefer for taking on the task. He felt there could be some people who would be the least affected by the \$500 fee and thought it should be more injurious. He did not know how to place a value on some of these sites and buildings as they relate to legacy and the stories they bring to a neighborhood. Ms. Benchley offered it could be \$500 for each year of the building age; Mr. Spencer suggested it be not less than \$5,000. He continued by stating the FDEP has a fine assignment capability language which goes to the demolition contractor, those who knowingly remove lead paint, asbestos, etc., without doing proper notification; demolition contractors also need accountability. Mr. Grundhoefer pointed out it should be the property owner's responsibility. Mr. Spencer stressed demolitions do occur without permits. Mr. Larson stated he was comfortable leaving it at \$500 and letting City Council address the amount; Mr. Spencer explained that the Council relies on the Planning Board for guidance in these areas. **Mr. Monk offered up to \$10,000** since he works in the non-profit sector and knows how hard it is to get people of affluence to write checks, and this would be a reasonable number which would make someone nervous before demolishing a building. **The Board was agreeable to the change as long as the language specified "up to."** Chairman Ritz explained this Board would be the arbitrator of the fines on a case by case basis.

Mr. Spencer asked how the Board would count on another outside agency's role. Mr. Grundhoefer pointed out in **2. Staff Determination**, the Planning Board may seek the assistance of the UWF Historic Trust. Mr. Spencer asked about the Board's sense of the 50-year benchmark, and they were comfortable with that measurement. Mr. Monk advised during Ms. Benchley's presentation at the last Board meeting concerning the national measurement, there was a caveat of 50 years or something else which could activate the process. Mr. Grundhoefer stated in **3. Criteria for Significance**, it points out the determination of significance as historically or architecturally significant or associated with a cultural or national event, etc.

Mr. Spencer was concerned about **3. (e) The building is one of a few remaining examples of its period, style or method of construction.** For instance, if there were eight buildings on a street of remaining examples and a city block has 12 lots, and the building is one of eight, the argument might be it is not one of the few remaining, but it is a well-grounded sample of the craftsman style on a block in East Hill; with others available, someone could think this one building could be demolished. **He offered language that "the building is a representative example of its period, style or method of construction."** He wanted to

make sure the Board had built a formidable defense to address future development. He was comfortable with **6. Demolition Delay** as long as there was no suspend time. Mr. Grundhoefer stated after the Board determines it is a significant building, there should be a period of time for the Board to explore and help people with alternatives. Chairman Ritz indicated 120 days would be adequate to accomplish the evaluation. Mr. Spencer thought he could defend 120 days as not an unreasonable amount of time, and it shows expediency on the part of City staff and the Board.

At this point, Chairman Ritz asked the Board to return to a page by page evaluation. **Section (1) Statement of Purpose, and (2) Definitions were acceptable by the Board. Regarding Section (3) Buildings Subject to Review, Chairman Ritz stated the 50-year marker established the review and followed the national standard and the Board agreed. Section (4) Enforcement was agreeable with the Board with the \$10,000 fine.**

With **Section (5) Procedure 2. Staff Determination** 30 days after the application filing date, Mr. Larson asked if it could be changed to 45 days to allow an additional Board meeting to address the issue. Ms. Deese indicated regardless if the number of days was changed, she advised that it would be helpful to read like the current Code language for Planning Board to provide flexibility in the event a quorum could not be obtained. She advised applications are due 21 days in advance. Mr. Larson had no problem with 30 days once the Board heard the issue. Mr. Grundhoefer stated many of the cities reviewed had a preservationist on staff or someone who could make the determination in three to five days to determine if it would go to the Planning Board or if it is determined to be a significant building. Chairman Ritz addressed the Board not having a quorum to address the issue. Ms. Deese advised the timeclock did not begin until the Board meets, so they would have the ability to table it as long as the meeting is within 30 days; 45 days would give the Board more flexibility knowing it could be tabled at least for one meeting depending on a quorum. She pointed out that when this authority is given to a board, it is placed on a formal agenda with notice and posting and the timeframe must be increased. Ms. Campbell asked if the ordinance addressed add-ons; **Ms. Deese stated add on-s are not a part of the draft language and should not be due to the notification requirement. She suggested the Board might adopt the language 45 days of the date of reference unless a longer period is specified which would address the quorum situation; the Board agreed to this language.** Ms. Benchley agreed 45 days would allow for outside review for building significance. **Ms. Deese verified the language to read: The Planning Board shall issue a notice of its determination within forty-five (45) days of the Public Hearing unless a longer or shorter period is specified. The Board agreed with the language.**

Section (5)4.a. stated the Planning Board shall issue its determination pursuant to such hearing within thirty (30) days after the application filing date. Ms. Deese stated this language would be changed as well. Under c. Early Determination, Ms. Deese stated she would fill in the blanks with the applicable subsections.

Item 5.a. Hardship the Board agreed on the language in this section.

Item 6.a. Demolition Delay language was also approved.

Item 7. Evaluation of Alternatives to Demolition – (b) Any definite plans for the reuse of the property if the proposed demolition is carried out. Mr. Larson stated the Board had talked about putting in a time period of completion, baring delays. He was concerned about the land remaining vacant. Chairman Ritz stated the Board could not make the developers begin, but if they did, other codes require that they finish. Mr. Larson appreciated the draft document, and Mr. Monk pointed out with the many opinions expressed, the document did come together very well. Mr. Spencer added by the Board accepting the responsibility, it had depoliticized it. Mr. Grundhoefer addressed **6.b. Invitation to Consider Alternatives** which included the City Council and to gather all resources with possible tax incentives. Mr. Spencer stated this information should be delivered through staff. **Ms. Deese's recommendation was to mirror the language in other sections of the Code which states the Board may call upon any branch of the City government at any time for information and advice which in the opinion of the Board will ensure efficiency of its work,**

instead of singling out specific groups. Chairman Ritz agreed that this language would not limit the Board to City Council. **Mr. Larson suggested removing “members of the City Council” and the Board agreed.**

Mr. Spencer mentioned the Sunday House presentation to the ARB and stated those who are involved with any form of development, redevelopment or design were aware that site plan did not address Northwest Florida Stormwater Management requirements. It showed a level of densification which was not feasible.

On 7. (b) Any definite plans for the re-use of the property if the proposed demolition is carried out. How would the Board consider the alternatives? Sometimes a historic site could be under contract with earnest deposit money refundable, and they could be painting a positive picture with tax impact, etc., but they have not vetted what can actually be done. He asked how could the Board place into this alternative a requirement that they have something to present to the Board? Ms. Deese questioned the legality of the Board enforcing this element. Mr. Spencer offered at least some document from licensed engineers certifying the site proposed alternative was practical. Ms. Deese explained the Governmental Center District does not have a requirement to submit the redevelopment plan along with demolition requests, however the John Sunday applicant offered a very preliminary plan. The applicant was advised that ARB would want to see what they were putting in place of the house and the applicant was also advised that the redevelopment plan presented did not meet regulations of the Land Development Code.

Chairman Ritz offered in **7.(b) any definite plans** by a licensed engineer could go down that path, describing what the licensed professional drawing needs to indicate. He pointed out **6. Demolition Delay a. A demolition delay decision by the Planning Board is not transferrable to a new owner of the property. If the property is sold during the demo delay period, then the demo delay will restart at the date of closing. Once a demo delay has expired, but before a demolition permit is issued by the Department of Inspections Services, and the property is sold to a new owner, the demolition delay application process begins again.**

Mr. Grundhoefer suggested adding that plans are to include engineered site plans meeting all the City requirements.

Ms. Deese advised that if the Board approved the demolition, the demolition permit is valid for 60 days. She also indicated it is not legally feasible for the City to force a private property owner to develop within the specific time frame. Chairman Ritz suggested language saying you cannot be issued a demolition permit until a new construction permit is issued, but it still would not be necessary to build at that time.

Mr. Pristera suggested if you require a set of 100 percent completed construction drawings ready for permitting, it would be a huge investment and might solve the issue. He asked if the demolition permit could be contingent on getting to the permitting phase. Chairman Ritz stated this would place it on Building Inspections to not issue the demolition permit until such time as they have a construction site permit. Mr. Spencer pointed out the fifth generation 89 year-old who needs to sell. The burden would then be on the buyer. He appreciated placing more validity to the applicant's enticement to receive a demolition permit in exchange for what they will put into place – certifiable documents. Selling this home would fund some end of life care, and the buyer might pass on the house because of these stipulations. He asked if the hardship clause was enough. Mr. Monk understood the concern and felt having the hardship clause in the document would allow the Board to consider the situation. He also thought there should be some type of wing within the City of Pensacola to preserve a historic building. Mr. Spencer suggested the fines could go into the program to fund the preservation.

Ms. Benchley explained it was difficult for the Historic Trust to acquire buildings, with no funds or space to place them. She stated a developer had indicated parcels with old buildings are cheaper to acquire than vacant lots, and the demolition cost is minimal. The Board then discussed having a minimal demolition fine. **Ms. Deese stated the draft read impose a fine up to \$10,000 as determined by the Building Official; the Board decided to change this to read as determined by the Planning Board.**

Regarding **7.(b)**, it was determined the developer should be required to have site plans which meet the state and city requirements, there is some sense they would follow through with the plans.

Ms. Campbell made a motion to submit the proposed draft with changes to Council immediately, and Mr. Larson seconded. Mr. Grundhoefer wanted to draft a form to be used by Building Inspections which would take some of the concerns into consideration, and regulations would be noted in the beginning. Ms. Deese explained this draft would go to Legal for review and then proceed to Council. Mr. Spencer advised they were still within the 180-day window for the moratorium. **The Council Executive had recommended this draft take an intermediate step to Legal to verify if the levying of fines can be imposed by the Planning Board, and if there is any dollar limit if the fine exceeds the value of the property. Mr. Kraher suggested completion of Legal's review by December 1, and with no major changes, be placed on the Council Agenda in December.**

Mr. Spencer expressed his gratitude to Mr. Grundhoefer. He felt the action by the Board would let the public know how much they value North American historic cities.

With no further discussion, the motion carried unanimously.

Open Forum – None.

Adjournment – With no further business, Chairman Ritz adjourned the meeting at 4:36 pm.

Respectfully Submitted,

A handwritten signature in dark ink, appearing to read 'Brandi C. Deese', with a long horizontal flourish extending to the right.

Brandi C. Deese
City Planner
Secretary to the Board



City of Pensacola

222 West Main Street
Pensacola, FL 32502

Memorandum

File #: 17-00318

City Council

6/8/2017

LEGISLATIVE ACTION ITEM

SPONSOR: Ashton J. Hayward, III, Mayor

SUBJECT:

QUASI-JUDICIAL HEARING - FINAL SUBDIVISION PLAT - LA FELICIANA

RECOMMENDATION:

That City Council conduct a quasi-judicial hearing on June 8, 2017 to consider approval of the final subdivision plat - La Feliciana.

HEARING REQUIRED: Quasi-Judicial

SUMMARY:

The City has received a request from D12 Capital for Final Plat approval of "La Feliciana" subdivision. The proposed subdivision is located in the C-3 (Wholesale & Light Industry) zoning district, and will create 4 lots measuring 31 feet in width from the 0.258 acre parcel. The Final Plat has been reviewed by the applicable City Staff and utility providers for compliance with the City's subdivision requirements.

On May 9, 2017, the City's Planning Board unanimously recommended approval of the final plat.

PRIOR ACTION:

None.

FUNDING:

N/A

FINANCIAL IMPACT:

None.

CITY ATTORNEY REVIEW: Yes

5/19/2017

STAFF CONTACT:

Eric W. Olson, City Administrator
Sherry Morris, AICP, Planning Services Administrator
Brandi Deese, AICP, Assistant Planning Services Administrator

ATTACHMENTS:

- 1) Subdivision Plat Application, La Feliciana, dated April 6, 2017
- 2) Final Plat, La Feliciana, dated May 2017
- 3) Plat Boundary Survey, La Feliciana, dated March 2017
- 4) May 9, 2017 Planning Board Minutes

PRESENTATION: Yes



SUBDIVISION PLAT

Please Check Application Type:

- ☒ Minor Subdivision (< 4 lots)
☒ Preliminary & Final Plat Submission
Fee: \$2,000.00
[Resubmittal: 1/2 the initial fee; Rescheduling to Planning Board / City Council: \$250.00]
- ☐ Subdivision (> 4 lots)
☐ Preliminary Plat Submission
Fee: \$1,000.00 + \$25/lot
- ☐ Final Plat Submission
Fee: \$1,500.00 + \$25/lot

Applicant Information

Name: D12 Capital
Address: 5101 N12 AVE.
PENSACOLA FL, 32504
Phone: (850) 377-4637
Fax: _____
Email: glibkaza@gmail.com

Owner Information (if different from applicant)

Name: _____
Address: _____
Phone: _____
Fax: _____
Email: _____

Property Information

Location/Address: 520 West Intendencia Street

Subdivision Name: La Feliciana

of Parcels to be Subdivided: 1 Parcel ID #(s): 00-05-06-9070-109-003

of Existing Lots: 1 # of Proposed Lots: 4 Total Acreage: 0.258

Legal Description: Please attach a full legal description from deed or survey

Type of Subdivision: ☒ Residential* ☐ Non-Residential
[*If residential, see reverse for open space requirement]

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

If yes, specify exact variance requested: _____

I, the undersigned applicant, understand that payment of these fees does not entitle me to approval of this plat and that no refund of these fees will be made. Also, I understand that any resubmissions based on non-compliance with City subdivision and/or development requirements will result in one-half (1/2) the initial application fee. I have reviewed a copy of the applicable zoning and subdivision requirements and understand that I must be present on the date of the Planning Board meeting.

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

Date

04/06/2017

FOR OFFICE USE ONLY

Zone: C-3 District: 7

Date Received: 4/7/2017 Case Number: S-2017-002

Application Fee: \$2000.00 Receipt #: _____

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

Planning Board Date: 5/9/2017 Recommendation: _____

Council Date: _____ Action: _____

Recording Date: _____ Map Bk/Pg: _____

***Sec. 12-8-6. SITES FOR PUBLIC USE.**

(B) Sites for park and recreation or open space. Each subdivision plat shall be reviewed by the planning and leisure services departments in order to assess the following: park and recreational or open space needs for the recreation service area within which the subdivision is located and for the city as a whole; and characteristics of the land to be subdivided for its capability to fulfill park, recreation or open space needs. Based on this review the city staff shall recommend one of the following options:

(1) *Dedication of land for park, recreation or open space needs.* The subdivider(s) or owner(s) shall dedicate to the city for park and recreation or open space purposes

at least five (5) percent of the gross area of the residential subdivision. In no case shall the aggregate acreage donated be less than one-quarter (1/4) acre.

(2) *Payment of money to an escrow account for park, recreation or open space needs in lieu of dedication of land.* The subdivider(s) or owner(s) shall pay unto the city such sum of money equal in value to five (5) percent of the gross area of the subdivision thereof, which sum shall be held in escrow and used by the city for the purpose of acquiring parks and developing playgrounds and shall be used for these purposes and no others. The aforementioned value shall be the value of the land subdivided without improvements and shall be determined jointly by the city manager and the subdivider. If the city manager and subdivider cannot agree on a land value, then the land value shall be established by arbitration. The city manager shall appoint a professional land appraiser, the subdivider shall appoint a professional land appraiser, and these two (2) shall appoint a third.

***Open Space Requirement (only applicable to residential subdivision)**

Sec. 12-8-6 requires (a) the dedication of 5% of the gross area for open space purposes, or (b) a fee in lieu of land dedication. Please calculate and check preferred method of meeting requirement:

(a) Total Land Area: .258 acres

5% for land dedication*: n/a acres

[*may not equal less than 1/4 acre]

(b) Value of land (Esc. Co. Tax Assessor) \$ 45,432.00

Fee in lieu of land dedication (5% of value) \$ 2,271.60

[Payable to the City of Pensacola; Due after plat approval, prior to receiving signatures]

Sec. 12-8-3. Procedure for subdivision approval.

(A) *Procedure for subdivision requiring a plat.*

(1) *Approval of preliminary plat by the planning board.*

(a) Any person desiring to divide land into three (3) or more lots shall first file with the planning board a preliminary plat of the subdivision prepared in accordance with the requirements of section 12-8-8.

(b) Accompanying the preliminary plat shall be a general location sketch map showing the relationship of the proposed subdivision to existing community facilities which serve or influence it. On such sketch map, the main traffic arteries, shopping centers, schools, parks, and playgrounds, principal places of employment and other principal features should be noted.

(c) Where the preliminary plat submitted covers only a part of the total contiguous property under the subdivider's ownership, a sketch of the prospective future street system of the unsubdivided part shall be required if not shown on a previously approved conceptual plan or plans for the entire property. The street system of the unplatted portion shall be planned to coordinate and connect with the street system of the platted portion.

(d) A master drainage plan at a scale not smaller than one inch equals two hundred (200) feet, shall be prepared. The master drainage plan shall be for the entire property and shall be reviewed by the city engineer in relation to the entire drainage basin. It is the specific intent of this requirement that rights-of-way and easements of all drainage improvements including but not limited to, retention ponds, ditches, culverts, channels, and the like required for the drainage of the site for both on-site and off-site improvements, shall be provided for the master drainage plan. Instruments shall be submitted fully executed in sufficient form for recording for all off-site drainage rights-of-way and easements not included on the final plat. These instruments shall be submitted with the final plat for recordation.

(e) Eleven (11) copies of the preliminary plat shall be submitted to The Community Development Department at least thirty (30) calendar days prior to the meeting at which it is to be considered.

(f) Prior to the examination of the preliminary plat, the planning board shall be furnished with reports from the city engineer, traffic engineer, energy services, Escambia County Utilities Authority, fire department, and the secretary to the planning board to the effect that said plat does or does not conform to the comprehensive plan, the provisions of this chapter, and with sound principles and practices of planning and engineering and with such other items that may affect the health, safety and welfare of the people.

(g) When, after examination, the planning board finds as fact that the aforementioned requirements have been met, the preliminary plat may be approved; however, such approval shall not constitute an approval of the final plat. If the preliminary plat is rejected, the planning board shall provide the applicant in writing a detailed list of reasons for rejection.

(2) *Approval of final plat by the planning board and city council.*

(a) The final plat shall conform substantially to the preliminary plat. The applicant shall submit only that portion of the approved preliminary plat which he proposes to record and develop. Such portion shall conform to all requirements of this chapter. Such final plat shall be submitted within one year (three hundred sixty-five (365) days) of the date of the approval of the preliminary plat. If more than one year has elapsed since the approval of the preliminary plat, the preliminary plat must be resubmitted to the planning board for their review and approval prior to submission of the final plat.

FINAL PLAT OF LA FELICIANA
A RE-PLAT OF A PORTION OF BLOCK 3, DONELSON AND 19TH ARPENT TRACT, CITY OF PENSACOLA,
ACCORDING TO MAP OF SAID CITY COPYRIGHTED BY THOMAS C. WATSON IN 1906, BEING A PORTION OF
SECTION 42 AND 44, TOWNSHIP 2 SOUTH, RANGE 30 WEST, , ESCAMBIA COUNTY, FLORIDA
MAY 2017

SITE DATA:

PARCEL I.D. 00-05-00-9070-109-003
SITE ADDRESS: 520 WEST INTENDENCIA STREET
ZONING: C-3 (COMMERCIAL)
ADJACENT ZONING (USE):
NORTH - C-3 (SINGLE FAMILY RESIDENCE & VACANT)
EAST - C-3 (OFFICE, 1 STORY)
WEST - SOUTH DONELSON STREET (CITY RIGHT-OF-WAY)
SOUTH - WEST INTENDENCIA STREET (CITY RIGHT-OF-WAY)
TOTAL ACREAGE OF SITE: 0.258 ACRES
ALLOWABLE DENSITY - 35 UNITS PER ACRE X .258 ACRES = 9 UNITS
PROPOSED DENSITY - FOUR (4) UNITS
EXISTING USE - VACANT COMMERCIAL - IMPROVED
PROPOSED USE - FOUR (4) SINGLE FAMILY RESIDENCE S

UTILITY SERVICE NOTES

POTABLE WATER
AFTER RECEIVING ALL APPROVALS FROM E.C.U.A. AND THE CITY OF PENSACOLA, THE DEVELOPMENT WILL CONNECT TO E.C.U.A.'S EXISTING SYSTEM.

SANITARY SEWER
AFTER RECEIVING ALL APPROVALS FROM E.C.U.A. AND THE CITY OF PENSACOLA, THE DEVELOPMENT WILL CONNECT TO E.C.U.A.'S EXISTING SYSTEM.

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

LEGAL DESCRIPTION:

THE WEST 90 FEET OF THE SOUTH 125 FEET OF BLOCK 3, DONELSON AND 19TH ARPENT, SECTIONS 43 AND 44, TOWNSHIP 2 SOUTH, RANGE 30 WEST, CITY OF PENSACOLA, ESCAMBIA COUNTY, FLORIDA.

LEGEND:

TYP.	TYPICAL
NO.	NUMBER
N.T.S.	NOT TO SCALE
R/W	RIGHT-OF-WAY
O.R.	OFFICIAL RECORDS
(P)	PLAT MEASUREMENT
(F)	FIELD MEASUREMENT
FND	FOUND BOUNDARY CORNER
P.S.M.	PROFESSIONAL SURVEYOR & MAPPER
P.R.M.	PERMANENT REFERENCE MONUMENT

DEVELOPER/OWNER

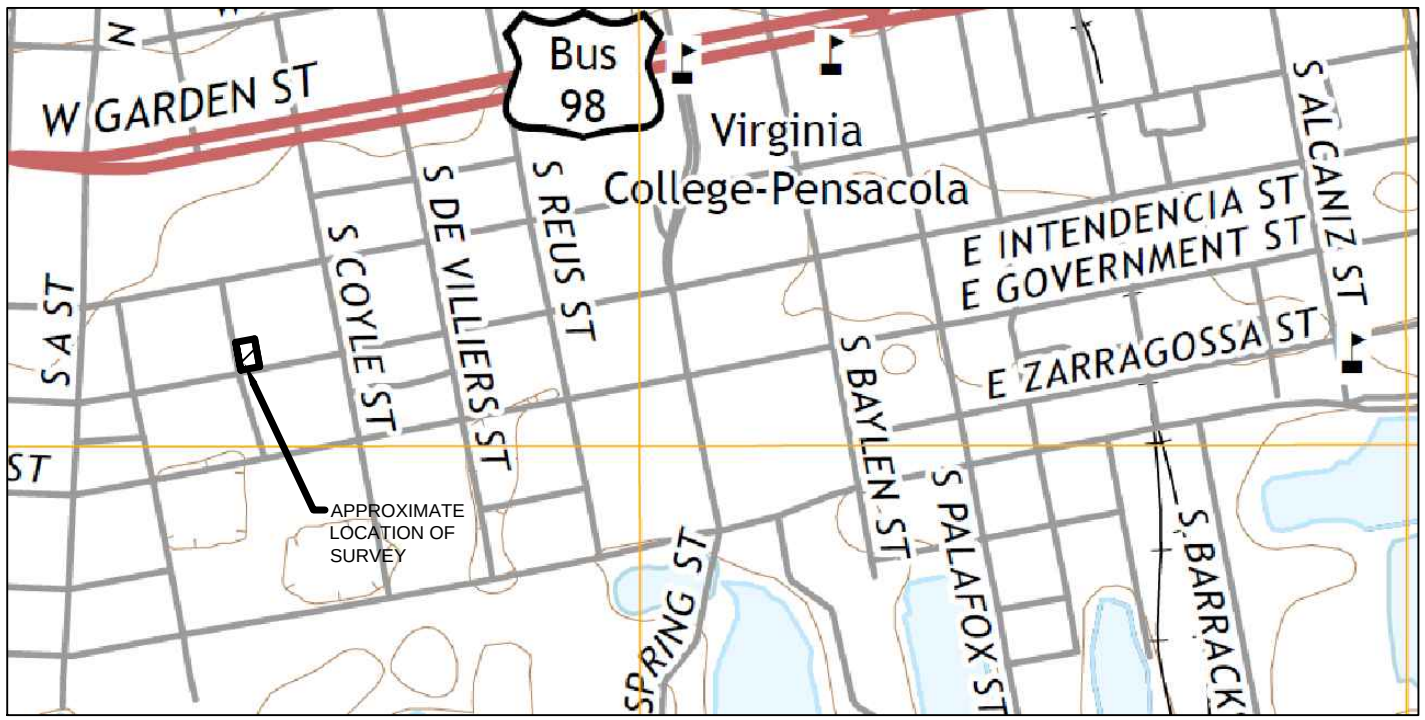
D12 CAPITAL, INC.
5101 N 12TH AVE, SUITE A
PENSACOLA, FL 32504

PROFESSIONAL LAND SURVEYOR

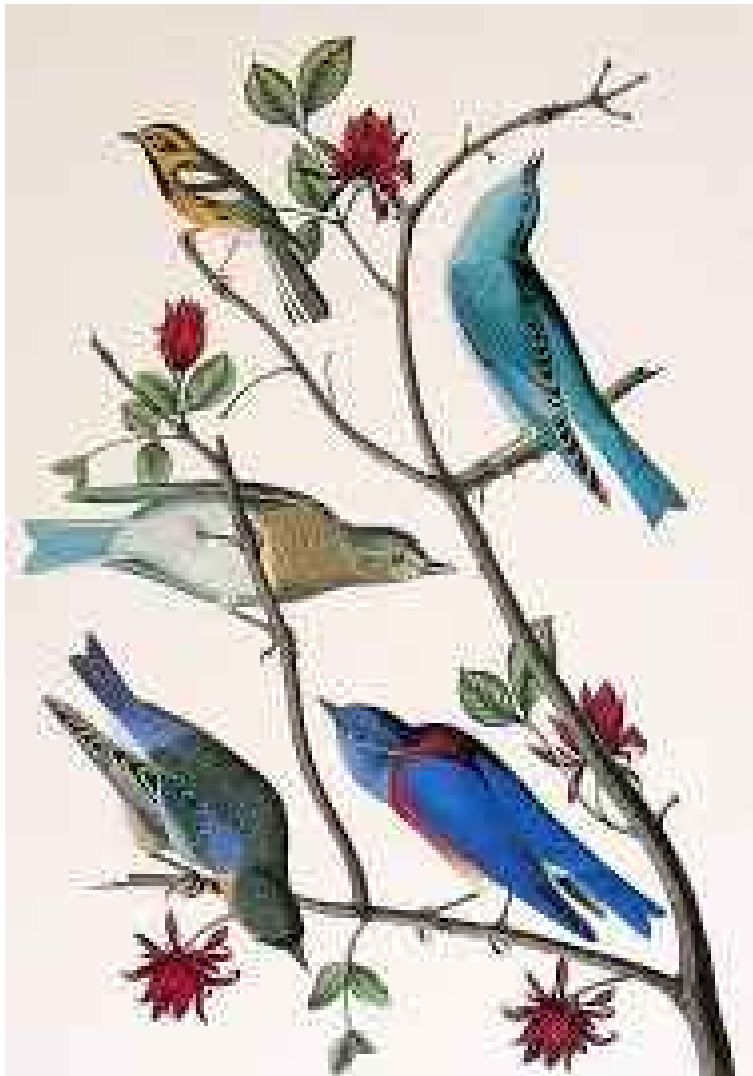
ROB L. WORKING, P.S.M. 5878
360 SURVEYING SERVICES
1801 CREIGHTON ROAD
PENSACOLA, FLORIDA 32504

REQUIRED BUILDING SETBACKS C-3:

FRONT YARD - 0 FEET
REAR YARD - 0 FEET
SIDE YARD - 0 FEET
MAXIMUM BUILDING HEIGHT - 100 FEET



VICINITY MAP
N.T.S.



NOTES:

- NOTICE: THIS PLAT, AS RECORDED IN ITS GRAPHIC FORM, IS THE OFFICIAL DEPICTION OF THE SUBDIVIDED LANDS DESCRIBED HEREIN AND WILL IN NO CIRCUMSTANCES BE SUPPLANTED IN AUTHORITY BY ANY OTHER GRAPHIC OR DIGITAL FORM OF THE PLAT. THERE MAY BE ADDITIONAL RESTRICTIONS THAT ARE NOT RECORDED ON THIS PLAT THAT MAY BE FOUND IN THE PUBLIC RECORDS OF THIS COUNTY.
- THE MEASUREMENTS SHOWN HEREON WERE MADE TO UNITED STATES SURVEY FOOT AND WERE RECORDED IN DECIMAL OF FEET UNLESS OTHERWISE MARKED.
- ALL EASEMENTS AND RIGHTS-OF-WAY OF WHICH THE SURVEYOR HAS KNOWLEDGE HAVE BEEN SHOWN HEREON. THE SURVEYOR HAS MADE NO INDEPENDENT SEARCH FOR EASEMENTS OF RECORD, ENCUMBRANCES, RESTRICTIVE COVENANTS, OWNERSHIP TITLE EVIDENCE, OR ANY OTHER FACTS THAT AN ACCURATE AND CURRENT TITLE SEARCH MAY DISCLOSE. THE SURVEYOR UTILIZED TITLE COMMITMENT PREPARED BY OLD REPUBLIC NATIONAL TITLE INSURANCE COMPANY, EFFECTIVE MARCH 8, 2017, FUND FILE NUMBER: 424485, ISSUING AGENT: EDELF MATTHEWS JR., AGENT NO.: 1241400, AGENT'S FILE REFERENCE: 17-017, DEEDS OF RECORD, EXISTING FIELD MONUMENTATION; A COPY OF THE MAP OF PENSACOLA FLA, PUBLISHED BY THOM. C. WATSON & CO., COPYRIGHTED IN 1906 AS RECORDED IN DEED BOOK 126, AT PAGE 400 OF THE PUBLIC RECORDS OF ESCAMBIA COUNTY, FLORIDA.
- STATE AND FEDERAL COPYRIGHT ACTS PROTECT THIS MAP FROM UNAUTHORIZED USE. THIS MAP IS NOT TO BE COPIED OR REPRODUCED EITHER IN WHOLE OR IN PART, OR TO BE USED FOR ANY OTHER FINANCIAL TRANSACTION. THIS DRAWING CANNOT BE USED FOR THE BENEFIT OF ANY OTHER PERSON, COMPANY OR FIRM WITHOUT THE PRIOR WRITTEN CONSENT OF THE COPYRIGHT OWNER.
- BEARINGS SHOWN HEREON ARE BASED ON THE NORTH RIGHT OF WAY LINE OF INTENDENCIA STREET AS S80°30'53"W (ASSUMED).
- ONLY ABOVE GROUND VISIBLE ENCROACHMENTS AND IMPROVEMENTS WERE FIELD LOCATED AS SHOWN HEREON, UNLESS OTHERWISE NOTED, UNDERGROUND ENCROACHMENTS AND IMPROVEMENTS, IF ANY, WERE NOT FIELD LOCATED OR VERIFIED, UNLESS OTHERWISE NOTED.
- SECTION LINES ARE APPROXIMATE BASED ON MEASUREMENTS SHOWN ON A COPY OF THE MAP OF PENSACOLA FLA, PUBLISHED BY THOM. C. WATSON & CO., COPYRIGHTED IN 1906 AS RECORDED IN DEED BOOK 126, AT PAGE 400 OF THE PUBLIC RECORDS OF ESCAMBIA COUNTY, FLORIDA.
- THE SURVEYED PROPERTY AS SHOWN HEREON IS LOCATED IN FLOOD ZONE "AE", BASE FLOOD ELEVATION 7.0'. AS DETERMINED FROM THE FEDERAL EMERGENCY MANAGEMENT AGENCY FLOOD INSURANCE RATE MAP OF ESCAMBIA COUNTY, FLORIDA, AND INCORPORATED AREAS, DATED SEPTEMBER 29, 2006, COMMUNITY MAP PANEL NUMBER: 12033C0390 G.

CITY SURVEYOR'S CERTIFICATE:

THIS PLAT HAS BEEN REVIEWED FOR CONFORMITY TO CHAPTER 177, FLORIDA STATUTES BY THE UNDERSIGNED PROFESSIONAL SURVEYOR AND MAPPER, FOR THE CITY OF PENSACOLA.

MARK NORRIS P.S.M., FLORIDA REGISTRATION NO. 6211 DATE

SURVEYOR'S CERTIFICATE:

THE UNDERSIGNED HEREBY CERTIFIES THAT THIS PLAT IS A TRUE AND CORRECT REPRESENTATION OF THE LAND DESCRIBED HEREIN, THAT SAID LAND HAS BEEN SUBDIVIDED AS INDICATED, THAT PERMANENT REFERENCE MONUMENTS (P.R.M.) HAVE BEEN PLACED AS INDICATED, THAT THE SURVEY WAS MADE UNDER MY RESPONSIBLE DIRECTION AND SUPERVISION AND THAT THE SURVEY DATA COMPLIES WITH ALL REQUIREMENTS OF THE PLAT ACT CHAPTER 177.011- 177.151 FLORIDA STATUTES, AND THE STANDARDS OF PRACTICE AS SET FORTH BY THE FLORIDA BOARD OF PROFESSIONAL LAND SURVEYORS IN CHAPTER 61617-6, FLORIDA ADMINISTRATION CODE, SIGNED ON THE ___ DAY OF ___, 2017.

ROB L. WORKING P.L.S. FLORIDA REGISTRATION NO. 5878 DATE

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

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

COVENANT AND RESTRICTIONS RECORDED IN
O.R. BOOK _____ PAGE _____
PLAT BOOK _____ PAGE _____



PLANNING SERVICES

THE UPSIDE *of* FLORIDA

MINUTES OF THE PLANNING BOARD

May 9, 2017

MEMBERS PRESENT: Paul Ritz-Chairman, Danny Grundhoefer, Jared Moore, Kurt Larson, Kyle Owens, Nathan Monk

MEMBERS ABSENT: Nina Campbell

STAFF PRESENT: Brandi Deese, Assistant Planning Services Administrator, Leslie Statler, Planner

OTHERS PRESENT: David Del Gallo, Rob Working, Jimmy E. Jones, J. M. Novota, Tom Paux, Alexis Bolin, Victoria D'Angelo, Christian Wagley, Robert Rick, James Holden, Jeff Helms, Jason Rebol, Robert Rice, Mandy Bills

AGENDA:

- Quorum/Call to Order
- Approval of Meeting Minutes from April 11, 2017
- Request to Rezone 1103 N. 15th Avenue & 1400 Blk E. Gonzalez from SSD to R-1AA
- Request for Final Plat Approval for Hallmark Subdivision
- Request for Preliminary & Final Plat Approval for La Feliciana Subdivision
- Request for Aesthetic Approval of 700 Block of Commendancia Street - Ferry Landing Project
- Request for Variance for Signage at 350 W. Cedar Street (Community Maritime Park)
- Request for Aesthetic Approval of Signage at 350 W. Cedar Street (Community Maritime Park)
- Open Forum
- Adjournment

Call to Order / Quorum Present

Chairman Ritz called the meeting to order at 2:02 pm with a quorum present. He gave instructions to the audience on the rules and procedures of the Board.

Approval of Meeting Minutes

Mr. Larson made a motion to approve the April 11, 2017 minutes, seconded by Mr. Moore, and it carried unanimously.

Request to Rezone 1103 N. 15th Avenue & 1400 Blk E. Gonzalez from SSD to R-1AA

David Del Gallo is requesting to rezone the property located at 1103 N 15th Avenue & in the 1400 Blk of E. Gonzalez Street from Site Specific Development (SSD) to One & Two Family (R-1AA). The current Future Land Use Map designation of MDR (Medium Density Residential) remains unchanged; it supports this rezoning and would accommodate development consistent with the surrounding neighborhood. The property identified as 1103 N 15th Avenue is currently developed as "Carlieanna Garden Apartments", a multi-family residential development and will remain as such. The applicant intends to develop the vacant lot identified within the 1400 Blk of E Gonzalez Street residentially according to the R-1AA standards.

Chairman Ritz advised that being a neighbor a block or so away, he had no issues with the change in zoning.

EVERYTHING THAT'S GREAT ABOUT FLORIDA IS BETTER IN PENSACOLA.

222 West Main Street Pensacola, FL 32502 / T: 850.435.1670 / F: 850.595.1143 / www.cityofpensacola.com

He pointed out that he was notified through the mail of the rezoning request and could attest that the system for notification did function in this case. He was aware of the vacant lot and would appreciate something residential at that location.

Mr. Del Gallo stated the project would be constructed as either single family or duplex conforming to the East Hill character. **Mr. Grundhoefer made a motion to approve, seconded by Mr. Moore, and it carried unanimously.**

Request for Final Plat Approval for Hallmark Subdivision

349 LLC has submitted a request for Final Plat approval for "Hallmark" subdivision. The proposed development, identified as 115 South E Street, is a 5.09 acre parcel bounded by W. Romana Street on the north, South "E" Street on the east, W. Government Street on the south, and South "F" Street on the west. The site is the location of the former Hallmark Elementary School.

The Preliminary Plat was granted approval by this Board in March 2017. The proposed Final Plat is consistent with the approved Preliminary Plat which contained 76 lots measuring 20 feet in width. This development is located within the C-3 zoning district, which has a maximum density of 35 dwelling units per acre. The proposed development complies with this standard. Additionally, the provisions of the district eliminate the building setbacks, allowing for zero-lot lines on all sides. The minimum parking required for townhouse developments is 2 parking spaces per unit; the developer intends to meet this requirement with a garage and driveway space. The developer has opted to pay into the park escrow in lieu of dedicating a park within the project.

Jason Rebol stated a few comments on the project had been addressed, but it was mostly the same presentation. The concerns from ECUA regarding an easement had been addressed with only service meters located on the property. Mr. Rebol advised that access to the back area would be private for the residents and would be an open park area. He stated the parking would be garage, driveway or across the street in the right-of-way. Mr. Grundhoefer questioned front garages, and Ms. Deese stated the Board had no aesthetic review since there was no overlay district requiring Board approval, and the plat process was separate from those issues.

Christian Wagley pointed out great cities were investing in walkability as part of their infrastructure. He stated the front loading of garages on townhomes are rated the lowest for visual appeal; it translates into a street where people will not want to walk. He explained we need the density downtown, and if we get the parking in the rear, bringing the buildings forward, this would be an immensely better project. He indicated hopefully there would be some changes to the Code in the future.

Chairman Ritz pointed out the laws presently in place do not call for aesthetics in the requirements, and the Board could only review the plat. Mr. Grundhoefer had expressed the same sentiment at the last review and asked if there was a push to have this citywide. He questioned whether we should push to have more districts in the downtown historic areas or sensitive areas where there is development that the Board should be controlling? Mr. Wagley stated it would probably not be citywide, and maybe the determining factor would be parcel size. He advised there was an epidemic with cars blocking sidewalks, and enforcement would only come through design. He suggested a broader ordinance covering several issues.

Ms. Bolin, a real estate agent, advised she would have loved for Mc Donald's and Krispy Kreme to fit aesthetically in to the surrounding historical district.

She asked that the Board consider when projects come before it, require the project to fit in with the surroundings. With some of these issues beyond the scope of the Board, **Mr. Moore made a motion to approve, seconded by Mr. Larson. The motion carried with Mr. Grundhoefer dissenting.**

Request for Preliminary & Final Plat Approval for La Feliciana Subdivision

D12 Capital has submitted a request for Minor Subdivision approval for "La Feliciana"; this request includes both the Preliminary Plat and the Final Plat for the development. The proposed development, identified as 520 W. Intendencia Street, is a 0.258-acre parcel on the northeast corner of the intersection of S. Donelson Street with W. Intendencia St. The site is currently vacant and has been for at least a decade.

The proposed subdivision consists of 4 lots which measure 31 feet in width. This development is located within the C-3 zoning district and within the Dense Business District. The maximum allowable density is 135 dwelling units per acre. The applicant's intent is to develop single family residences on the lots and has significantly reduced the density allowed. Additionally, the provisions of the district eliminate the building setbacks, allowing for zero-lot lines on all sides. Both the Preliminary Plat and Final Plat have been routed thru the various City departments and outside agencies for review and comments. The City Engineering division has provided surveying comments for *both* Plat submittals. Given the overall size of the development area and the minimum area required for park dedication, the developer will pay into the park escrow in lieu of dedicating a park.

Ms. Deese indicated simultaneous approval of the preliminary and final plat was allowed by the LDC if the project was four lots or less.

Mr. Working, a land surveyor, addressed the Board. He advised this project was very much in character with the surrounding developments. He indicated corrections on the PDF had been made. Mr.

Grundhoefer asked the result if the developer did not pay into the city park fund. Ms. Deese explained they would be required to provide a quarter acre minimum. **With no other discussion, Mr. Moore made a motion to approve, seconded by Mr. Larson, and it carried unanimously.**

Request for Preliminary Site Plan Approval of 700 Block of Commendancia Street - Ferry Landing Project

In full disclosure, Chairman Ritz indicated the project was being designed by his employer, and he would not participate in the discussion or voting, but would remain as Chair to maintain order.

Mr. Helms with Atkins addressed the Board and stated his firm was designing the water side and civil site, with Bullock-Tice performing the vertical construction design. Mr. Rice with Bullock-Tice discussed the land side of the two-phase project, with the left side being the ticketing office and bathrooms, and the right or east side being a concession building. Because of the flood plain, the elevations were raised. Equipment would be screened with some mechanical equipment on the roof. A shelter at the water's edge would be provided for embarking and disembarking from the ferry.

Mr. Grundhoefer questioned the type of wood material. Mr. Rice advised they were considering natural wood slab for the screened enclosures. Mr. Monk explained some sort of synthetic material which looks and feels authentic would hold up better because of the location to water and high tourism traffic. Mr. Rice stated they designed a louvered system to let the light in for the canopy on the water's edge and the canopy above the ticket office, so some areas are not necessarily a rain shelter but a sun shelter. Mr. Grundhoefer did not have a problem with the design fitting into the historic district.

Mr. Monk was concerned with the look in ten to fifteen years. Mr. Grundhoefer stated it appeared to be a high maintenance building and suggested using more permanent materials such as precast concrete which could be pressure washed instead of painted. The maintenance of the wood would also be a concern down the road.

Mr. Rice stated an item they did address was the tongue in groove deck under the standing seam roof which is fairly durable. The columns are steel painted with high performance coatings. Everything from the deck down would be cast in place concrete with the stairs and the ramp. The exterior is an EFIS system with durable products. He did agree the natural wood should be addressed.

He also clarified the funding was from Natural Resource Damage Assessment.

Ms. Deese clarified that this item was preliminary site plan review and part of the development plan requirement since it is new construction within the district. She indicated the applicant had some issues to address with variances and right-of-way vacations before the final Board review.

Ms. Bolin questioned why the materials were not brick to avoid high maintenance, but if they must use wood, it should be hardie wood for low maintenance.

Mr. Larson questioned the signage, and Ms. Deese explained that the signage could go through an abbreviated review process or it could be included in the final package. Mr. Rice advised the signage would be backlit and be located at the top of the left side. Mr. Larson advised they had been trying not to have backlit signage near the waterfront or anything projecting out to the street. Mr. Rice stated the light would be contained in the lettering and not projecting to the street. **Mr. Monk then made a motion to approve, seconded by Mr. Owens. Mr. Grundhoefer suggested consideration be made for more permanent materials with low maintenance. Chairman Ritz requested the suggestion by Mr. Grundhoefer be incorporated into the motion as an amendment; it was agreed to by Mr. Monk and Mr. Owens. The motion then carried unanimously.**

Request for Variance for Signage at 350 W. Cedar Street (Community Maritime Park)

The Community Maritime Park, represented by Kelly Wieczorek, is seeking a Variance to increase the maximum allowable freestanding signage. The Variance request is to increase the allowable freestanding signage from 50 sf to 280 sf. This property lies within the WRD, Waterfront Redevelopment District, and is subject to the specific sign regulations outlined within Sec 12-2-12(C) (4). Within the district, the regulations for freestanding signage allow a maximum of 50 sf per sign face, regardless of the number of establishments being served by the signage. The applicant is seeking to increase the freestanding sign face area to identify the entire development as a whole with the understanding that the individual buildings within the Park can have attached wall signage unique to their establishment. Additionally, the proposed signage is to be set further away from the right-of-way on the southern bank of the water feature/retention pond.

Ms. Wieczorek pointed out the preliminary design, which resembled a billboard, was presented to this Board previously. Because of the opposition, the signage was revised from 50 sf to 280 sf. to designate the entire park. Letters of support were included in the Board packages. One suggestion was to consider landscaping at the rear of the sign so offices would not be directly viewing the back of the signage. She clarified the overall size was the same as the rendering. Chairman Ritz explained the application included supporting information identifying the park and not individual businesses and also honored Vince Whibbs, Sr. Chairman Ritz pointed out in order to see the sign from the street, the size was an appropriate approach, and the variance responses to the rationale were appropriate. Ms. Wieczorek advised the font was changed to Non-Serif which was cleaner to read. The Vince Whibbs lettering would be mounted to a beam at the top of the Maritime Park lettering. The colors for the Maritime Park logo will be replicated, and explained the logo would be reverse channel with ground lighting for the remainder of the sign.

Mr. Grundhoefer explained the split face block would be high maintenance. Ms. Wieczorek agreed they could use a coating or a lighter brick.

Ms. Bolin advised she was a member of the CMPA. She stated because this is a city park, the variance is necessary. A sign is needed to delineate the park for visitors and residents alike and asked for Board approval. She pointed out the park was the only one in this area to win an award, being recognized nationwide in various magazines. She asked for the signage to identify the park with the playground and not just an office or ball park.

Mr. Jones is also a member of the CMPA and stated they need a sign large enough to tell others there is a park at this location and to identify it as the Vince Whibbs, Sr. Maritime Park.

Mr. Paux explained that the letter style would be better in Non-Serif font.

Mr. Grundhoefer approved of the sign but did not like the landscaping behind it; he explained landscaping would ruin the simplicity. Ms. Wieczorek advised the sign would be moved down the slope which would help with the visibility to the offices.

Chairman Ritz stated the first item to approve would be the variance. **Mr. Grundhoefer made a motion to approve the variance, seconded by Mr. Owens. The motion carried unanimously.**

Request for Aesthetic Approval of Signage at 350 W. Cedar Street (Community Maritime Park)

Ms. Wieczorek indicated the materials would be very low maintenance. There would be a small base to protect the sign letters from lawn maintenance. **Mr. Monk stated we should have had a sign five years ago and made a motion to approve, seconded by Mr. Larson.** Ms. Deese asked for a clarification of approval as submitted or with other materials. Chairman Ritz explained there was an option to have the materials as a part of the motion. **Mr. Grundhoefer amended the motion to suggest it be brick or precast material of a permanent nature that does not require ongoing maintenance. Mr. Monk and Mr. Larson agreed with the amendment.** Ms. Wieczorek stated they would price the materials. **The motion then carried unanimously.**

Open Forum - None

Adjournment – With no further business, Chairman Ritz adjourned the meeting at 3:26 pm.

Respectfully Submitted,

A handwritten signature in black ink, appearing to read 'BCD', with a long horizontal flourish extending to the right.

Brandi C. Deese
Secretary to the Board



City of Pensacola

222 West Main Street
Pensacola, FL 32502

Memorandum

File #: 17-00320

City Council

6/8/2017

LEGISLATIVE ACTION ITEM

SPONSOR: Ashton J. Hayward, III, Mayor

SUBJECT:

QUASI-JUDICIAL HEARING - FINAL SUBDIVISION PLAT - HALLMARK

RECOMMENDATION:

That City Council conduct a quasi-judicial hearing on June 8, 2017 to consider approval of the final subdivision plat - Hallmark.

HEARING REQUIRED: Quasi-Judicial

SUMMARY:

The City has received a request from 349 LLC for Final Plat approval of "Hallmark" subdivision. The site is the location of the former Hallmark Elementary School. The proposed subdivision is located in the C-3 (Wholesale & Light Industry) zoning district, and will create 76 lots measuring 20 feet in width from the 5.09 acre parcel. The Final Plat has been reviewed by the applicable City Staff and utility providers for compliance with the City's subdivision requirements.

On May 9, 2017, the City's Planning Board unanimously recommended approval of the final plat.

PRIOR ACTION:

None.

FUNDING:

N/A.

FINANCIAL IMPACT:

None.

CITY ATTORNEY REVIEW: Yes

5/19/2017

STAFF CONTACT:

Eric W. Olson, City Administrator

Sherry Morris, AICP, Planning Services Administrator

Brandi Deese, AICP, Assistant Planning Services Administrator

ATTACHMENTS:

- 1) Subdivision Plat Application, Hallmark, dated April 12, 2017
- 2) Final Plat, Hallmark, dated May 8, 2017
- 3) Plat Boundary Survey, Hallmark, dated March 10, 2017
- 4) May 9, 2017 Planning Board Minutes

PRESENTATION: Yes

SUBDIVISION PLAT



Please Check Application Type:

Minor Subdivision (< 4 lots)

Subdivision (> 4 lots)

☐ Preliminary & Final Plat Submission

☐ Preliminary Plat Submission

☒ Final Plat Submission

Fee: \$2,000.00

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

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

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

Applicant Information

Name: 349 LLC
Address: PO Box 670
Pensacola, FL 32591
Phone: 850-516-2299
Fax: 850-434-8081
Email: fred.vigodsky@gmail.com

Owner Information (if different from applicant)

Name: _____
Address: _____
Phone: _____
Fax: _____
Email: _____

Property Information

Location/Address: 115 S E Street Pensacola, FL 32502

Subdivision Name: Hallmark Subdivision

of Parcels to be Subdivided: 1 Parcel ID #(s): 00-0S-00-9080-001-093

of Existing Lots: 0 # of Proposed Lots: 76 Total Acreage: 5.09

Legal Description: Please attach a full legal description from deed or survey

Type of Subdivision: ☒ Residential* ☐ Non-Residential
[*If residential, see reverse for open space requirement]

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

If yes, specify exact variance requested: _____

I, the undersigned applicant, understand that payment of these fees does not entitle me to approval of this plat and that no refund of these fees will be made. Also, I understand that any resubmissions based on non-compliance with City subdivision and/or development requirements will result in one-half (1/2) the initial application fee. I have reviewed a copy of the applicable zoning and subdivision requirements and understand that I must be present on the date of the Planning Board meeting.

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

Date

FOR OFFICE USE ONLY

Zone: C-3 District: 7

Date Received: _____ Case Number: _____

Application Fee: FP = \$3,400.00 Receipt #: _____

Open Space Requirement (acres or \$): \$19,000.00 Receipt #: _____

Planning Board Date: 5/9/2017 Recommendation: _____

Council Date: _____ Action: _____

Recording Date: _____ Map Bk/Pg: _____

***Sec. 12-8-6. SITES FOR PUBLIC USE.**

(B) Sites for park and recreation or open space. Each subdivision plat shall be reviewed by the planning and leisure services departments in order to assess the following: park and recreational or open space needs for the recreation service area within which the subdivision is located and for the city as a whole; and characteristics of the land to be subdivided for its capability to fulfill park, recreation or open space needs. Based on this review the city staff shall recommend one of the following options:

(1) Dedication of land for park, recreation or open space needs. The subdivider(s) or owner(s) shall dedicate to the city for park and recreation or open space purposes

at least five (5) percent of the gross area of the residential subdivision. In no case shall the aggregate acreage donated be less than one-quarter (1/4) acre.

(2) Payment of money to an escrow account for park, recreation or open space needs in lieu of dedication of land. The subdivider(s) or owner(s) shall pay unto the city such sum of money equal in value to five (5) percent of the gross area of the subdivision thereof, which sum shall be held in escrow and used by the city for the purpose of acquiring parks and developing playgrounds and shall be used for these purposes and no others. The aforementioned value shall be the value of the land subdivided without improvements and shall be determined jointly by the city manager and the subdivider. If the city manager and subdivider cannot agree on a land value, then the land value shall be established by arbitration. The city manager shall appoint a professional land appraiser, the subdivider shall appoint a professional land appraiser, and these two (2) shall appoint a third.

***Open Space Requirement (only applicable to residential subdivision)**

Sec. 12-8-6 requires (a) the dedication of 5% of the gross area for open space purposes, or (b) a fee in lieu of land dedication. Please calculate and check preferred method of meeting requirement:

(a) Total Land Area: 5.09 acres

5% for land dedication*: .25 acres

[*may not equal less than 1/4 acre]

(b) Value of land (Esc. Co. Tax Assessor) \$ 386,840

Fee in lieu of land dedication (5% of value) \$ 19,000

[Payable to the City of Pensacola; Due after plat approval, prior to receiving signatures]

Sec. 12-8-3. Procedure for subdivision approval.

(A) Procedure for subdivision requiring a plat.

(1) Approval of preliminary plat by the planning board.

(a) Any person desiring to divide land into three (3) or more lots shall first file with the planning board a preliminary plat of the subdivision prepared in accordance with the requirements of section 12-8-8.

(b) Accompanying the preliminary plat shall be a general location sketch map showing the relationship of the proposed subdivision to existing community facilities which serve or influence it. On such sketch map, the main traffic arteries, shopping centers, schools, parks, and playgrounds, principal places of employment and other principal features should be noted.

(c) Where the preliminary plat submitted covers only a part of the total contiguous property under the subdivider's ownership, a sketch of the prospective future street system of the unsubdivided part shall be required if not shown on a previously approved conceptual plan or plans for the entire property. The street system of the unplatted portion shall be planned to coordinate and connect with the street system of the platted portion.

(d) A master drainage plan at a scale not smaller than one inch equals two hundred (200) feet, shall be prepared. The master drainage plan shall be for the entire property and shall be reviewed by the city engineer in relation to the entire drainage basin. It is the specific intent of this requirement that rights-of-way and easements of all drainage improvements including but not limited to, retention ponds, ditches, culverts, channels, and the like required for the drainage of the site for both on-site and off-site improvements, shall be provided for the master drainage plan. Instruments shall be submitted fully executed in sufficient form for recording for all off-site drainage rights-of-way and easements not included on the final plat. These instruments shall be submitted with the final plat for recordation.

(e) Eleven (11) copies of the preliminary plat shall be submitted to The Community Development Department at least thirty (30) calendar days prior to the meeting at which it is to be considered.

(f) Prior to the examination of the preliminary plat, the planning board shall be furnished with reports from the city engineer, traffic engineer, energy services, Escambia County Utilities Authority, fire department, and the secretary to the planning board to the effect that said plat does or does not conform to the comprehensive plan, the provisions of this chapter, and with sound principles and practices of planning and engineering and with such other items that may affect the health, safety and welfare of the people.

(g) When, after examination, the planning board finds as fact that the aforementioned requirements have been met, the preliminary plat may be approved; however, such approval shall not constitute an approval of the final plat. If the preliminary plat is rejected, the planning board shall provide the applicant in writing a detailed list of reasons for rejection.

(2) Approval of final plat by the planning board and city council.

(a) The final plat shall conform substantially to the preliminary plat. The applicant shall submit only that portion of the approved preliminary plat which he proposes to record and develop. Such portion shall conform to all requirements of this chapter. Such final plat shall be submitted within one year (three hundred sixty-five (365) days) of the date of the approval of the preliminary plat. If more than one year has elapsed since the approval of the preliminary plat, the preliminary plat must be resubmitted to the planning board for their review and approval prior to submission of the final plat.

(b) Eleven (11) copies of the final plat shall be submitted to The Community Development Department at least thirty (30) calendar days prior to the meeting of the planning board at which it is to be considered. Before granting final approval of the plat, the planning board shall receive reports from the secretary to the planning board, the city engineer, the traffic engineer, energy services of Pensacola, the Escambia County Utilities Authority and the fire department.

(c) After approval by the planning board, the final plat shall be transmitted to the city council for approval. Approval of the plat shall be granted by the city council upon its finding that all the requirements of this chapter have been met.

(3) *Approval of a combined preliminary/final plat of a subdivision by the planning board and city council.* Subdivisions containing no more than four (4) lots fronting on an existing public street, right-of-way or an access easement, not involving any new street or road, or the extension of governmental facilities, or the creation of any public improvements, and not adversely affecting the remainder of the parcel or adjoining property, and not in conflict with any provision of this code or the comprehensive plan, may be reviewed and approved through an abbreviated procedure which provides for the submittal of both the preliminary and final plat concurrently. All design standards, plat information and recording requirements as set forth in this chapter shall be complied with when exercising the abbreviated minor subdivision procedure.

(B) *Procedure for division of land requiring a boundary survey.* A division of land into no more than two (2) lots fronting on an existing public street, or an access easement not involving any new street or road, or the extension of governmental facilities, or the creation of any public improvements, and not adversely affecting the remainder of the parcel or adjoining property, and not in conflict with any provision of this code or the comprehensive plan, may be reviewed and approved by the city engineer, city surveyor and city planner through an abbreviated procedure which provides for the submittal of a metes and bounds description and a legal boundary survey of the property.

(1) *Submission requirements.*

(a) Any person desiring to divide land into no more than two (2) lots shall first submit three (3) copies of a metes and bounds description and a legal boundary survey of the property (equal to that required by F.S. § 472.27, pertaining to minimum technical standards for surveys, and having a minimum of four (4) concrete permanent reference monuments set) to The Community Development Department. The boundary survey shall be drawn at a scale of one hundred (100) feet to the inch, or less, and shall depict all information required by section 12-8-8(a) through (j).

(b) If an access easement is required for the subdivision, this document shall be attached to each of the three (3) copies of the boundary survey.

(c) All stormwater drainage requirements set forth in this chapter shall be complied with when exercising this procedure.

(2) *Final approval.*

(a) The Community Development Department shall notify the applicant of the approval or disapproval of the subdivision boundary survey within nine (9) working days from submission.

(b) If the subdivision boundary survey is rejected The Community Development Department shall provide the applicant, in writing, a detailed list of reasons for rejection.

(c) Upon submission of the corrected subdivision boundary survey the Community Development Department shall notify the applicant of the approval or disapproval of the corrected boundary survey within nine (9) days. If the subdivision boundary survey is not approved, the minor subdivision must be resubmitted.

(d) After the survey has been approved by city staff fourteen (14) blueprints and one (1) mylar of the survey shall be filed with The Community Development Department. In addition, one (1) copy each of any applicable recorded access easements shall be filed with The Community Development Department.

(e) Furthermore, no building permit shall be issued until the survey has been approved by city staff and any accompanying documentation has been recorded.



REBOL-BATTLE & ASSOCIATES

Civil Engineers and Surveyors

TRANSMITTAL

To:	Brandi Deese	Date:	April 18, 2017
Company:	Planning Services Division City of Pensacola	Job #:	2016.187
Address:	PO Box 12910		
	Pensacola, FL 32521	Re:	Hallmark Subdivision
From:	Jeremy King, P.E.		

The following items are: ☒ Attached or ☐ under separate cover:

- | | | | | |
|---|--|---|---|---|
| ☐ Shop Drawings | ☐ Prints/copies | ☐ Photos | ☐ Mylars | ☐ Disks |
| ☐ Address change | ☐ Change order | ☐ Specifications | ☐ Meeting duration | ☐ Cost estimates |
| ☐ Samples | ☐ VE Report | ☐ Reports | ☐ Contracts | ☒ Plans |
| ☐ Submittals | ☐ Letters | ☒ Other | | |

Submittal No	Copies	Description
1	1	Check in the amount of \$3,400.00 made payable to the City of Pensacola for the Final Plat review fee
2	11	Signed and Sealed Preliminary Plat
3	1	1 CD containing an electronic copy of the plat
4	1	Signed Preliminary Plat Application

Remarks: None

These are transmitted as checked below:

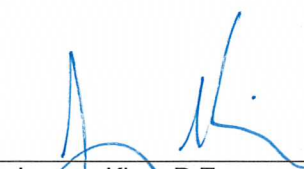
- | | | |
|---|---|--|
| ☐ For approval | ☐ As requested | ☐ Return of loaned prints |
| ☒ For review & comments | ☐ Make corrections noted | ☐ Return corrected prints |
| ☐ For your use | ☐ Amend & resubmit | ☐ Resubmit for review |
| ☐ No exceptions taken | ☐ Rejected – see remarks | ☐ Submit for distribution |
| ☐ For bids due | ☐ Other | |

They were sent by:

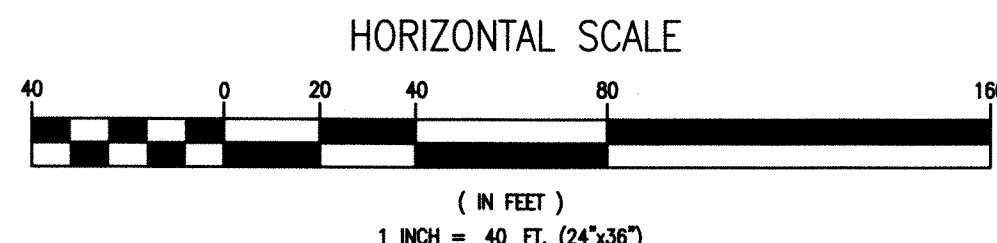
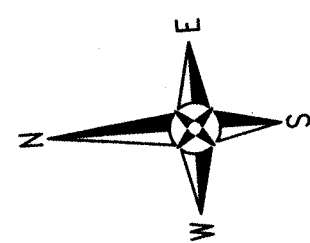
- | | | | | |
|---|----------------------------------|------------------------------------|---------------------------------|--------------------------------|
| ☒ Hand Delivery | ☐ US Mail | ☐ FedEx/UPS | ☐ Pickup | ☐ Other |
|---|----------------------------------|------------------------------------|---------------------------------|--------------------------------|

Copy to: File

Signed:


Jeremy King, P.E.

If enclosures are not as noted, please notify us at once



PREPARED BY



REBOL-BATTLE & ASSOCIATES
Civil Engineers and Surveyors

2301 N. Ninth Avenue, Suite 300
Pensacola, Florida 32503
Telephone 850.438.0400
Fax 850.438.0448
EB 00008657 LB7916

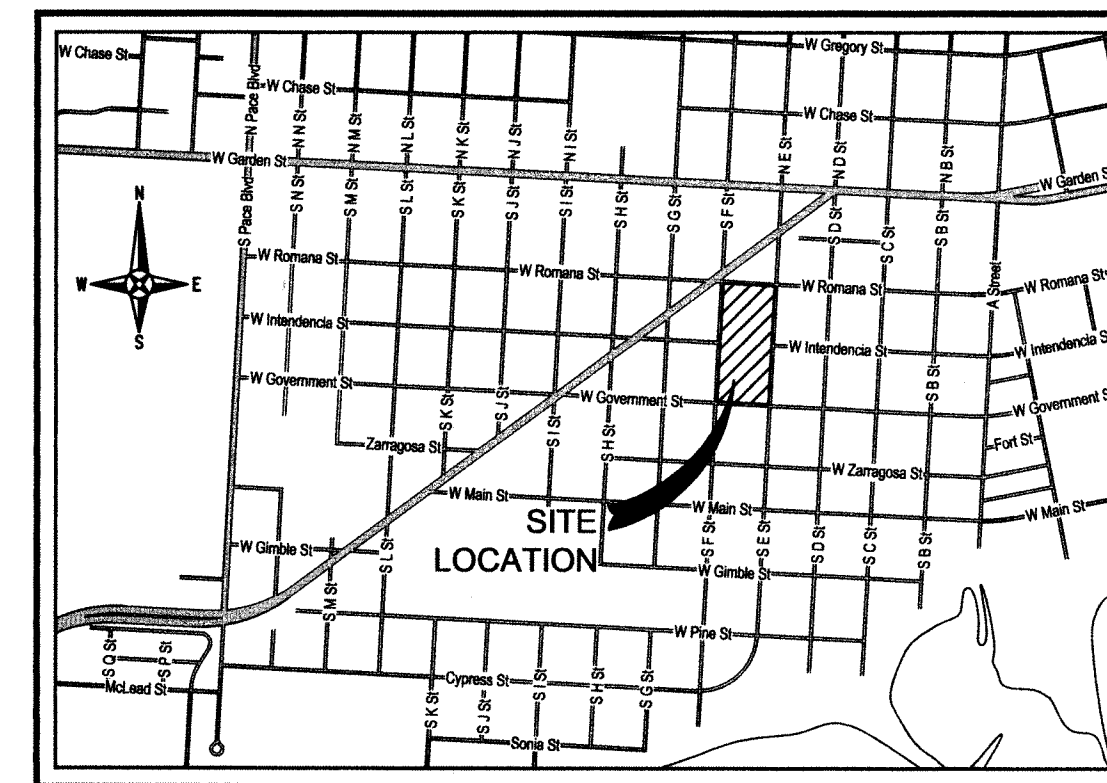
OWNER AND DEVELOPER
349 LLC
PO BOX 670
PENSACOLA, FLORIDA 32591

CIVIL ENGINEER
JEREMY R. KING, P.E.
PROFESSIONAL SURVEYOR AND MAPPER
MARK A. NORRIS, P.S.M.

SITE INFORMATION

PROPERTY ZONING: C-3
FUTURE LAND USE: C
PROPERTY REFERENCE NO'S: 00-05-00-0080-001-093
PROPERTY AREA: 5.09± ACRES
FLOOD MAP: FLOOD ZONE "X", MAP 12033C03906
DATE 09-29-06
REQUIRED BUILDING SETBACKS C-3:
FRONT YARD - 0 FT.
SIDE YARD - 0 FT.
REAR YARD - 0 FT.
DENSITY: 14.93 UNITS PER ACRE
MAX. BUILDING HEIGHT: 100 FT.
No. OF PROPOSED LOTS: 76

FINAL PLAT OF
HALLMARK SUBDIVISION
A RE-SUBDIVISION OF BLOCK 93, BLOCK 112 AND THAT PORTION
OF THE VACATED WEST INTENDENCIA STREET RIGHT-OF-WAY
BETWEEN SAID BLOCKS, MAXENT TRACT, CITY OF PENSACOLA,
ACCORDING TO THE MAP OF SAID CITY COPYRIGHTED BY THOS.
C. WATSON IN 1906, A PORTION OF SECTION 42, TOWNSHIP 2
SOUTH, RANGE 30 WEST, CITY OF PENSACOLA
ESCAMBIA COUNTY, FLORIDA
MAY 2017



VICINITY MAP
SCALE: 1" = 1000'

DEDICATION:

KNOW ALL MEN BY THESE PRESENTS THAT 349 LLC, OWNERS OF THE LAND HEREIN DESCRIBED AND PLATTED HEREIN KNOWN AS HALLMARK SUBDIVISION, HEREBY AUTHORIZE AND REQUEST THE FILING OF THIS PLAT IN THE PUBLIC RECORDS OF ESCAMBIA COUNTY, FLORIDA.

RESERVATION:

RESERVING UNTO THE HALLMARK TOWNHOME OWNERS ASSOCIATION, INC., ITS SUCCESSORS AND ASSIGNS, 15' WIDE PRIVATE DRAINAGE EASEMENT FOR PURPOSES OF OPERATION AND MAINTENANCE.

IN WITNESS WHEREOF, 349 LLC, A FLORIDA LIMITED LIABILITY COMPANY, QUALIFIED TO DO BUSINESS IN THE STATE OF FLORIDA HAS CAUSED THESE PRESENTS TO BE MADE AND SIGNED IN ITS NAME BY ITS AUTHORIZED AGENT.

WITNESSES
OWNER
SIGNATURE
FRED WIGODSKY

PRINT

SIGNATURE

PRINT

STATE OF FLORIDA, COUNTY OF ESCAMBIA:

BEFORE THE SUBSCRIBER PERSONALLY APPEARED, I, THE SUBSCRIBER, KNOWN TO ME TO BE THE INDIVIDUALS DESCRIBED HEREIN AND WHO EXECUTED THE FOREGOING INSTRUMENT AND ACKNOWLEDGED THAT THEY EXECUTED THE SAME FOR THE USES AND PURPOSES HEREIN SET FORTH. THEY ARE PERSONALLY KNOWN TO ME AND THEY DID NOT TAKE AN OATH. GIVEN UNDER MY HAND AND OFFICIAL SEAL THIS 15th DAY OF MAY, 2017.

MY COMMISSION EXPIRES: _____
NOTARY PUBLIC, STATE OF FLORIDA MY COMMISSION NUMBER: _____

CERTIFICATE OF ATTORNEY:

I, AS MEMBER OF THE FLORIDA BAR ASSOCIATION, AND ON BEHALF OF THE OWNER HEREBY CERTIFY THAT I HAVE EXAMINED THE PLAT HEREIN AND THE ACCOMPANYING DOCUMENTS AND HAVE FOUND THEM TO BE IN PROPER LEGAL FORM AND TO MEET ALL THE REQUIREMENTS OF THE FLORIDA PLAT ACT AND THE ESCAMBIA COUNTY LAND DEVELOPMENT CODE, AS AMENDED. SIGNED THIS 15th DAY OF MAY, 2017.

PRINT ATTORNEY

SIGN ATTORNEY

CERTIFICATE OF COUNTY CLERK:

I, PAM CHILDERS, CLERK OF COURTS OF ESCAMBIA COUNTY, FLORIDA HEREBY CERTIFY THAT THIS PLAT COMPLIES WITH ALL THE REQUIREMENTS OF THE PLAT ACT CHAPTER 177, FLORIDA STATUTES AND THE SAME WAS RECORDED ON THE 15th DAY OF MAY, 2017 IN PLAT BOOK _____ AT PAGE _____ OF THE PUBLIC RECORDS OF SAID COUNTY.

PAM CHILDERS, CLERK OF COURTS
ESCAMBIA COUNTY, FLORIDA SEAL

CITY COUNCIL CERTIFICATE:

I, ERICKA L. BURNETT, CITY CLERK OF THE CITY OF PENSACOLA, FLORIDA, HEREBY CERTIFY THAT THIS PLAT WAS PRESENTED TO THE CITY COUNCIL OF SAID CITY AT ITS MEETING HELD ON THE 15th DAY OF MAY, 2017, AND WAS APPROVED BY SAID COUNCIL.

ERICKA L. BURNETT
CITY CLERK OF THE CITY OF PENSACOLA

CITY OF PENSACOLA PROFESSIONAL SURVEYOR AND MAPPER STATEMENT:

THIS PLAT HAS BEEN REVIEWED FOR CONFORMITY TO CHAPTER 177, FLORIDA STATUTES, BY THE UNDERSIGNED PROFESSIONAL SURVEYOR AND MAPPER FOR THE CITY OF PENSACOLA.

ROB L. WORKING
PROFESSIONAL SURVEYOR & MAPPER
LICENSE NO. 5878

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

SURVEYOR'S CERTIFICATE:

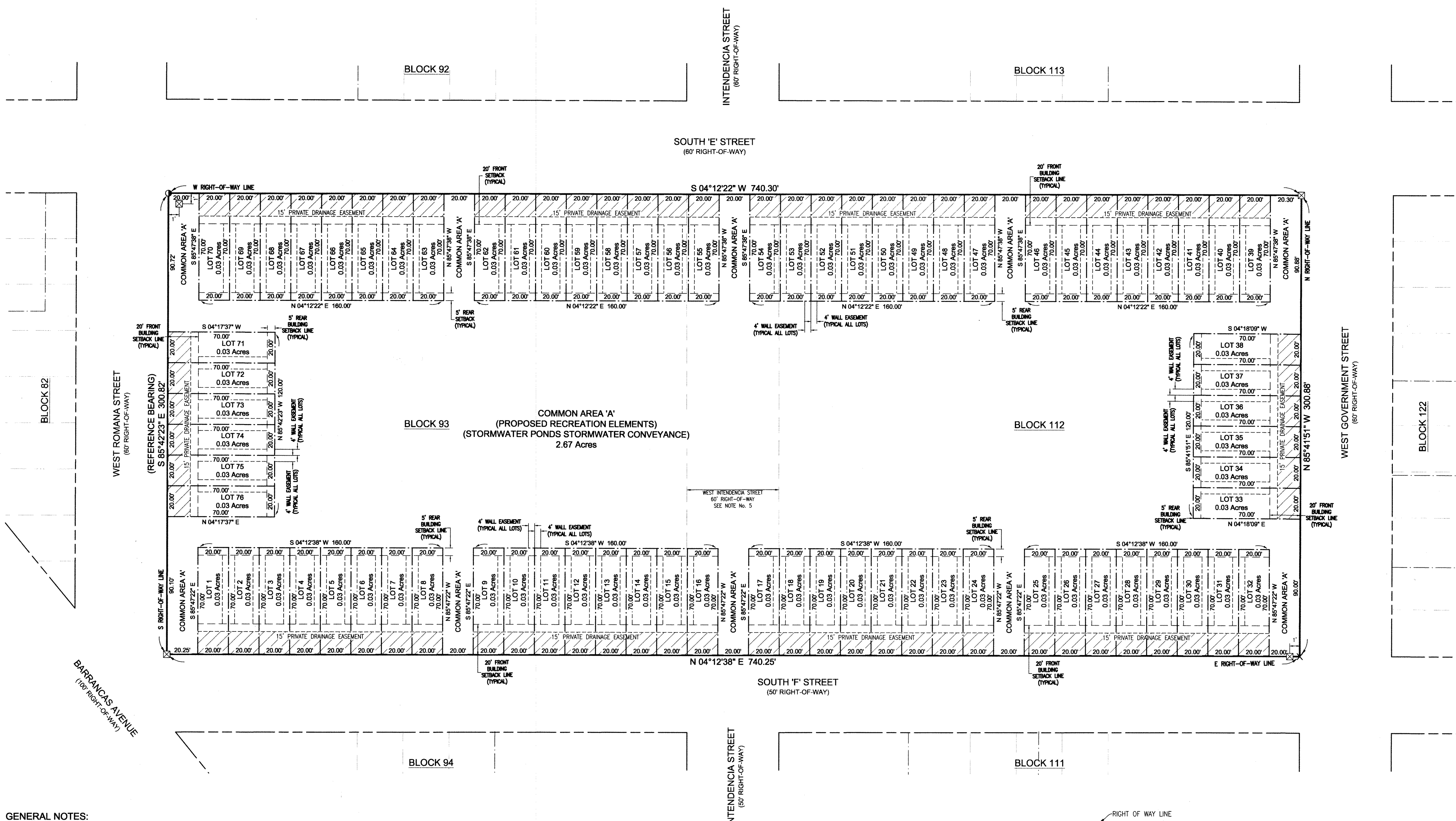
THE UNDERSIGNED HEREBY CERTIFIES THAT THIS PLAT IS A TRUE AND CORRECT REPRESENTATION OF THE LAND DESCRIBED HEREIN, THAT SAID LAND HAS BEEN SUBDIVIDED AS INDICATED, THAT PERMANENT REFERENCE MONUMENTS (P.R.M.) HAVE BEEN PLACED AS INDICATED, THAT THE SURVEY WAS MADE UNDER MY RESPONSIBLE DIRECTION AND SUPERVISION AND THAT THE SURVEY DATA COMPLES WITH ALL REQUIREMENTS OF THE PLAT ACT CHAPTER 177.011-177.151 FLORIDA STATUTES, AND THE STANDARDS OF PRACTICE AS SET FORTH BY THE FLORIDA BOARD OF PROFESSIONAL LAND SURVEYORS IN CHAPTER 61617-6, FLORIDA ADMINISTRATION CODE, SIGNED ON THE 15th DAY OF MAY, 2017.

MARK NORRIS, P.S.M.
PROFESSIONAL SURVEYOR & MAPPER
LICENSE NO. 6211, LB 7916
REBOL-BATTLE & ASSOCIATES, LLC
2301 N. 9TH AVENUE, SUITE 300
PENSACOLA, FL 32503

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

RESTRICTIVE COVENANTS FILED IN OFFICIAL RECORDS BOOK _____, PAGE _____.

PLAT BOOK _____, PAGE _____.

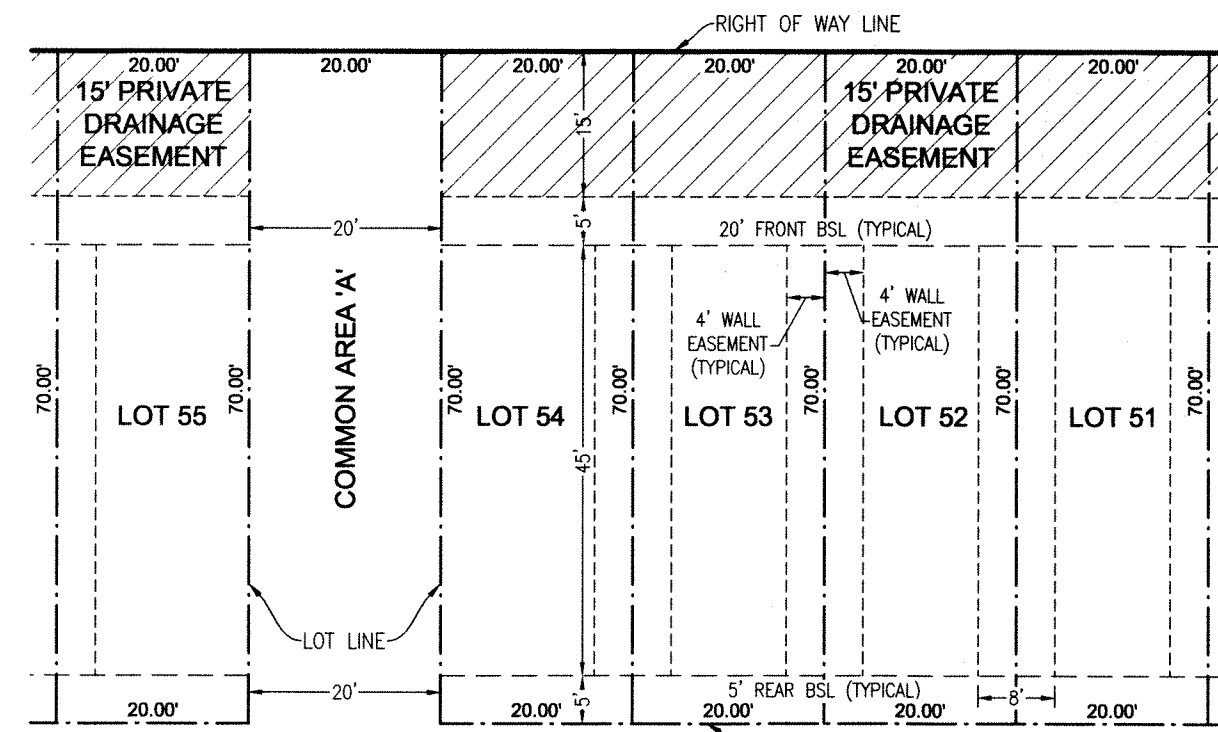


GENERAL NOTES:

- NORTH AND THE SURVEY DATUM SHOWN HEREON IS BASED ON THE BEARING OF S 85°42'23" E ALONG THE NORTH LINE OF BLOCK 93 BASED ON THE FLORIDA STATE PLANE COORDINATE SYSTEM (FLORIDA NORTH ZONE), NORTH AMERICAN DATUM OF 1983 (NAD83)-(2011)-(EPOCH 2010.0000) AND WERE DERIVED UTILIZING A GLOBAL POSITIONING SYSTEM (GPS) TOPCON HIPER II GEODETIC DUAL FREQUENCY RECEIVER. THE RECEIVER WAS UTILIZED IN A REAL-TIME KINEMATIC (RTK) MODE UTILIZING THE FLORIDA DEPARTMENT OF TRANSPORTATION FLORIDA PERMANENT REFERENCE NETWORK (FPRN), FLORIDA'S GLOBAL NAVIGATION SATELLITE SYSTEM (GNSS) REFERENCE STATION NETWORK; A PREVIOUS SURVEY OF GOVERNMENT STREET BY THIS FIRM, PROJECT NO. 2014.038, DATED 4-19-2014, A COPY OF THE "MAP OF PENSACOLA, FLA., PUBLISHED BY THOS. C. WATSON & CO., COPYRIGHTED IN 1906 AS RECORDED IN DEED BOOK 126, AT PAGE 400 OF THE PUBLIC RECORDS OF ESCAMBIA COUNTY, FLORIDA; DEEDS OF RECORD AND EXISTING FIELD MONUMENTATION.
- ALL LOT CORNERS, PERMANENT REFERENCE MONUMENTS AND PERMANENT CONTROL POINTS WILL BE PLACED IN ACCORDANCE WITH THE PROVISIONS OF THE FLORIDA PLAT ACT, CHAPTER 177, SECTIONS 177.011 - 177.151.
- MEASUREMENTS AS SHOWN HEREON WERE MADE TO UNITED STATES STANDARDS AND ARE EXPRESSED IN DECIMAL OF FEET.
- A TITLE SEARCH WAS PERFORMED BY ALLIANT NATIONAL TITLE INSURANCE COMPANY, FILE NO. FL2010-1811894, WITH AN EFFECTIVE DATE OF NOVEMBER 06, 2016 AT 06:00 AM, AND PROVIDED TO THIS FIRM FOR THE SUBJECT PROPERTY.
- INTENDENCIA STREET WAS VACATED BY ORDINANCE NO. 35-49, "AN ORDINANCE VACATING AND ABANDONING INTENDENCIA STREET BETWEEN 'E' AND 'F' STREETS IN THE CITY OF PENSACOLA FOR THE USE OF A PUBLIC SCHOOL," DATED AUGUST 9, 1949.
- IT IS THE OPINION OF THE UNDERSIGNED SURVEYOR & MAPPER THAT THE PARCEL OF LAND SHOWN HEREON IS IN ZONE "X", AREAS DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOODPLAIN, BASED ON THE FEDERAL EMERGENCY MANAGEMENT AGENCY FLOOD INSURANCE RATE MAP FOR ESCAMBIA COUNTY, FLORIDA, COMMUNITY PANEL NUMBER 12033C03906, EFFECTIVE DATE OF SEPTEMBER 29, 2006.
- GRAPHIC SYMBOLISM FOR FEATURES SUCH AS MONUMENTATION, FENCES, TREE LINES, UTILITIES ETCETERA MAY BE EXAGGERATED IN SIZE FOR CLARITY PURPOSES. DIMENSIONS TO EXAGGERATED FEATURES WILL SUPERSEDE SCALED MEASUREMENTS.
- THIS PLAT, AS RECORDED IN ITS GRAPHIC FORM, IS THE OFFICIAL DEPICTION OF THE SUBDIVIDED LANDS DESCRIBED HEREIN AND WILL IN NO CIRCUMSTANCES BE SUPPLANTED IN AUTHORITY BY ANY OTHER GRAPHIC OR DIGITAL FORM OF THE PLAT. THERE MAY BE ADDITIONAL RESTRICTIONS THAT ARE NOT RECORDED ON THIS PLAT THAT MAY BE FOUND IN THE PUBLIC RECORDS OF ESCAMBIA COUNTY, FLORIDA.
- COMMON AREA 'A' IS TO BE USED FOR RECREATIONAL AND STORMWATER MANAGEMENT FACILITIES PURPOSES INCLUDING BUT NOT LIMITED TO: SWIMMING POOLS, PLAYGROUNDS, WALKING PATHS, SPORTS FIELDS, PARKS, STORMWATER PONDS, STORMWATER STRUCTURES, STORMWATER PIPING AND ANY OTHER RECREATIONAL ACTIVITY OR STRUCTURE COMMONLY ASSOCIATED WITH A RECREATIONAL AREA.

DESCRIPTION:

ALL OF BLOCK 93 (LOTS 1 THROUGH 26), AND ALL OF BLOCK 112 (LOTS 1 THROUGH 26), MAXENT TRACT, CITY OF PENSACOLA, ESCAMBIA COUNTY, FLORIDA, AND THAT PORTION OF INTENDENCIA STREET AS VACATED BY CITY OF PENSACOLA ORDINANCE NO. 35-49, ACCORDING TO THE MAP OF SAID CITY COPYRIGHTED BY THOMAS C. WATSON IN 1906.



TYPICAL LOT DETAIL
N.T.S.



PLANNING SERVICES

THE UPSIDE *of* FLORIDA

MINUTES OF THE PLANNING BOARD

May 9, 2017

MEMBERS PRESENT: Paul Ritz-Chairman, Danny Grundhoefer, Jared Moore, Kurt Larson, Kyle Owens, Nathan Monk

MEMBERS ABSENT: Nina Campbell

STAFF PRESENT: Brandi Deese, Assistant Planning Services Administrator, Leslie Statler, Planner

OTHERS PRESENT: David Del Gallo, Rob Working, Jimmy E. Jones, J. M. Novota, Tom Paux, Alexis Bolin, Victoria D'Angelo, Christian Wagley, Robert Rick, James Holden, Jeff Helms, Jason Rebol, Robert Rice, Mandy Bills

AGENDA:

- Quorum/Call to Order
- Approval of Meeting Minutes from April 11, 2017
- Request to Rezone 1103 N. 15th Avenue & 1400 Blk E. Gonzalez from SSD to R-1AA
- Request for Final Plat Approval for Hallmark Subdivision
- Request for Preliminary & Final Plat Approval for La Feliciana Subdivision
- Request for Aesthetic Approval of 700 Block of Commendancia Street - Ferry Landing Project
- Request for Variance for Signage at 350 W. Cedar Street (Community Maritime Park)
- Request for Aesthetic Approval of Signage at 350 W. Cedar Street (Community Maritime Park)
- Open Forum
- Adjournment

Call to Order / Quorum Present

Chairman Ritz called the meeting to order at 2:02 pm with a quorum present. He gave instructions to the audience on the rules and procedures of the Board.

Approval of Meeting Minutes

Mr. Larson made a motion to approve the April 11, 2017 minutes, seconded by Mr. Moore, and it carried unanimously.

Request to Rezone 1103 N. 15th Avenue & 1400 Blk E. Gonzalez from SSD to R-1AA

David Del Gallo is requesting to rezone the property located at 1103 N 15th Avenue & in the 1400 Blk of E. Gonzalez Street from Site Specific Development (SSD) to One & Two Family (R-1AA). The current Future Land Use Map designation of MDR (Medium Density Residential) remains unchanged; it supports this rezoning and would accommodate development consistent with the surrounding neighborhood. The property identified as 1103 N 15th Avenue is currently developed as "Carlieanna Garden Apartments", a multi-family residential development and will remain as such. The applicant intends to develop the vacant lot identified within the 1400 Blk of E Gonzalez Street residentially according to the R-1AA standards.

Chairman Ritz advised that being a neighbor a block or so away, he had no issues with the change in zoning.

EVERYTHING THAT'S GREAT ABOUT FLORIDA IS BETTER IN PENSACOLA.

222 West Main Street Pensacola, FL 32502 / T: 850.435.1670 / F: 850.595.1143 / www.cityofpensacola.com

He pointed out that he was notified through the mail of the rezoning request and could attest that the system for notification did function in this case. He was aware of the vacant lot and would appreciate something residential at that location.

Mr. Del Gallo stated the project would be constructed as either single family or duplex conforming to the East Hill character. **Mr. Grundhoefer made a motion to approve, seconded by Mr. Moore, and it carried unanimously.**

Request for Final Plat Approval for Hallmark Subdivision

349 LLC has submitted a request for Final Plat approval for "Hallmark" subdivision. The proposed development, identified as 115 South E Street, is a 5.09 acre parcel bounded by W. Romana Street on the north, South "E" Street on the east, W. Government Street on the south, and South "F" Street on the west. The site is the location of the former Hallmark Elementary School.

The Preliminary Plat was granted approval by this Board in March 2017. The proposed Final Plat is consistent with the approved Preliminary Plat which contained 76 lots measuring 20 feet in width. This development is located within the C-3 zoning district, which has a maximum density of 35 dwelling units per acre. The proposed development complies with this standard. Additionally, the provisions of the district eliminate the building setbacks, allowing for zero-lot lines on all sides. The minimum parking required for townhouse developments is 2 parking spaces per unit; the developer intends to meet this requirement with a garage and driveway space. The developer has opted to pay into the park escrow in lieu of dedicating a park within the project.

Jason Rebol stated a few comments on the project had been addressed, but it was mostly the same presentation. The concerns from ECUA regarding an easement had been addressed with only service meters located on the property. Mr. Rebol advised that access to the back area would be private for the residents and would be an open park area. He stated the parking would be garage, driveway or across the street in the right-of-way. Mr. Grundhoefer questioned front garages, and Ms. Deese stated the Board had no aesthetic review since there was no overlay district requiring Board approval, and the plat process was separate from those issues.

Christian Wagley pointed out great cities were investing in walkability as part of their infrastructure. He stated the front loading of garages on townhomes are rated the lowest for visual appeal; it translates into a street where people will not want to walk. He explained we need the density downtown, and if we get the parking in the rear, bringing the buildings forward, this would be an immensely better project. He indicated hopefully there would be some changes to the Code in the future.

Chairman Ritz pointed out the laws presently in place do not call for aesthetics in the requirements, and the Board could only review the plat. Mr. Grundhoefer had expressed the same sentiment at the last review and asked if there was a push to have this citywide. He questioned whether we should push to have more districts in the downtown historic areas or sensitive areas where there is development that the Board should be controlling? Mr. Wagley stated it would probably not be citywide, and maybe the determining factor would be parcel size. He advised there was an epidemic with cars blocking sidewalks, and enforcement would only come through design. He suggested a broader ordinance covering several issues.

Ms. Bolin, a real estate agent, advised she would have loved for Mc Donald's and Krispy Kreme to fit aesthetically in to the surrounding historical district.

She asked that the Board consider when projects come before it, require the project to fit in with the surroundings. With some of these issues beyond the scope of the Board, **Mr. Moore made a motion to approve, seconded by Mr. Larson. The motion carried with Mr. Grundhoefer dissenting.**

Request for Preliminary & Final Plat Approval for La Feliciana Subdivision

D12 Capital has submitted a request for Minor Subdivision approval for "La Feliciana"; this request includes both the Preliminary Plat and the Final Plat for the development. The proposed development, identified as 520 W. Intendencia Street, is a 0.258-acre parcel on the northeast corner of the intersection of S. Donelson Street with W. Intendencia St. The site is currently vacant and has been for at least a decade.

The proposed subdivision consists of 4 lots which measure 31 feet in width. This development is located within the C-3 zoning district and within the Dense Business District. The maximum allowable density is 135 dwelling units per acre. The applicant's intent is to develop single family residences on the lots and has significantly reduced the density allowed. Additionally, the provisions of the district eliminate the building setbacks, allowing for zero-lot lines on all sides. Both the Preliminary Plat and Final Plat have been routed thru the various City departments and outside agencies for review and comments. The City Engineering division has provided surveying comments for *both* Plat submittals. Given the overall size of the development area and the minimum area required for park dedication, the developer will pay into the park escrow in lieu of dedicating a park.

Ms. Deese indicated simultaneous approval of the preliminary and final plat was allowed by the LDC if the project was four lots or less.

Mr. Working, a land surveyor, addressed the Board. He advised this project was very much in character with the surrounding developments. He indicated corrections on the PDF had been made. Mr.

Grundhoefer asked the result if the developer did not pay into the city park fund. Ms. Deese explained they would be required to provide a quarter acre minimum. **With no other discussion, Mr. Moore made a motion to approve, seconded by Mr. Larson, and it carried unanimously.**

Request for Preliminary Site Plan Approval of 700 Block of Commendancia Street - Ferry Landing Project

In full disclosure, Chairman Ritz indicated the project was being designed by his employer, and he would not participate in the discussion or voting, but would remain as Chair to maintain order.

Mr. Helms with Atkins addressed the Board and stated his firm was designing the water side and civil site, with Bullock-Tice performing the vertical construction design. Mr. Rice with Bullock-Tice discussed the land side of the two-phase project, with the left side being the ticketing office and bathrooms, and the right or east side being a concession building. Because of the flood plain, the elevations were raised. Equipment would be screened with some mechanical equipment on the roof. A shelter at the water's edge would be provided for embarking and disembarking from the ferry.

Mr. Grundhoefer questioned the type of wood material. Mr. Rice advised they were considering natural wood slab for the screened enclosures. Mr. Monk explained some sort of synthetic material which looks and feels authentic would hold up better because of the location to water and high tourism traffic. Mr. Rice stated they designed a louvered system to let the light in for the canopy on the water's edge and the canopy above the ticket office, so some areas are not necessarily a rain shelter but a sun shelter. Mr. Grundhoefer did not have a problem with the design fitting into the historic district.

Mr. Monk was concerned with the look in ten to fifteen years. Mr. Grundhoefer stated it appeared to be a high maintenance building and suggested using more permanent materials such as precast concrete which could be pressure washed instead of painted. The maintenance of the wood would also be a concern down the road.

Mr. Rice stated an item they did address was the tongue in groove deck under the standing seam roof which is fairly durable. The columns are steel painted with high performance coatings. Everything from the deck down would be cast in place concrete with the stairs and the ramp. The exterior is an EFIS system with durable products. He did agree the natural wood should be addressed.

He also clarified the funding was from Natural Resource Damage Assessment.

Ms. Deese clarified that this item was preliminary site plan review and part of the development plan requirement since it is new construction within the district. She indicated the applicant had some issues to address with variances and right-of-way vacations before the final Board review.

Ms. Bolin questioned why the materials were not brick to avoid high maintenance, but if they must use wood, it should be hardie wood for low maintenance.

Mr. Larson questioned the signage, and Ms. Deese explained that the signage could go through an abbreviated review process or it could be included in the final package. Mr. Rice advised the signage would be backlit and be located at the top of the left side. Mr. Larson advised they had been trying not to have backlit signage near the waterfront or anything projecting out to the street. Mr. Rice stated the light would be contained in the lettering and not projecting to the street. **Mr. Monk then made a motion to approve, seconded by Mr. Owens. Mr. Grundhoefer suggested consideration be made for more permanent materials with low maintenance. Chairman Ritz requested the suggestion by Mr. Grundhoefer be incorporated into the motion as an amendment; it was agreed to by Mr. Monk and Mr. Owens. The motion then carried unanimously.**

Request for Variance for Signage at 350 W. Cedar Street (Community Maritime Park)

The Community Maritime Park, represented by Kelly Wieczorek, is seeking a Variance to increase the maximum allowable freestanding signage. The Variance request is to increase the allowable freestanding signage from 50 sf to 280 sf. This property lies within the WRD, Waterfront Redevelopment District, and is subject to the specific sign regulations outlined within Sec 12-2-12(C) (4). Within the district, the regulations for freestanding signage allow a maximum of 50 sf per sign face, regardless of the number of establishments being served by the signage. The applicant is seeking to increase the freestanding sign face area to identify the entire development as a whole with the understanding that the individual buildings within the Park can have attached wall signage unique to their establishment. Additionally, the proposed signage is to be set further away from the right-of-way on the southern bank of the water feature/retention pond.

Ms. Wieczorek pointed out the preliminary design, which resembled a billboard, was presented to this Board previously. Because of the opposition, the signage was revised from 50 sf to 280 sf. to designate the entire park. Letters of support were included in the Board packages. One suggestion was to consider landscaping at the rear of the sign so offices would not be directly viewing the back of the signage. She clarified the overall size was the same as the rendering. Chairman Ritz explained the application included supporting information identifying the park and not individual businesses and also honored Vince Whibbs, Sr. Chairman Ritz pointed out in order to see the sign from the street, the size was an appropriate approach, and the variance responses to the rationale were appropriate. Ms. Wieczorek advised the font was changed to Non-Serif which was cleaner to read. The Vince Whibbs lettering would be mounted to a beam at the top of the Maritime Park lettering. The colors for the Maritime Park logo will be replicated, and explained the logo would be reverse channel with ground lighting for the remainder of the sign.

Mr. Grundhoefer explained the split face block would be high maintenance. Ms. Wieczorek agreed they could use a coating or a lighter brick.

Ms. Bolin advised she was a member of the CMPA. She stated because this is a city park, the variance is necessary. A sign is needed to delineate the park for visitors and residents alike and asked for Board approval. She pointed out the park was the only one in this area to win an award, being recognized nationwide in various magazines. She asked for the signage to identify the park with the playground and not just an office or ball park.

Mr. Jones is also a member of the CMPA and stated they need a sign large enough to tell others there is a park at this location and to identify it as the Vince Whibbs, Sr. Maritime Park.

Mr. Paux explained that the letter style would be better in Non-Serif font.

Mr. Grundhoefer approved of the sign but did not like the landscaping behind it; he explained landscaping would ruin the simplicity. Ms. Wieczorek advised the sign would be moved down the slope which would help with the visibility to the offices.

Chairman Ritz stated the first item to approve would be the variance. **Mr. Grundhoefer made a motion to approve the variance, seconded by Mr. Owens. The motion carried unanimously.**

Request for Aesthetic Approval of Signage at 350 W. Cedar Street (Community Maritime Park)

Ms. Wieczorek indicated the materials would be very low maintenance. There would be a small base to protect the sign letters from lawn maintenance. **Mr. Monk stated we should have had a sign five years ago and made a motion to approve, seconded by Mr. Larson.** Ms. Deese asked for a clarification of approval as submitted or with other materials. Chairman Ritz explained there was an option to have the materials as a part of the motion. **Mr. Grundhoefer amended the motion to suggest it be brick or precast material of a permanent nature that does not require ongoing maintenance. Mr. Monk and Mr. Larson agreed with the amendment.** Ms. Wieczorek stated they would price the materials. **The motion then carried unanimously.**

Open Forum - None

Adjournment – With no further business, Chairman Ritz adjourned the meeting at 3:26 pm.

Respectfully Submitted,

A handwritten signature in black ink, appearing to read 'BCD', with a long horizontal flourish extending to the right.

Brandi C. Deese
Secretary to the Board



City of Pensacola

222 West Main Street
Pensacola, FL 32502

Memorandum

File #: 24-17

City Council

6/8/2017

LEGISLATIVE ACTION ITEM

SPONSOR: City Council Member Sherri F. Myers

SUBJECT:

PROPOSED ORDINANCE NO. 24-17 - REPEALING SECTION 8-1-28 - REGULATION OF CONDUCT IN THE DOWNTOWN VISITORS' DISTRICT

RECOMMENDATION:

That City Council approve Proposed Ordinance No. 24-17, repealing Section 8-1-28 of the City Code on First Reading.

AN ORDINANCE REPEALING SECTION 8-1-28 OF THE CODE OF THE CITY OF PENSACOLA, FLORIDA, REGULATION OF CONDUCT IN THE DOWNTOWN VISITORS' DISTRICT; PROVIDING FOR SEVERABILITY; REPEALING CLAUSE; PROVIDING AN EFFECTIVE DATE

HEARING REQUIRED: No Hearing Required

SUMMARY:

On May 11, 2017 City Council created Section 8-1-28 - Regulation of Conduct in the Downtown Visitors' District, of the City Code. There exists a question as to the constitutionality of this section. A lawsuit has been filed against the City of Pensacola challenging the constitutionality of the ordinance. The defense of the ordinance will probably cost the taxpayers hundreds of thousands of dollars in outside legal fees. The risk of not prevailing in court is extremely high. Unnecessary and useless fees should be used to fund programs to end homelessness and poverty.

PRIOR ACTION:

May 11, 2017 - City Council adopted Ordinance No. 09-17 creating Section 8-1-28 of the City Code

FUNDING:

N/A

FINANCIAL IMPACT:

None

STAFF CONTACT:

Don Kraher, Council Executive

ATTACHMENTS:

- 1) Proposed Ordinance 24-17 - Repealing Section 8-1-28 - Regulation of Conduct in the Downtown Visitors' District

PRESENTATION: No

PROPOSED
ORDINANCE NO. 24-17

ORDINANCE NO. _____

AN ORDINANCE REPEALING SECTION 8-1-28 OF THE CODE OF THE CITY OF PENSACOLA FLORIDA; REGULATION OF CONDUCT IN THE DOWNTOWN VISITORS' DISTRICT; PROVIDING FOR SEVERABILITY; REPEALING CLAUSE; AND PROVIDING AN EFFECTIVE DATE.

BE IT ORDAINED BY THE CITY OF PENSACOLA, FLORIDA:

SECTION 1. Section 8-1-28 of the Code of the City of Pensacola, Florida, is hereby repealed in its entirety.

~~SECTION 1. Section 8-1-28 of the Code of the City of Pensacola, Florida, is hereby created to read:~~

~~Sec. 8-1-28. Regulation of Conduct In The Downtown Visitors' District.~~

~~(1) Legislative Findings. The City Council of the City of Pensacola hereby makes the following legislative findings and declares them to be true and accurate:~~

- ~~a. The City of Pensacola has substantial governmental interests in promoting and protecting tourism, encouraging the expansion of the City's economic base by attracting and maintaining new investments, creating an attractive infrastructure that encourages quality development and protecting the City's economy.~~
- ~~b. The Downtown Visitors' District (defined herein) is located within a geographical area of unique historic and business districts in the City of Pensacola which are nationally and internationally recognized as premier tourist designations.~~
- ~~c. Tourism is one of Florida's most important economic industries and the City of Pensacola is one of the preeminent tourist destinations in the Florida Panhandle.~~
- ~~d. Over the last 20 years, public and private investment in the Downtown Visitors' District has resulted in the redevelopment and revitalization of the core downtown business district comprised of a multitude of dining and entertainment venues that include restaurants, sidewalk cafes and nightclubs, theaters, museums, cultural centers, City parks and retail establishments where residents, visitors and tourists visit, shop, dine, and attend area events.~~
- ~~e. The City of Pensacola has a significant governmental interest in providing its residents, visitors, and tourists with a pleasant, enjoyable, and safe environment free of nuisance activity.~~
- ~~f. Panhandling activities impede public use of the sidewalks and public rights-of-way, and adversely impact tourism in the revitalized Downtown Visitor's District. As well,~~

~~these activities threaten the economic vitality as well as the existence of a pleasant, enjoyable, and safe environment in the Downtown Visitors' District.~~

- ~~g. Panhandlers often disrupt the daily activities that occur at outdoor cafes, restaurants, nightclubs, entertainment venues and other downtown commercial establishments by disrupting business and physically approaching, harassing, or intimidating residents, visitors, and tourists in places where it is difficult or not possible to exercise the right to decline to listen to them or avoid their requests.~~
- ~~h. Panhandlers also obstruct the sidewalks and rights of way located within the Downtown Visitors' District causing pedestrians to step into moving traffic or to come in contact with other pedestrians, thus endangering their safety and the safety of others.~~
- ~~i. The City of Pensacola and owners of retail establishments as well as residents, visitors and tourist have complained about panhandlers soliciting donations on sidewalks and rights of way in the Downtown Visitors' District.~~
- ~~j. The City of Pensacola recognizes and acknowledges that panhandling is entitled to First Amendment protection and its regulation must be content neutral and narrowly tailored to serve a significant government interest while leaving open alternative channels of communication.~~
- ~~k. The City of Pensacola has a significant governmental interest in adopting this regulation is to engage in a reasonable, limited, time, place and manner regulation in a manner approved by the courts.~~
- ~~l. The City of Pensacola finds that there are ample alternative public venues for such expressive activities outside of the Downtown Visitors' District.~~
- ~~m. The City of Pensacola further finds that without the regulations being adopted in this section of the City Code, the investment in redeveloping the Downtown Visitors' District from a deteriorated partially vacant commercial area into its current vibrant and popular resident, visitor and tourist venue will be jeopardized.~~
- ~~n. The City of Pensacola finds that this regulation is a content neutral, narrowly tailored regulation intended to address and curb the problems unique to the subject area and do not unreasonably interfere with constitutionally protected rights.~~
- ~~o. The regulations set forth in this ordinance are further the City's afore-stated interests and are not intended to prohibit the exercise of a person's protected constitutional rights under the First Amendment.~~
- ~~p. The City of Pensacola finds that this ordinance furthers the significant governmental interest of the City of Pensacola in providing its residents, visitors, and tourists with a pleasant, enjoyable, and safe environment free of nuisance activity and will preserve~~

and enhance the various economic and tourism interests of the City and is in the best interest of the public.

~~(2) Definitions.~~

- ~~a. The Downtown Visitors' District is hereby defined as the streets, adjacent sidewalks and pedestrian city rights of way within the following area:~~

~~The geographic area defined by the boundaries of the following named streets, including both sides of each named street, public areas including sidewalks and rights of way adjacent to both sides of each named street and each corner of intersecting named streets: Beginning at the intersection of Wright Street and Spring Street (being the point of beginning); then continuing east to the intersection of Wright Street and Tarragona Street; then continuing south on Tarragona Street to the intersection of Tarragona Street and Main Street; then continuing west on Main Street to Commendencia Street; then continuing south on Commendencia Street until the terminus of Commendencia Street; then continuing directly west from the terminus of Commendencia Street across the parking lot to the intersection of Jefferson Street; then continuing south on Jefferson Street to the beginning of Palafox Street including the loop of Palafox Street around Plaza de Luna; then continue north on Palafox Street to the intersection of Palafox Street and Main Street; then continue west on Main Street to the intersection of Main Street and Spring Street; then continue north on Spring Street to the point of beginning.~~

- ~~b. Solicitation of donations means any request made in person on a street, sidewalk or public right of way within the Downtown Visitors' District, for an immediate donation of money or other thing of value, including the purchase of an item or service for an amount far exceeding its value, under circumstances where a reasonable person would understand that the purchase is a donation, whether such solicitation is accomplished verbally, passively or through any manner of signage. Solicitation of donations made in connection with fundraising events held by or on behalf of charitable organizations for which a special event permit has been obtained shall not be unlawful under this provision.~~

~~(3) Prohibited Conduct. The following conduct is prohibited upon the sidewalks and public rights of way within the Downtown Visitors' District:~~

- ~~a. Solicitation of donations.~~

~~(4) Penalties. This sec. 8-1-28 of the Code of the City of Pensacola, Florida, shall be enforced in the following manner:~~

- ~~a. A law enforcement officer may issue a citation to a person when, based upon personal investigation, the officer has reasonable cause to believe that the person has committed a violation of section 8-1-28.~~

~~b. A citation issued by a law enforcement officer shall be in a form prescribed by the mayor and shall contain:~~

- ~~1. The date and time of issuance.~~
- ~~2. The name and address of the person to whom the citation is issued.~~
- ~~3. The date and time the violation of section 8-1-28 was committed.~~
- ~~4. The facts constituting reasonable cause.~~
- ~~5. The name and badge number of the law enforcement officer.~~
- ~~6. The procedure for the person to follow in order to pay the civil penalty or to contest the citation.~~
- ~~7. The applicable civil penalty if the person elects to contest the citation.~~
- ~~8. A conspicuous statement that if the person fails to pay the civil penalty within the time allowed, or fails to appear in court to contest the citation, such person shall be deemed to have waived the right to contest the citation and that, in such case, judgment may be entered for an amount up to the maximum civil penalty.~~

~~c. The following civil penalty citation schedules will apply if the person cited elects not to contest a citation and the civil penalties which will apply if such person elects to contest a citation:~~

~~1. For those persons not contesting a citation:~~

- ~~(a) First citation, fifty dollars (\$50.00).~~
- ~~(b) Second citation, one hundred dollars (\$100.00).~~
- ~~(c) Third citation, two hundred dollars (\$200.00).~~
- ~~(d) Fourth and all additional citations, four hundred dollars (\$400.00).~~

~~2. For those persons contesting a citation, the county court may impose a fine within the court's discretion up to a maximum of five hundred dollars (\$500.00).~~

~~d. After issuing a citation to an alleged violator, a law enforcement officer shall deposit the original citation and one copy of the citation with the county court.~~

~~e. An officer issuing a citation under this section may elect to contact community outreach services, such as United Way's "2-1-1" service, in order to determine whether a referral can be made or services offered to assist the individual cited. In the event the officer is unable to contact community outreach services at the time of the officer's contact with the person accused of violating this article, the officer may supply the person with information sufficient for the person to make such contact at a later time.~~

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 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 the City Council

Attest:

City Clerk



City of Pensacola

222 West Main Street
Pensacola, FL 32502

Memorandum

File #: 17-00354

City Council

6/8/2017

LEGISLATIVE ACTION ITEM

SPONSOR: City Council Member Sherri F. Myers

SUBJECT:

ECONOMIC FEASIBILITY STUDY COMMITTEE FOR 50+ ACRES CURRENTLY OCCUPIED BY THE PORT OF PENSACOLA

RECOMMENDATION:

That City Council accept and approve the following names of four (4) individuals for service on this Committee and add an additional member at a later date and that an initial meeting date be established for this committee to meet.

John Myslak
Bill Greenhut
Donnie McMahon
Joe Meeks

HEARING REQUIRED: No Hearing Required

SUMMARY:

The City Council has approved an Economic Feasibility Study of the 50+ acres currently occupied by the Port of Pensacola. A committee is to be formed to assist with the hiring of a consultant to conduct the actual study, wherein this committee is to assist in the identification of the consultant as well as to identify a scope of work.

The above names are submitted for your consideration for this committee along with a request to establish an initial meeting date for this committee.

PRIOR ACTION:

September 7, 2016 - Council approved an Economic Feasibility Study of the fifty (50+) acres currently occupied by the Port of Pensacola

November 14, 2016 - Council conducted a Workshop wherein a discussion of the selection of Study Committee members took place

FUNDING:

N/A

FINANCIAL IMPACT:

None

STAFF CONTACT:

Don Kraher, Council Executive

ATTACHMENTS:

- 1) None

PRESENTATION: No



City of Pensacola

222 West Main Street
Pensacola, FL 32502

Memorandum

File #: 17-00333

City Council

6/8/2017

LEGISLATIVE ACTION ITEM

SPONSOR: Ashton J. Hayward, III, Mayor

SUBJECT:

APPROVAL OF STATE OF FLORIDA DEPARTMENT OF JUVENILE JUSTICE GRANT - OUTDOOR RECREATION INSTRUCTION AND ADVENTURE CAMP

RECOMMENDATION:

That City Council approve and authorize the Mayor to execute the acceptance of the State of Florida Department of Juvenile Justice grant not to exceed \$28,801.80 for the Outdoor Recreation Instruction and Adventure Camp. Further that the City Council approve the supplemental budget resolution appropriating the grant funds. Finally, that City Council authorize the Mayor to take all actions necessary relating to the finalization of the grant award.

HEARING REQUIRED: No Hearing Required

SUMMARY:

The Parks and Recreation Department will offer an Outdoor Recreation Instruction and Adventure Camp as a diversion and intervention program targeted towards the needs of youth who are identified as at-risk of being involved in the juvenile justice program. The Florida Department of Juvenile Justice will reimburse the City at \$360.02 per youth for Outdoor Recreation Instruction, and \$288.02 per youth for Adventure Camp, not to exceed \$28,801.80.

PRIOR ACTION:

None

FUNDING:

Budget: \$28,802.00

Actual: \$28,801.80

FINANCIAL IMPACT:

Approval of the supplemental budget resolution will appropriate the grant funds.

CITY ATTORNEY REVIEW: Yes

5/19/2017

STAFF CONTACT:

Eric W. Olson, City Administrator
Brian Cooper, Parks and Recreation Director

ATTACHMENTS:

- 1) Department of Juvenile Justice Contract 10506
- 2) Supplemental Budget Resolution
- 3) Supplemental Budget Explanation

PRESENTATION: No

CONTRACT BETWEEN
STATE OF FLORIDA, DEPARTMENT OF JUVENILE JUSTICE
AND
CITY OF PENSACOLA

THIS CONTRACT is entered into between the **STATE OF FLORIDA, DEPARTMENT OF JUVENILE JUSTICE (hereinafter referred to as the "Department")**, whose address is **2737 CENTERVIEW DRIVE, TALLAHASSEE, FLORIDA 32399-3100** and **CITY OF PENSACOLA (hereinafter referred to as the "Provider")**, whose address is **222 WEST MAIN STREET, PENSACOLA, FLORIDA, 32321** to provide diversion and intervention services through a program known as Pensacola Parks and Recreation Outdoor Outreach Programs (PROOP).

In consideration of the mutual benefits to be derived from performance under this Contract, the Department and the Provider do hereby agree:

I. PERFORMANCE

- A. The Provider shall provide services in accordance with the terms and conditions specified in this Contract including all attachments and exhibits, which constitute this Contract document.
- B. The Provider shall provide units of Deliverables, including, but not limited to, reports, services and findings, as specified in this Contract, which must be received and accepted by the Department's Contract Manager in writing prior to payment.

II. GOVERNING AUTHORITY

The references listed below are included in the Contract for convenience only and do not change, modify, or limit any right or obligation of this Contract and any applicable local, state or federal laws, rules, regulations, and codes.

A. State of Florida

This Contract is executed and entered into in the State of Florida and shall be construed, performed and enforced in all respects in accordance with the Florida law, including Florida provisions for conflict of laws. Each provision of this Contract shall be interpreted to be effective and valid under applicable law. If any provision of this Contract shall be prohibited or invalid under applicable law, such provision shall be ineffective to the extent of such prohibition or invalidity. The remainder of any such provision and the remaining provisions of this Contract shall remain fully effective and valid. Venue for any legal, administrative or other proceeding regarding this Contract shall be in Leon County, Florida.

1. Environmental Protection

- a. It is expressly understood and agreed that any products or materials which are the subject of, or are required to carry out this Contract shall be procured in accordance with the provision of section 403.7065, Florida Statutes.
- b. The Provider shall comply with Rule 62-730.160, Florida Administrative Code, regarding the production and handling of any hazardous waste generated under this Contract.

2. Public Records Access

The Provider agrees to allow access and review of all documents, papers, letters, maps, books, tapes, photographs, films, sound recordings, data processing software, or other material, regardless of the physical form, characteristics, or means of transmission, made or received pursuant to law or ordinance in connection with the transaction of official business by any agency as defined in subsection 119.011(12), Florida Statutes (F.S). All said documents made or received by the Provider in conjunction with this Contract shall be made

available, except those public records which are made confidential by law must be protected from disclosure. It is expressly understood that the Provider's failure to comply with this provision shall constitute an immediate breach of contract for which the Department may unilaterally terminate this Contract.

The following statement is required pursuant to section 119.0701(2)(a) F.S. as amended March 2016:

IF THE PROVIDER HAS QUESTIONS REGARDING THE APPLICATION OF CHAPTER 119, FLORIDA STATUTES, TO THE PROVIDER'S DUTY TO PROVIDE PUBLIC RECORDS RELATING TO THIS CONTRACT, CONTACT THE CUSTODIAN OF PUBLIC RECORDS AT (850) 921-4129, THE EMAIL ADDRESS IS PublicRecordsReq@djj.state.fl.us, AND THE MAILING ADDRESS IS FLORIDA DEPARTMENT OF JUVENILE JUSTICE, PUBLIC RECORDS REQUEST, 2737 CENTERVIEW DRIVE, SUITE 3200, TALLAHASSEE, FL 32399-3100.

B. Federal Law

1. If this Contract contains federal funds, the Provider shall comply with the provisions of 45 CFR Part 74, and/or 45 CFR, Part 92, and other applicable regulations.
2. If this Contract contains federal funds and is over \$100,000.00 the Provider shall comply with all applicable standards, orders or regulations issued under section 306 of the Clean Air Act, as amended (42 U.S.C. 7401 et seq), section 508 of the Federal Water Pollution Act, as amended (33 U.S.C. 1251 et seq), Executive Order 11738, as amended and where applicable, and Environmental Protection Agency regulations (40 CFR, Part 30). The Provider shall report any violations of the above to the Department.
3. The Provider agrees no federal funds received in connection with this Contract may be used by the Provider, or an agent acting for the Provider, to influence legislation or appropriations pending before the Congress or any State legislature pursuant to sections 11.062 and 216.347, Florida Statutes.
4. Unauthorized aliens shall not be employed. The Department shall consider the employment of unauthorized aliens a violation of 274A(e) of the Immigration and Nationality Act (8U.S.C. 1324 a) and section 101 of the Immigration Reform and Control Act of 1986. The Provider shall verify the employment eligibility of Provider employees through The United States Department of Homeland Security's E-Verify system as stipulated in the "The E-Verify Program for Employment Verification" Memorandum of Understanding and other applicable guidelines of the U.S. Department of Homeland Security. Violation of such shall be cause for unilateral cancellation of this Contract by the Department. The Provider shall be responsible for including this provision in all subcontracts issued as a result of this Contract.
5. If this Contract contains in excess of \$10,000 in federal funds, the Provider shall comply with Executive Order 11246, Equal Employment Opportunity, as amended by Executive Order 11375 and others, as supplemented in the Department of Labor regulation 41 CFR, Part 60 and 45 CFR, Part 92, if applicable.

6. If this Contract contains federal funds and provides services to children up to the age of 18, the Provider shall comply with the Pro Children Act of 1994 (20 U.S.C. 6081). Failure to comply with the provisions of the law may result in the imposition of a civil monetary penalty of up to \$1,000 for each violation and/or the imposition of an administrative compliance order on the responsible entity.
7. No person, on the grounds of race, creed, color, national origin, age, sex, or disability, shall be excluded from participation in or be denied the proceeds or benefits of, or be otherwise subjected to discrimination in performance of this Contract. The Provider shall, if applicable, comply with non-discrimination requirements of the Omnibus Crime Control and Safe Streets Act of 1968, as amended; 42 USC 3789(d), or Victims of Crime Act (as appropriate); Title VI of the Civil Rights Act of 1964, as amended; section 504 of the Rehabilitation Act of 1973, as amended; Subtitle A, Title II of the Americans with Disabilities Act (ADA) (1990); Title IX of the Education Amendments of 1972; the Age Discrimination Act of 1975; Department of Justice Non-Discrimination Regulations, 28 CFR Part 42, Subparts C,D,E, and G; and Department of Justice regulations on disability discrimination, 28 CFR Part 35, Part 38, and Part 39.

III. CONTRACT TERMS AND METHOD OF PAYMENT

A. Contract Term

1. This Contract shall begin on **June 1, 2017**, or upon full execution, whichever is later, and shall end at **11:59 P.M. on May 31, 2018**. In the event the parties sign this Contract on different dates, the latter date shall be the effective date.
2. The Department may renew this Contract upon the same terms and conditions, the duration(s) of which may not exceed the term of the original contract, or three (3) years, whichever is longer. Exercise of the renewal option is at the Department's sole discretion and shall be contingent, at a minimum, upon satisfactory performance, subject to the availability of funds and other factors deemed relevant by the Department. Any costs incurred by the Provider for the renewal of this contract shall not be charged to the Department.

B. Method of Payment

This is a fixed price (unit cost) contract. The Department shall pay the Provider for the delivery of service units provided in accordance with the terms of this contract.

The Provider shall not receive payment for services rendered prior to the execution date or after the termination date of this Contract. Furthermore, the State of Florida's performance and obligation to pay under this Contract is contingent upon an annual appropriation by the Legislature. The parties agree that the Department is only responsible for payments as specified below.

1. Contract Amount

Total compensation under this Contract shall not exceed **\$28,801.80**.

The Department will pay the Provider in arrears for a maximum of ten (10) new youth each week during the four (4) weeks of the Outdoor Recreation Instruction for a total of forty (40) new youth at a rate of \$360.02 per youth. The Provider shall not invoice for the same youth more than once during the four (4) weeks of the Outdoor Recreation Instruction.

The Department will pay the Provider in arrears for a maximum of ten (10) new youth each week during the five (5) weeks of the Adventure Camp for a total of fifty (50) new youth at a rate of \$288.02 per youth. The Provider shall not invoice for the same youth more than once during the five (5) weeks of the Adventure Camp.

<u>Deliverable</u>	<u>Units</u>	<u>Unit Rate</u>	<u>Total Amount</u>
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Outdoor Recreational Instruction: Participate a minimum of three (3) days per youth (10 youth served each week X 4 weeks = 40 youth served)	40	\$360.02	\$14,400.80
Adventure Camp: Participate in a minimum of three (3) sessions per youth (10 youth served each week X 5 weeks = 50 youth served)	50	\$288.02	\$14,401.00
Total Maximum Contract Amount			\$28,801.80

2. Payment and Submission of the Final Invoice

The Provider shall submit the final invoice for payment to the Department no later than forty-five (45) days after the Contract ends or is terminated. If the Provider fails to do so, all rights to payments are forfeited and the Department will not honor any requests submitted after the above time period. Any payment due under the terms of this Contract may be withheld until the Provider complies with the requirements of this Contract, including submittal of all reports due from the Provider and the return of all Department-furnished property. Invoices for reimbursement, fees, and/or compensation for services or expenses must be submitted in sufficient detail to conduct a proper pre-audit and post-audit.

3. Travel

Where itemized payment for travel expenses are permitted by this Contract, the Provider shall submit an invoice in accordance with section 112.061, Florida Statutes, or at lower rates as may be provided in this Contract. All expenditures related to travel, regardless of the method of payment must be in accordance with the terms and conditions of this Contract and section 112.061, F.S.

4. Options

The Department has the option to modify the Contract in the event the Department's needs for programming change. Any increased units of service or changes in services shall be evidenced by an amendment executed by both parties. The optioned services may not commence before execution of the amendment. Changes agreed to under these options may result in a change to the Maximum Contract Dollar Amount.

5. Reduction of Invoice for Non-Delivery of Service

The Department may reduce the amount of the monthly payment after finding substantial evidence of the Provider's non-delivery of service(s) required by the Contract. Notice of substantiated findings and proposed invoice reduction shall be sent to the Provider. The amount of any reduction shall be based upon the compensation for those services not performed during the payment period. If the Provider has a grievance concerning the imposition of reduction of invoice for non-delivery of service, the Provider shall follow the dispute process outlined in this Contract, describing any extenuating circumstances that prevented them from delivering the services in this Contract.

6. Supplemental Expenditure

The Department, at its option and without notice to the Provider, shall have the right to make any payment or expenditure the Provider failed to have made under the Contract, to ensure all contracted services will remain available to youth if the Provider fails to perform as required under this Contract. Such expenditures by the Department may include, but are not limited to, payment for services affecting life, health or safety of youth or staff, food and medical services, utilities, repairs, claims for which liens may be attached to the property, insurance premiums, and other supplementary goods or services. Any payment by the Department shall be without prejudice to any of the Department's rights or remedies under this Contract, at law, or in equity. All sums paid by the Department, including indirect

costs incurred by the Department to bring the program into compliance with Contract requirements pursuant to this paragraph shall be immediately due and payable from the Provider. Such sums may be recovered by the Department by means of a reduction to a monthly invoice payment otherwise payable to the Provider under the Contract Payment Method. Recovery of the cost described above shall not relieve the Provider of the duty of full performance under the Contract. The Department will provide written notice after the fact to advise the Provider of why the decision was made, and any amount due to the Department from the Provider.

7. Pursuant to Comptroller's Memorandum #03 (2014-2015), all expenditures under this Contract shall be in compliance with laws, rules and regulations applicable to expenditures of State funds, including but not limited to the *Department of Financial Services Reference Guide for State Expenditures*. Pursuant to F.S., c. 215.971, recipient and subrecipient contracts that are funded, in whole or in part, by state financial assistance require the following:
 - a. The Provider may expend funds only for allowable costs resulting from obligations incurred during the specified agreement period.
 - b. The Provider shall refund to the State any balances of unobligated cash that have been advanced or paid.
 - c. Any funds paid in excess of the amount to which the recipient or subrecipient is entitled under the terms and conditions of the agreement must be refunded to the State.
8. Staff Training Costs
 - a. All costs occurring from, or associated with, Department-required training necessary for performance under this Contract or otherwise required by federal or state law, rule, or Department policy for Provider employees, agents or subcontractors, shall be the responsibility of the Provider, and as outlined in the Provider's awarded response to the Department's solicitation. Therefore, all training costs are included in the total cost of the services requested. The Department is not responsible for and, therefore, shall not reimburse any additional, itemized training costs, including but not limited to, software, licenses, travel and materials, incurred in the performance of this Contract other than the Compensation stated in section III.
 - b. Providers must use the Department's Learning Management System to participate in trainings and document the completion of the required trainings by its employees, agents or subcontractors.
 - c. Provider staff shall be trained on the Department's Policy and Procedures regarding Human Trafficking. The required training is available through the Department's Learning Management System (Course FDJJ 316 – Human Trafficking 101 for Direct Care Staff). This course introduces the staff to the nature and scope of human trafficking, trains them to recognize the signs of trafficking in victims, and teaches them what to do if they suspect someone is a victim of human traffickers.
 - d. The Provider shall be required to use the Department's Learning Management System to complete all training requirements as listed below. The Provider and all subcontractors shall complete training on the following:

PREA – Positions listed in the contract, *direct-contact, non-direct-contact and subcontractors (2-year basis)

Sexual Harassment – Positions listed in the contract, *direct-contact, non-direct-contact and subcontractors (2-year basis)

Human Trafficking - Positions listed in the contract, direct-contact, non-direct-contact and subcontractors (1-year basis)

Trauma Informed Care – Positions listed in the contract and subcontractors' *direct-care positions (within ninety [90] days of Contract execution)

Information Security Awareness – Positions listed in the contract, *direct-contact, non-direct-contact and subcontractors who handled/input youth information (within ninety [90] days of Contract execution)

Child Abuse/Incident Reporting – Positions listed in the contract, *direct-contact, non-direct-contact and subcontractors (within ninety [90] days of Contract execution)

Suicide Prevention – Positions listed in the contract, and subcontractors' *direct-contact positions (within ninety [90] days of Contract execution)

Equal Employment Opportunity (EEO) - Staff listed in the contract, *direct-contact, non-direct contact and subcontractors (within ninety [90] days of Contract execution)

PMM/JJIS/SVS – One (1) position listed in the Contract must initially be trained.

CPR/First Aid - The Provider shall acquire CPR/First Aid training from a third party source for all *direct-contact positions and subcontractors' *direct-contact positions.

All staff shall have in his/her personnel file documentation of the completion of minimum training requirements, with the number of hours completed. All employees hired after contract execution shall complete training requirements within ninety (90) days of hire date. Training information shall be updated based on certification or minimum training requirements for individual trainings. Training documentation may be requested by the Department for validation purposes. All training costs and expenses associated with training/travel for training Provider's staff are the responsibility of the Provider.

**direct-contact - staff who have face to face contact with youth.*

IV. **LIABILITY**

Claims

- A. The Provider shall assist in the investigation of injury or damages either for or against the Department or the State of Florida pertaining to the Department's respective areas of responsibility or activities under this Contract and shall contact the Department regarding the legal actions deemed appropriate to remedy such damage or claims. In the event of claims combining indemnifiable and non-indemnifiable allegations, the Provider shall provide costs of defense, but remains obligated to pay only those damages assessed as the result of acts or omissions of the Provider.
- B. The Provider is responsible for all personal injury and property damage attributable to its negligent or intentional acts or omissions, including civil rights violations, and of its officers, employees, and agents thereof, including volunteers, vendor and subcontractors, or youth of or visitors to the program. Nothing herein shall be construed as an indemnity or a waiver of sovereign immunity enjoyed by any party hereto.

- C. In the event of claims combining indemnifiable and non-indemnifiable allegations, the Provider shall provide costs of defense, but remains obligated to pay only those damages assessed as a result of acts or omissions of the Provider.

V. TERMINATION

All termination notices shall be sent by certified mail, or other delivery service with proof of delivery as detailed in Attachment I of this Contract.

- A. Department Convenience
The Department may terminate this Contract, in whole or in part, without cause, for its convenience, and without additional cost to the Department, by giving no less than thirty (30) days written notice to the Provider.
- B. Provider Convenience
The Provider may terminate this Contract, without cause, for its convenience, by giving no less than ninety (90) days written notice to the Department, unless both parties mutually agree in writing to a different notice period. The Provider shall be operating in a state of compliance with the terms and conditions of the Contract at the time the notice is issued and shall remain compliant for the duration of the performance period. The Provider shall notify the Department's Contract Manager via the United States Post Office, or delivery service that provides verification of delivery or hand delivery.
- C. Default
The Department may terminate this Contract, in whole or in part, for default, pursuant to the provisions of Rule 60A-1.006(3), Florida Administrative Code, upon written notice to the Provider. If applicable, the Department may employ the default provisions in Rule 60A-1.006(3) and (4), Florida Administrative Code. Waiver or breach of any provisions of this Contract shall not be deemed to be a waiver of any other breach and shall not be construed to be a modification of the terms of this Contract. The provisions herein do not limit the Department's right to remedies at law or to damages (including, but not limited to, re-procurement cost).
- D. Lack of Funding
In the event funding for this Contract becomes unavailable, the Department may terminate the Contract upon no less than fifteen (15) days written notice to the Provider.

VI. FINANCIAL TRANSACTIONS AND AUDIT REQUIREMENTS

The Department has determined that this is a sub-recipient contract. Sub-recipients of state or federal financial assistance are exempt from the seven-tenths of one percent (0.7%) MFMP transaction fee per FAC rule.

- A. Financial Audit Compliance:
 1. The Provider shall provide to the Department an audit in accordance with the requirements of the Florida Single Audit Act (Attachment 2), as applicable. Information regarding this audit is specified in Attachment 2 and the FSAA Exhibit 1 of this Contract.
 2. This audit shall be submitted within nine (9) months (270 calendar days) after the end of the Provider's fiscal year and twelve (12) months after the end of a governmental agency's fiscal year.
 3. The Catalog of State Financial Assistance number for this program is **CSFA #80.029**.
- B. Accounting Requirements for Recipients and Sub-Recipients of Federal or State Financial Assistance
 1. The Recipient shall establish and utilize accounting mechanisms and records in accordance with generally accepted accounting procedures and practices, which fully and accurately reflect, track, and document, the receipt, investment, expenditure, and disbursements to Sub-recipients, and which fully and accurately reflect, track, and document satisfaction of all matching requirements under this Contract.
 2. Where the Recipient in its accounting mechanisms and records relies on reports and information from Sub-recipients, the Recipient shall have required and

assured that such reports and information are based upon accounting mechanisms and records established and maintained by Sub-recipients in accordance with generally accepted accounting procedures and practices, which fully and accurately reflect and track receipt, investment, and expenditure or refund of all funds disbursed to those Sub-recipients, and which fully and accurately reflect, track, and document satisfaction of all matching requirements under this Contract.

3. Co-mingling by the Recipient or Sub-recipients of state funds with any other funds is strictly prohibited. The Provider shall keep separate state funds from multiple agencies and/or multiple programs within the same agency. The Recipient and Sub-recipients shall establish and maintain accounting records for funds and shall account for such funds on a basis separate and apart from other funds and activities of the Recipient and Sub-recipients.
4. The Recipient shall maintain and shall ensure that Sub-recipients for their activities maintain, sufficient documentation of all expenditures of funds (e.g., detailed invoices, cancelled checks, payroll detail, bank statements, etc.) as will establish that expenditures are allowable under the contract and applicable laws rules, and regulations; and are reasonable and necessary for the purpose of fulfilling obligations under this Contract.

VII. RECORDS REQUIREMENTS

A. Record Retention

The Provider shall maintain programmatic and administrative books, records, and documents (including electronic storage media), for a minimum of five (5) years in accordance with chapters 119 and 257, Florida Statutes, and the Florida Department of State Record Retention Schedule located at <http://dls.dos.state.fl.us/recordsmgmt>. The Provider shall maintain youth records, which are programmatic in nature in a secure location with access limited to duly authorized Department and Provider staff. Upon expiration of this Contract, the Provider shall return all youth records to the Department. The Provider shall ensure these records are available at all reasonable times to inspection, review, or audit by state and federal personnel and other personnel duly authorized by the Department. In the event any work is subcontracted, the Provider shall require each subcontractor to maintain and allow access to such records for audit purposes in the same manner. The Provider shall retain sufficient records demonstrating its compliance with the terms of this Contract for a period of five (5) years from the date the audit report is issued, and shall allow the Department, or its designee, Department of Financial Services, or Auditor General access to such records upon request. The Provider shall ensure that all working papers are made available to the Department, or its designee, Comptroller, or Auditor General upon request for a period of three (3) years from the date the audit report is issued, unless extended in writing by the Department.

B. Transfer of Records

Upon completion or termination of the Contract, the Provider shall cooperate with the Department to facilitate the transfer and return of records to the Department, at no cost to the Department. All records provided to or developed by the Provider for this Contract are the property of the Department.

VIII. GENERAL TERMS & CONDITIONS

A. Incorporated By Reference

When applicable, the Department's Invitation to Bid, Request for Proposal or Invitation to Negotiate that results in this Contract and the Provider's bid, proposal or reply are incorporated herein by reference.

B. Order of Precedence

In the event of a conflict, ambiguity or inconsistency among the Contract and any attachments and exhibits named herein that are attached hereto and incorporated by reference, such conflict will be resolved by applying the following order of precedence:

1. Contract document including any attachments, exhibits, and amendments;

2. The Request for Proposals, Invitations to Bid, Invitations to Negotiate, exhibits, and appendices, including any addenda;
3. Florida Statutes and Florida Administrative Code;
4. Department policy and procedures; and
5. The Provider's proposal, bid or reply as incorporated by reference.

If the Contract is silent on any matters relating to Department services, the Provider shall follow applicable law and Department policy and procedures.

C. Rights, Powers and Remedies

No delay or failure to exercise any right, power or remedy accruing to either party upon breach or default by either party under this Contract, shall impair any such right, power or remedy of either party; nor shall such delay or failure be construed as a waiver of any such breach or default, or any similar breach or default thereafter.

D. Third Party Rights

This Contract is neither intended nor shall it be construed to grant any rights, privileges or interest in any third party without the mutual written agreement of the parties hereto.

E. P.R.I.D.E

It is expressly understood and agreed that any articles which are the subject of, or required to carry out, this Contract shall be purchased from the corporation identified under chapter 946, Florida Statutes, in the same manner and under the same procedures set forth in sections 946.515(2) and (4), Florida Statutes. For purposes of this Contract, the person, firm or other business entity carrying out the provisions of this Contract shall be deemed to be substituted for this agency insofar as dealings with such corporation are concerned.

The "Corporation identified" is PRISON REHABILITATIVE INDUSTRIES AND DIVERSIFIED ENTERPRISES, INC. (P.R.I.D.E.) which may be contacted at:

P.R.I.D.E.

223 Morrison Road

Brandon, Florida 33511

Telephone (813) 324-8700

<https://www.pride-enterprises.org/>

F. Legal and Policy Compliance

1. The Provider shall comply with all local, state, and federal laws, rules, regulations and codes whenever work is performed under this Contract. The Provider shall also comply with and the Department will monitor and evaluate the services provided under this Contract in accordance with all Department policies, and procedures that are in effect on the date that this Contract is fully executed.
2. The Provider is not responsible for complying with subsequent changes to Department policies or procedure that may affect the services provided under this Contract unless the Department and the Provider negotiate otherwise. Such negotiation shall be reduced to writing through a contract amendment that is mutually agreed upon by both parties. However, the Department cannot waive a Provider's compliance to subsequent changes to any local, state, and federal laws, rules, regulations or codes.
3. The Provider shall obtain any licenses and permits required for services performed under this Contract and maintain such licenses and permits for the duration of this Contract.
4. Any and all waivers of Department policies and procedures shall be effective only if reduced to writing by the Department and shall be maintained in the Contract Manager's file.

G. Convicted Vendor List

A Vendor, person or affiliate who has been placed on the Florida Convicted Vendor List may not be awarded or perform work as a contractor, supplier, subcontractor, or consultant under a contract with the Department pursuant to section 287.133, Florida Statutes.

H. Discriminatory Vendor List

In accordance with section 287.134, Florida Statutes, an entity or affiliate who has been placed on the Discriminatory Vendor List:

1. May not be awarded or perform work as a contractor, supplier, subcontractor, or consultant under contract with any public entity; and
2. May not transact business with any public entity.

I. Copyrights and Right to Data

1. Where activities supported by this Contract produce original writing, sound recordings, pictorial reproductions, drawings or other graphic representation and works of any similar nature, the Department has the right to use, duplicate and disclose such materials in whole or in part in any manner, for any purpose whatsoever, and to have others acting on behalf of the Department to do so.
2. If the materials so developed are subject to copyright, trademark or patent, legal title and every right, interest, claim or demand of any kind in and to any patent, trademark or copyright, or application for the same, will vest in the State of Florida, Department of State, for the exclusive use and benefit of the State. Ownership of intellectual property created as a result of the services delivered under this Contract will reside with the Department.

J. Assignments and Subcontracts

The Provider shall not assign responsibility of this Contract to another party, subcontract for any of the work contemplated under this Contract, or transfer program services to another location without the prior written approval of the Department's Contract Manager. Approval by the Department of assignments or subcontracts shall not provide for the Department incurring any additional obligations under this Contract, nor relieve the Provider of the requirements of this Contract. The Department may monitor the terms and conditions of the assignment or subcontract to ensure compliance. The Provider shall ensure contracts with its subcontractors contain the terms and conditions of this Contract and shall be responsible for monitoring subcontractor compliance and performance in both programmatic and administrative areas. The Department's review of subcontractor agreement(s) associated with this Contract award does not relieve the Provider of the responsibility to manage the subcontractor; demonstrate the value added and reasonableness of subcontractor pricing; and meet all contractual obligations.

K. Sponsorship

If the Provider is a non-governmental organization which sponsors a program financed partially by State funds, including any funds obtained through the Contract, it shall, in publicizing, advertising, or describing the sponsorship of the program, state: "Sponsored by *City of Pensacola* and the State of Florida, Department of Juvenile Justice." If the sponsorship reference is in written material, the words "State of Florida, Department of Juvenile Justice" shall appear in the same size letters or type as the name of the organization.

L. Products Available from Blind or Other Severely Handicapped Central Non-Profit Agency (RESPECT)

It is expressly understood and agreed that any articles that are the subject of, or required to carry out, this Contract shall be purchased from a nonprofit agency for the blind or for the severely handicapped that is qualified pursuant to chapter 413, Florida Statutes, in the same manner and under the same procedures set forth in section 413.036(1) and (2), Florida Statutes. For purposes of this Contract the person, firm, or other business entity carrying out the provisions of this Contract shall be deemed to be substituted for the state agency insofar as dealings with such qualified nonprofit agency are concerned. http://dms.myflorida.com/business_operations/state_purchasing/vendor_information/state_contracts_agreements_and_price_lists/respect

M. Force Majeure

Neither party shall be liable for loss or damage suffered as a result of any delay or failure in performance under the Contract or interruption of performance resulting directly or indirectly from acts of God, accidents, fire, explosions, earthquakes, floods, water, hurricanes, wind, lightning, civil or military authority, acts of public enemy, war, riots, civil disturbances, insurrections, strikes, or labor disputes. However, acts of God, accidents, fire, explosions,

earthquakes, floods, water, hurricanes, wind, lightning, civil or military authority, acts of public enemy, war, riots, civil disturbances, insurrections, strikes, or labor disputes do not relieve the Provider from its responsibility under the Contract, for the health, safety and welfare for the youth assigned to it by the Department.

N. Insurance

1. The Provider shall maintain, if applicable, the following types of insurance listed below during the entire period of this Contract and submit proof of maintenance to the Department prior to the delivery of service, and annually thereafter. The Provider shall mail a notice to the Department's Contract Manager at least thirty (30) days prior to any material changes in the provisions or cancellation of the policy.
 - a. Commercial General Liability with a minimum limit of \$500,000.00 per occurrence and \$1,000,000.00 policy aggregate (defense cost shall be in excess of the limit of liability). Coverage shall include premises and operations, products and completed operations, personal injury, advertising liability, and medical payments.
 - b. Automobile Liability Insurance shall be required and shall provide bodily injury and property damage liability covering the operation of all vehicles used in conjunction with performance of this Contract, including hired and non-owned liability coverage:
 - 1) With a minimum limit for bodily injury of \$250,000 per person;
 - 2) With a minimum limit for bodily injury of \$500,000 per accident;
 - 3) With a minimum limit for property damage of \$100,000 per accident; and/or
 - 4) With a minimum limit for medical payments of \$10,000 per person.
2. The Provider shall maintain Worker's Compensation and Employers' liability insurance as required by Chapter 440, Florida Statutes, with minimum employers' liability limits of \$100,000 per accident, \$100,000 per person and \$500,000 policy aggregate.
3. The Department shall maintain insurance for all Department-furnished real and personal property in Department-owned or leased facilities that are utilized by the Provider to deliver services under this Contract. For those services that are not delivered in Department-owned or leased facilities, the Provider shall procure and maintain "fire and extended coverage" for all property, furnishings and equipment furnished by the Department in an amount equal to its full insurable replacement value. The Department shall be named as a loss payee on these policies.
4. The Contract shall not limit the types of insurance the Provider may choose to obtain or be required to obtain by law. The limits of coverage under each policy maintained by the Provider shall not be interpreted as limiting the Provider's liability and obligations under the Contract.
5. All insurance shall be in effect before the Provider commences services under this Contract or takes possession of Department-furnished property. The Provider shall deliver all Certificates of Insurance to the Department before the Department provides any funds. A Florida-regulated insurance company or an eligible surplus lines insurance carrier shall write all insurance. The Certificates shall be completed and signed by authorized Florida Resident Insurance Agents or Florida Licensed Nonresident Insurance Agents and delivered to the Department's Contract Manager. All certificates shall be dated and contain:
 - a. The name of the Provider, the program name, the name of the insurer, the name of the policy, its effective date, and its termination date;
 - b. The State of Florida listed as an Additional Named Insured for policies of General Liability and Automotive Liability; and
 - c. All coverage required in this Contract.

O. Suspension of Work

The Department may, in its sole discretion, suspend any or all activities under the Contract, at any time, when in the interests of the State to do so. The Department shall provide the Provider written notice outlining the particulars of suspension. Examples of the reason for suspension include, but are not limited to, budgetary constraints, or a declaration of emergency. After receiving a suspension notice, the Provider shall immediately comply with the notice. Within ninety (90) days, or any longer period agreed to by the Provider, the Department shall either (1) issue a notice authorizing resumption of work, at which time activity shall resume, or (2) terminate the Contract. The Provider will not receive compensation during the suspension period for the services that are under suspension.

P. Inspector General Requirements

1. Investigation

Pursuant to section 20.055, Florida Statutes, the Office of the Inspector General is responsible for providing direction for supervision and coordination of audits, investigations, and reviews relating to the programs and activities operated by or financed by the Department for the purpose of promoting economy and efficiency, and shall conduct investigations designed to detect, deter, prevent, and eradicate fraud, waste, mismanagement, misconduct, and other abuses in its programs and activities. The Inspector General and staff shall have access to any records, data, and other information maintained by the Department or Provider as deemed necessary to carry out the aforementioned activities. The Provider shall ensure that all Provider staff, and its subcontractors, fully cooperate with the Office of the Inspector General staff and/or other Department staff conducting any audit, investigation, inspection, review, or hearing pursuant to this section.

2. Incident Reporting

Pursuant to Rule 63F-11.001-006, Florida Administrative Code, Central Communications Center (CCC), the Provider shall comply with all Department incident reporting requirements as outlined in the Department's incident reporting policy and procedure (FDJJ-2020 and 2020P, Revised 4/20/16). The Provider shall develop an internal numbering process for all incident reports to ensure that all reports are present and maintained in accordance with Department policy, including implementation of a written Arrest Reporting procedure requiring all owners, operators, directors, caretaker/direct contact staff, and subcontracted staff, who have been arrested for any criminal offense to make a report of their arrest, either written or oral, to their immediate supervisor within three (3) business days of the arrest. However, the CCC Rule requires the arrested staff member to report the arrest to the CCC within two (2) hours (pending availability/release from jail).

3. Background Screening

The Provider shall comply with the Department's Statewide Procedure on Background Screening for Employees, Vendors, and Volunteers. The Provider shall comply with the requirements for background screening pursuant to chapters 39, 435, 984 and 985, Florida Statutes and the Department's background screening policy (FDJJ 1800, Effective Date 08-01-16). Failure to comply with the Department's background screening requirements may result in termination of the Contract.

Q. Quality Improvement Standards

1. The Department will evaluate the Provider's program, in accordance with section 985.632, Florida Statutes, to determine if the Provider is meeting minimum thresholds of performance pursuant to the Department's Quality Improvement standards.

2. A Provider failing a Quality Improvement Review shall cause the Department to conduct a second Quality Improvement Review within six (6) months. Failure of the second Quality Improvement Review shall cause the Department to terminate the Provider's contract, unless the Department determines there are documented

significant extenuating circumstances. In addition, if the Provider's contract is terminated, the Department may not contract with the same Provider for the terminated service for a period of twelve (12) months.

3. Quality Improvement Reviews shall be based only on standards assessing compliance with this Contract, local, state, and federal laws, rules, regulations and codes, as well as Department policies and procedures that are in effect on the date that this Contract is fully executed. After execution, any changes or modifications to the terms and conditions of this Contract shall be negotiated between the Department and the Provider and documented in writing through the execution of a Contract amendment.
4. The Provider may ensure a minimum of one (1) staff member per contract participates in an on-site Quality Improvement Review in another judicial circuit on an annual (calendar year) basis. The Provider shall ensure all staff participating in Quality Improvement Reviews are at the management or supervisory level, have a minimum of a Bachelor's Degree unless a waiver request has been submitted and approved by the Department, and have completed the Department's Quality Improvement Peer Reviewer Certification Training Program. Participation in the training and the review shall be at the Provider's expense.
5. The results of Quality Improvement Reviews and final scores do not relieve the Provider of its responsibility for compliance with the provisions in this Contract.

R. Monitoring

The Department will conduct periodic unannounced and announced programmatic and administrative monitoring to assess the Provider's compliance with this Contract and applicable federal and state laws, rules and Department policies and procedures. The Provider shall permit persons duly authorized by the Department to inspect any records, papers, documents, electronic documents, facilities, goods and services of the Provider that are relevant to this Contract, and interview individuals receiving services and employees of the Provider under such conditions as the Department deems appropriate. Following such inspection, the Department will deliver to the Provider a list of its findings, including deficiencies regarding the manner in which said goods or services are provided. The Provider shall rectify all noted deficiencies specified by the Department within the specified period of time set forth in the Department's Monitoring Report. The Provider's failure to correct these deficiencies within the time specified by the Department may result in the withholding of payments, being deemed in breach or default, and/or termination of this Contract.

S. Financial Consequences

1. Financial consequences shall be assessed for Contract non-compliance or non-performance in accordance with FDJJ Policy 2000 (Revised 04/10/17), and the Department Contract Monitoring Guidelines, Chapter 2, (available on the Department's website) for the following:
 - a. failure to submit a Corrective Action Plan (CAP) within the specified time frame(s);
 - b. failure to implement the CAP within the specified time frame(s);
 - c. and/or upon further failure to make acceptable progress in correcting deficiencies as outlined in the CAP within specified timeframes.
2. The Provider expressly agrees to the imposition of financial consequences as outlined below, in addition to all other remedies available to the Department by law.
 - *Total value of the contract X 0.1% = Financial Consequences. Imposition of consequences shall be per deficiency per day.*
3. Upon the Department's decision to impose financial consequences, written notification will be sent to the Provider. Notification will outline the deficiency(ies) for which financial consequences are being imposed, the conditions (including time frames) that must be in place to satisfy the deficiency(ies) and/or the Department's concerns, the amount of the financial consequence and the month

the deduction shall be made on the invoice. The Department's Contract Manager shall deduct the amount of financial consequences imposed from the Provider's next monthly invoice as specified in the written notification.

4. If the Provider has a grievance concerning the imposition of financial consequences for noncompliance, the Provider shall follow the dispute process outlined in this Contract, describing any extenuating circumstances that prevented them from correcting the deficiency(ies).

T. Confidentiality

1. Pursuant to section 985.04, Florida Statutes, all information obtained in the course of this Contract regarding youth in the care of the Department is confidential. The Provider shall comply fully with all security procedures of the State and the Department in performance of the Contract. The Provider shall not divulge to third parties any confidential information obtained by the Provider or its agents, distributors, resellers, subcontractor, officers or employees in the course of performing Contract work, including, but not limited to, security procedures, business operations information, or commercial proprietary information in the possession of the State or Department. The Provider shall not be required to keep any confidential information or material that is publicly available through no fault of the Provider, material that the Provider developed independently without relying on the State's or Department's confidential information, or material that is otherwise obtainable under State law as a public record. The Provider shall take appropriate steps to ensure its personnel, agents, and subcontractors protect confidentiality. The warranties shall remain in effect after contract termination.
2. The Provider shall comply with all requirements of the Health Insurance Portability and Accountability Act of 1996 (HIPAA) and the regulation applicable to entities covered under HIPAA, issued by the Department of Health and Human Services, entitled "Standards for Privacy of Individually Identifiable Health Information" (45 CFR Parts 160 and 164, effective November 20, 2014), if applicable under this Contract.

U. Dispute Resolution

Any dispute concerning compliance and/or performance of this Contract shall be decided by the Department's designated Contract Manager, who shall reduce the decision to writing and serve a copy to the Provider. Any dispute that cannot be resolved shall be reduced to writing and delivered to the Department's Assistant Secretary or designee of the relevant program area for resolution.

V. Severability

If a court deems any provision of this Contract void or unenforceable, that provision shall be enforced only to the extent that it is not in violation of law or is not otherwise unenforceable and all other provisions shall remain in full force and effect.

W. Certification Regarding Active Exclusion

The Provider, by execution of this Contract, certifies that neither it nor its principals is presently assigned an active exclusion with the Federal System for Award Management (SAM). Exclusions can be found at: <http://www.sam.gov/>. The Provider shall notify the Department if, at any time during this Contract, it or its principals are assigned an active exclusion.

X. Return of Property Purchased Under this Contract

All property purchased by the Provider utilizing Contract funds is the Property of the State and shall be returned to the Department upon expiration of this Contract. The property shall be returned in a condition which allows for re-use of equipment. The Department shall make and approve in writing the determination regarding the surplus of State-owned property. The Provider shall maintain property to protect against theft and/or damage. The Provider may not be reimbursed for property purchased unless specifically allowed by this Contract.

Y. Information Technology (IT) Security

In accordance with Rule 74-2.001 through 74-2.006 F.A.C., External partners employed by the Department or acting on behalf of the Department, including other governmental

entities, third parties, contractors, vendors, suppliers and partners, shall comply with all applicable security policies, procedures and processes, and employ adequate security measures to protect the Department's information, applications, data, resources, and services. When applicable, as determined by the Department's Bureau of Information Technology, network connection agreements for third-party network connections shall be submitted to DJJ for approval prior to connection to the Department's internal network.

Z. Information Resource Request

All Department contract Providers must receive written approval from the Department prior to purchasing any Information Technology (IT) Resource used in the performance of contractual obligations under this Contract. IT Resources are defined in Department Procedure FDJJ – 1205.01P (Revised 05/31/16), titled Information Technology Resource Planning and Management Procedures and is located on the Department's website at: <http://www.djj.state.fl.us/partners/policies-resources/department-policies>.

The Provider agrees to secure prior written approval by means of a Department Information Resource Request (IRR) form before the purchase of any IT Resource. The Contract Manager is responsible for serving as the liaison between the Provider and the Department's Information Technology bureau during the completion of the IRR process. The use of Contract funds for the purchase of IT Resource components must be approved by the Contract Manager as appropriate and allowable under the terms of the Contract. The Provider will not be compensated for any IT Resource purchases made prior to obtaining the Department's written approval.

AA. Data Input into Department's Systems

The Provider is required to input data into the Department's Program Monitoring & Management (PMM) System and Staff Verification System (SVS) computer applications during the term of this Contract.

IX. CAPTIONS

The captions, section numbers, article numbers, title and headings appearing in this Contract are inserted only as a matter of convenience and in no way define, limit, construe or describe the scope or intent of such articles or sections of this Contract, nor in any way effect this Contract and shall not be construed to create a conflict with the provisions of this Contract.

X. ATTACHMENTS AND EXHIBITS TO BE INCLUDED AS PART OF THIS CONTRACT

Attachment I: Services to be Provided

Exhibit 1: Sample Invoice¹

Exhibit 2: Sample Youth Census Report¹

Exhibit 3: Florida Minority Business Enterprise (MBE) Utilization Report¹

Exhibit 4: Staff Vacancy Report²

Exhibit 5: Staff Hire Report²

Exhibit 6: Provider Monthly Activity and Progress Report

Exhibit 7: Satisfaction Survey

Exhibit 8: Self Esteem Survey

Attachment II: Florida Single Audit Act and FSAA's Exhibit 1

¹Available at: <http://www.djj.state.fl.us/partners/forms-library/-in-Subjects/Subjects/Contracting>

²Available at: <http://www.djj.state.fl.us/partners/contract-management>

This Contract and all attachments and exhibits named herein that are attached hereto and incorporated by reference, represents the entire agreement of the parties. Any alterations, variations, changes, modifications, or waivers of provisions of this Contract shall only be valid when they have been reduced to writing, duly signed by each of the parties hereto, and attached to the original of this Contract, unless otherwise provided herein.

IN WITNESS THEREOF, the parties hereto have caused this Contract to be executed by their undersigned officials as duly authorized.

PROVIDER
CITY OF PENSACOLA

STATE OF FLORIDA
DEPARTMENT OF JUVENILE JUSTICE

SIGNED BY: _____

SIGNED BY: _____

NAME: Ashton J. Hayward, III

NAME: TIMOTHY NIERMANN

TITLE: Mayor

TITLE: DEPUTY SECRETARY

DATE: _____

DATE: _____

VENDOR NUMBER: F59-6000406-007

THIS CONTRACT IS NOT VALID UNTIL SIGNED AND DATED BY BOTH PARTIES

ATTACHMENT I SERVICES TO BE PROVIDED

I. GENERAL DESCRIPTION

A. General Description of Services

The Provider shall operate a prevention program known as the Pensacola Parks and Recreation Outdoor Outreach Programs (PROOP). The Provider shall ensure PROOP meets the targeted needs of Santa Rosa and Escambia Counties youth by providing effective diversion and intervention programs as well as activities to prevent juvenile delinquency. The Provider shall provide services to youth who are identified as at-risk of becoming involved in the juvenile justice system and are between the ages of five (5) to seventeen (17).

B. General Services to be Provided

The Provider and approved subcontractors (if applicable) shall deliver services that include, but are not limited to:

1. Screening and Evaluation
2. Outdoor Recreational Instruction
3. Adventure Camp

C. Authority for Specific Contracted Program Services

Authority for specific contracted program services is found in chapter 985, Florida Statutes and gives the Department of Juvenile Justice the authority to develop and implement effective programs to: prevent delinquency; to divert children from the traditional juvenile justice system, to intervene at an early stage of delinquency and to provide critically needed alternatives to institutionalization and deep-end commitment; provide well trained personnel, high-quality services, and cost effective programs within the juvenile justice system.

D. Service Limits

The Provider shall not provide services to youth who fail to meet the eligibility criteria contained in this Contract. The Provider shall not be paid for services rendered outside the terms of this Contract.

E. Major Goals(s) of the Program/Service

The goal of these prevention services is to divert youth that pose no real threat to public safety away from the juvenile justice system through programming that will support a safe environment and provide youth and their families' positive alternatives for delinquent behavior.

F. Definitions

At-Risk Youth: At-Risk Youth is defined as any youth who exhibits problem behaviors such as un-governability, truancy, and running away from home. Additionally, a youth who has an identified risk in the record of referrals, school, use of free time, relationships, family/living arrangement, alcohol and drugs, mental health, attitudes/behaviors, aggression, and skills domains is considered at-risk.

Subcontractor: An agreement entered into by the Provider with any other person or organization that agrees to perform any performance obligations for the Provider specifically related to securing or fulfilling the Provider's obligations to the Department under the terms of this Contract.

II. YOUTH TO BE SERVED

A. General Description of Youth to be Served

The Provider shall deliver program services for up to forty (40) youth for the four (4) week Outdoor Recreational Instruction program and fifty (50) youth for the five (5) week Adventure Camp, who are at-risk for formal involvement in the juvenile justice system, and who meet the eligibility criteria contained in this Contract.

B. Youth Eligibility

Services are limited to youth between the ages of five (5) to seventeen (17). The Provider shall provide program services for up to forty (40) youth for the four (4) week Outdoor Recreational Instruction program and fifty (50) youth during the five (5) week

Adventure Camp. The decision to accept a youth into the program shall be made by the Provider.

C. Youth Referral/Determination

Youth may be referred to the Provider by parents, local schools, and community service organizations. The Department shall resolve all disputes regarding the eligibility of youth to participate in the program. The Provider shall contact the Department's assigned Contract Manager prior to the admission of youth whose eligibility is in dispute.

D. Limits on Youth to be Served

Youth who have completed program services, may be a participant in program services as a new youth in following contract year(s) if services are available and are needed. Provider shall complete all necessary close-out procedures for JJIS/Prevention Web once youth has completed program services. Youth who turn eighteen (18) while enrolled may continue program services until completion.

III. SERVICES TO BE PROVIDED

A. Service Tasks

The Provider shall, at a minimum, perform the following service tasks as specified when providing service under this contract:

1. Screening and Evaluation: The Provider shall provide a pre-test and post-test survey to each youth admitted to the program. Youth shall complete a pre-test (Exhibit 8, Self-Esteem Survey) within three (3) business days of program enrollment and a post-test (Exhibit 7, Satisfaction Survey) within three (3) business days of completion of the program, the results of which shall be used to form performance measurement reporting outcomes for the program.
2. Outdoor Recreational Instruction: The Provider shall provide a week long fishing program designed to teach youth the value of patience, value of practice, and value of accomplishment. Outdoor Recreational Instruction shall be provided each day during the dates included below in section III., G., 2., Service Times.
3. Adventure Camp: The Provider shall provide a program, designed for youth, that introduce social skills through outdoor recreation activities to address teamwork, problem solving, communication, and promote self-esteem. Sessions include, but are not limited to: rock climbing, archery, and water sports. Each Adventure Camp session shall be provided three (3) times per week, a minimum of thirty (30) minutes per session.

B. Service Task Limits

All prescribed services shall be provided in a manner consistent with applicable federal and state laws, rules and regulations. The Provider shall ensure all program participants are afforded the opportunity to participate in all programming activities of interest and for which the youth is eligible to participate in. These opportunities shall be on an ongoing basis throughout the contract term.

C. Staffing/Personnel

The Provider and all personnel provided under this Contract, whether performance is as a Provider, subcontractor, or any employee, agent or representative of the Provider or subcontractor, shall continually maintain all licenses, protocols, and certifications that are necessary and appropriate or required by the Department or another local, state or federal agency, for the services to be performed or for the position held. All such personnel shall renew licenses or certifications pursuant to applicable law or rule. The Provider shall provide copies of all current licenses or certificates required for the delivery of services under this Contract, to the Department's Contract Manager, prior to the delivery of services or upon request.

1. Staffing Levels and Staff Qualifications

The Provider shall ensure the constant presence of sufficient qualified staff as indicated in the below table to provide the services identified in this Contract, in order to ensure that there shall be no waiting lists for program services and shall monitor staff vacancies to ensure services to youth are not cancelled, postponed, or rescheduled. See below table.

Position Title	PT/FT Position	Job Description	Minimum Qualifications
Camp Director (1)	Full-Time	Oversee all aspects of the program, JJIS data entry, provide fiscal management, hire and supervise staff, provide direction and guidance for staff and students, monitor ongoing evaluation of project, effectiveness, maintain records, provide applicable reports to the Department.	Shall have a minimum licensing standard with regard to professional qualifications, applicable licensing and/or certification requirements from his/her respective disciplines. Required to pass the Department's standards regarding background screening. Employment eligibility shall be verified through the United States Department of Homeland Security's E-Verify System.
Recreation Aid (2)	Full-Time	Assist in organizing and planning activities for field trips, family activities, and all outdoor activities for youth and teens. Duties may include: participating in the activities with participants; maintain program areas before, during and after program activities; must be able to provide excellent customer service at all times.	Shall have a minimum licensing standard with regard to professional qualifications, applicable licensing and/or certification requirements from his/her respective disciplines. Required to pass the Department's standards regarding background screening. Employment eligibility shall be verified through the United States Department of Homeland Security's E-Verify System.

2. **Provider Staffing Schedule and Vacancies**
The Provider shall have and utilize a written back-up plan and have adequate qualified staff to fill-in for required Provider staff who may be absent from work (e.g., unexpected emergency, illness, or vacation) to ensure that services to youth shall not be canceled or rescheduled.
3. **Staff Training**
 - a. Training shall be specific to the functions and responsibilities of each member. Qualified personnel for the specific topic must provide training.
 - b. Staff shall comply with the training requirements as stated in section III., B., 8 of this Contract.
 - c. All staff shall be required to complete additional training requirements if so deemed by the Department. All training costs and expenses associated with training/travel for training Provider's staff are the responsibility of the Provider.

4. **Staffing Changes**
Changes to the minimum number of staff and qualifications required in this contract are not authorized. Staff changes shall be approved in writing by the Department's Contract Manager. Staffing changes at any level within the program shall be reported on the Staff Vacancy Report which shall be submitted to the Department's Contract Manager the month following services.

D. JJIS Contact and Training

The Provider shall be responsible for the accuracy of the information entered into the Juvenile Justice Information System (JJIS) Prevention Web. This responsibility is based on the Department's capability to provide access and utilization to the Provider. The Provider shall designate a lead staff person responsible for ensuring completion and accuracy of the JJIS data entry, including admission and release dates. This staff person shall also be the main contact for the Department's Data Integrity Officer and the Office of Program Accountability. The Department will provide limited assistance to the Provider with JJIS training.

E. Record Keeping

The Provider shall maintain a case file for each youth served. The file shall contain at a minimum; documentation of referral into this contracted program, written parental consent, pre- and post-tests/surveys, participant level data and progress documentation. Data shall be collected and maintained in such a way as to permit data integrity verification against the JJIS, invoices, and submitted reports.

F. Data Collection

Upon access to the Department's JJIS system, the Provider shall enter data into the following systems. The responsibility for entering data in JJIS is based on the Department's capability to provide access and utilization to the Provider. The Provider shall contact the Department's Data Integrity Officer in the area to gain appropriate access and secure training within forty-five (45) days of this Amendment start date.

1. **JJIS Prevention Web:** The Provider must enter data into the JJIS Prevention Web within three (3) business days of youth's admittance to the program. All youth information required in the JJIS Prevention Web shall be collected and maintained in hard copy format.
2. **Staff Verification System (SVS):** The purpose of the Staff Verification System (SVS) is to create a comprehensive database of employees that work with youth in juvenile justice programs. Each time a supervisor is considering hiring a new employee, the supervisor will be able to access the system to obtain the work history of the individual in juvenile justice programs in Florida. The system will show the programs the person has worked for and will provide a previous employer's name and telephone number for job references. By sharing this information, the Department will be able to ensure that undesirable employees do not move from DJJ to a Provider program or from one Provider program to another. Florida Statute authorizes the sharing of this information for all criminal justice agencies, including the Department of Juvenile Justice and its Providers. Each Provider shall be required to input several data items on each employee including employee name, social security number, date of hire, program where employed, and job title. Once the initial data on all employees is added to the system, Providers shall be responsible for updating the list monthly regarding employees who have left their employment and all new hires. DJJ data will be updated via the state of Florida People First System.
3. **Program Monitoring & Management (PMM) System:** The purpose of the PMM System is to provide a single site for the Department's monitoring process, document storage, deficiency review and corrective actions, and performance measures. Providers shall be able to view monitoring reports and enter comments, will build corrective action plans to respond to deficiencies, and will enter data on performance issues as determined in contract or service area.
4. The Provider is required to collect and report to the Department the following data for evaluation purposes:

- a. Demographic information of youth served: Name, date of birth, race, sex, Social Security Number, date of admission, and date of release.
- b. Behavior characteristics of youth admitted to the program.
- c. Types of prevention services provided.
- d. Documentation of percentage of improvement in self-esteem during the reporting period
- e. Results of any pre and post-testing conducted by the program.
5. The Provider is required to maintain data on a monthly basis in each individual participant file and shall enter data in to JJIS as required.
6. The Provider, throughout the term of this Contract, shall document compliance with required service tasks, performance and evaluation data, and provide documentation of such data for inspection upon request.
7. The Provider shall participate in the annual Comprehensive Accountability Report (CAR) data verification project for a period of two (2) years following the completion of the current Contract year.
8. The Department will conduct outcome evaluations and recidivism studies concentrating on the re-offending and re-adjudication of juveniles who complete the program for one State fiscal year after the youth is released from the program.
9. These evaluations and studies will consider the content of the program, its components and the duration of the program. The results may be used in the rating of the program for any future funding.

G. Service Locations and Times

1. Service Locations

The Provider shall maintain a list of all site location(s) and this list shall be provided to the Department's Contract Manager. A revised (updated) list shall be submitted to the Department's Contract Manager as additions/deletions occur. All services may be provided at varied non-traditional and traditional times and locations conducive to the activity and to the convenience of the youth participant and their families. Management and coordination of program services to youth shall be provided at site location(s). All youth files shall be maintained and secured at site location(s) of the Provider. All youth files shall be maintained and secured at the administrative locations of the Provider and subcontractors (if applicable).

The Providers' administrative offices are located at the following address:

City of Pensacola
Parks and Recreation Department
222 West Main Street
Pensacola FL 32501

2. Service Times

Services to youth shall be offered during traditional and non-traditional business hours. Program component known as the Outdoor Recreational Instruction shall provide services to youth and operate under the terms of the Contract for four (4) weeks (from June 5-9; June 12-16; June 26-30; and July 17-21). Program component known as the Adventure Camp shall provide services to youth and operate under the terms of the Contract for five (5) weeks (from June 19-23; July 5-7; July 10-14; July 24-28; and July 31-August 4). The Department will not approve services rendered prior to full execution of the Contract signed by both parties. Provider's key personnel shall be available for contact by the Department during business hours of 8:00am – 5:00pm Monday through Friday with the exception of State Holidays.

3. Changes to Service Locations/Times

The Provider is not authorized to make changes in the service delivery location(s) without prior written consent of the Department's Contract Manager. Request for changes in the service location(s) must be submitted in writing a

minimum of fourteen (14) calendar days prior to the requested location change. The Provider's approved subcontractors must have written approval from the Provider via the Contract Manager prior to initiating any changes, deletions or additions in service delivery locations.

H. Property

The Department is accountable to the State of Florida for the expenditure of funds on property. Property purchased by the Provider must be accounted for as specified by the following.

1. Title (ownership) to all non-expendable property shall be vested in the Department at the time of the purchase of the property if the property is acquired from:
 - a. Expenditure of funds provided by the Department under a cost-reimbursement Contract.
 - b. Expenditure of funds provided by the Department as operational expense dollars.
2. All state-furnished property acquired by the Provider through funding sources identified above, with a cost of \$1,000 or more and lasting more than one year, and hardback-covered bound books costing \$250 or more, shall be accounted for in accordance with chapter 10.300, Rules of the Auditor General. All such property, including replacements to state-furnished property that is lost, destroyed, exhausted, or surplus under the terms of this Contract, shall be returned to the Department upon Contract termination/expiration. Any replacements shall be of equal or greater value when returned to the Department.
3. Upon delivery of Department-furnished property to the Provider, the Provider assumes the risk and responsibility for its loss and damage.
4. The Provider shall submit to the Contract Manager, a listing of all items purchased for the program with Department funds and include supporting documentation of funds used. The Provider shall include this with the first invoice submitted after purchase of the item(s).
5. The Provider shall not dispose of state-furnished property without the written permission of the Department. Department policies and procedures shall be followed when disposing of state-furnished property.
6. The Provider shall not use any state-furnished property for any purpose except the delivery of services identified in this Contract.
7. The Provider shall submit a final inventory report that is approved by the Department at conclusion of the Contract.
8. Information Technology Resource (ITR) Purchases
The Provider must receive written approval from the Department prior to the purchase of any Information Technology Resource (ITR) made as part of this Contract. ITR includes data processing hardware, software, services, supplies, maintenance, training, personnel and facilities.
9. The Provider shall secure prior written approval by means of an Information Resource Request (IRR) form before the purchase of any ITR. The form is available from the Contract Manager. The Contract Manager is responsible for serving as the liaison between the Provider and Management Information Systems during the completion of the IRR/ITR process.
10. The Provider shall not be reimbursed for any ITR purchases made prior to obtaining the Department's written approval.

I. Facility Requirements

All program facilities are Provider or Provider's Subcontractor owned or leased and shall comply with all state and local rules and regulations. The Provider and its Subcontractors shall comply with standards required by fire and health authorities. All building and grounds, equipment and furnishing shall be maintained in a manner that provides a safe, sanitary and comfortable environment for youth, visitors, and employees.

IV. DELIVERABLES

The Provider shall submit an invoice with sufficient documentation to fully justify payment for services delivered. Failure by the Provider to promptly report and document deliverables as required shall result in a reduction in the invoice. In months where the Provider did not complete serves, an invoice is not required.

A. Service Units/Deliverables**1. Outdoor Recreational Instruction Youth Served**

A youth served in the Outdoor Recreational Instruction is defined as a youth who attended a minimum of thirty (30) minutes on three (3) days within a week.

Supporting documentation includes:

- a. A sign-in sheet for each session with title, date of service received, instructor's and youth's name, and instructor's signature.
- b. The monthly Youth Census Report completed by program staff with recorded dates of service.

2. Adventure Camp Youth Served

A youth served in the Adventure Camp is defined as a youth who attended a minimum of three (3) thirty (30) minute Adventure Camp sessions within a week.

Supporting documentation includes:

- a. A sign-in sheet for each session with title, date of service received, instructor's and youth's name, and instructor's signature.
- b. The monthly Youth Census Report completed by program staff with recorded dates of service.

V. REPORTS

The Department will require progress or performance reports throughout the term of this Contract. The Provider shall complete reports as required to become eligible for payment.

- A. The following are the Contract Managers for the respective parties. All matters shall be directed to the Contract Managers for action or disposition. Any and all notices shall be delivered to the parties at the following addresses:

Provider	Department
Mary Kimberly Mobley-Carmody	Aaron Mathews
222 West Main Street, 4 th Floor	2737 Centerview Drive
Pensacola, FL 32507	Tallahassee, FL 32399-3100
Telephone: 850-436-5677	Telephone: 850-717-2398
Fax: 850-436-5199	Fax: 850- 487-4933
E-mail: kcarmody@cityofpensacola.com	Email: Aaron.Mathews@dji.state.fl.us

- B. Contract Manager Contact Information Changes: After execution of this Contract, any changes in the contact information to the above Contract Managers may be provided by either party, by written notification to the other party, with a copy of the written notification to be sent to the Department's Bureau of Procurement & Contract Administration. A copy of the written notification shall be maintained in the official Contract record. All notices required by this Contract or other communication regarding this Contract shall be sent by United States Postal Service or other delivery service with proof of delivery.

1. Invoice

A properly prepared invoice shall be submitted directly to the Department's Contract Manager within fifteen (15) business days following the end of the month for which services were rendered. Supporting documentation for each deliverable must be included as per Attachment I, Section IV., as well as the Provider Monthly Activity and Progress Report. Payment of the invoice shall be pursuant to section 215.422; Florida Statutes and any interest due shall be paid pursuant to section 55.03(1), Florida Statutes. A Vendor Ombudsman, established within the Department of Financial Services, may be contacted if a

Provider is experiencing problems in obtaining timely payment(s) from a State of Florida agency. The Vendor Ombudsman may be contacted at 850-413-5516.

2. Youth Census Report
A complete list of youth who were provided services required under the terms and conditions of this Contract during the service period detailed on the invoice shall be furnished. At a minimum, the Youth Census Report shall include the youth's last name and initial of first name, juvenile justice identification number, date of service, and the service required by this Contract that was provided. No confidential information such as a youth's full name or date of birth shall be submitted with the Youth Census Report or any other documentation. The Provider must redact confidential identifying information from any hardcopies submitted to the Department and password protect any electronic files.
3. Monthly Expenditure Report
A list of all expenditures using Contract funds shall be submitted with the Provider's invoice on a monthly basis.
4. Proof of Insurance
A Certificate of Insurance shall be provided to the Department's Contract Manager prior to the delivery of service, and prior to expiration of insurance. Certificates of Insurance shall reflect appropriate coverage(s) based on the recommendation of a licensed insurance agent, and the minimums listed in this Contract.
5. Subcontract(s)
A copy of all subcontracted agreements entered into by the Provider and a subcontractor for services required of the Provider via this Contract, shall be submitted to the Department in advance for review. A signed copy of the subcontract reviewed by the Department shall be provided to the Department's Contract Manager prior to the delivery of service to Department youth and payment to the subcontractor.
6. Organizational Chart
The Provider's organizational chart shall be provided upon execution of this Contract, annually if renewed, and upon changes. The organizational chart shall include the programmatic and administrative structure of the Provider's organization.
7. Staff Vacancy Report
The Provider shall provide a complete list of all vacant program positions required by this Contract, and include the position title, position number, date of vacancy, and position description. The Provider shall provide the Department's Contract Manager with an explanation for vacancies, which exceed ninety (90) calendar days. Services shall be provided to all Department youth by qualified Provider staff regardless of whether a position(s) is vacant.
8. Staff Hire Report
The Provider shall provide a complete list of staff hired to fill vacant positions to include their full legal name, the position title, position number, date of hire, date of background screening, and position description. If any position filled requires specific licensing, certification, or education as required in the Contract, a copy of the license, certification, and/or education credentials shall be provided with the Staff Hire Report.
9. Minority Business Enterprise (MBE) Utilization Report
The Provider shall submit to the Department's Contract Manager, along with each monthly invoice, the MBE Utilization Report listing all payments made for supplies and services to Minority Business Enterprises (MBEs) during the invoice period. The listing shall identify the MBE code for each payment.
10. Information Resource Request (IRR)
All IRR purchases must be in accordance with Section VIII., General Terms & Conditions.
11. Continuity of Operations Plan (COOP)

Prior to the delivery of service, the Provider shall submit a COOP to the Department's Contract Manager who will route to the program area Regional Director, Chief Probation Officer (CPO), or Assistant Secretary for approval. The COOP must provide for the continuity of Contract services in the event of a manmade/natural disaster/emergency. The Department approved plan format can be found on the Department's website. Additional information can be found in FDJJ 1050, Continuity of Operations Plans.

12. Training Plan

The Provider shall provide a training plan to incorporate at a minimum pre-service and in-service training as outlined in Rule 63H. Training plans will be approved by SD&T to ensure compliance with Rule 63H. If applicable, the plan should also include any specialized training outlined in the Contract. A plan must be submitted at the onset of the Contract as well as annually upon renewal. The Provider shall use the Department's Training Plan template to develop its plan. A copy of the template can be found at <http://www.djj.state.fl.us/partners/contract-management>.

13. Provider Monthly Activity and Progress Report

A summary of program services using Contract funds shall be submitted with the Providers invoice on a monthly basis. The report shall also include a summary of collaborative partners, number sessions participants served, program specific objectives, and program concerns. Changes to this report form may be mutually agreed upon between the Provider and the Department's Contract Manager.

14. Youth Discharge Form

Documentation of youth discharged from the program provided to the Department's Contract Manager for youth that have been released/discharged from the program.

15. Background Investigations

The Provider shall provide background screenings prior to the delivery of services to the Department's Contract Manager and annually upon renewal thereafter to the Department's Contract Manager

REPORT LIST	FREQUENCY	DUE DATE	DUE TO DEPARTMENT
Invoice	Monthly	15 th day of the following reporting month	Contract Manager
Youth Census Report	Monthly	15 th day of the following reporting month	Contract Manager
Monthly Expenditure Report	Monthly	15 th day of the month following reporting quarter	Contract Manager
Proof of Insurance Coverage	Annually	Prior to the delivery of services and prior to expiration of insurance	Contract Manager
Copy of Subcontracts	Upon execution of the subcontract	Upon execution of the subcontract	Contract Manager
Organizational Chart	Upon Contract execution; annually; and upon changes	Prior to the delivery of services and annually at renewal thereafter	Contract Manager
Staff Vacancy Report	Monthly	15 th day of the following reporting month	Contract Manager
Staff Hire Report	Monthly	10 th day of the following reporting	Contract Manager

		month	
MBE Utilization Report	Monthly	15 th day of the following reporting month	Contract Manager
Information Resource Request (IRR)	Prior to the purchase of information technology soft/hardware	Prior to the purchase of information technology soft/hardware	Contract Manager
Continuity of Operations Plan(COOP)	Annually	Prior to the delivery of services and February 1 st each year	Contract Manager
Training Plan	Prior to the execution of the Contract; annually	Prior to the execution of the Contract and by January 31 (annually)	Staff Development & Training
Provider Monthly Activity & Progress Report	Monthly	15 th day of the following reporting month	Contract Manager
Youth Discharge Form	Monthly	15 th business day of the following reporting month	Contract Manager
Background Investigations	Prior to initiation of service delivery and annually at renewal thereafter	Prior to initiation of service delivery and annually at renewal thereafter	Contract Manager

C. Report Receipt and Documentation

The Provider shall submit written reports with all required documentation within the timeframes listed above to the correct individuals to become eligible for payment. Delivery of deliverables and reports shall not be construed to mean acceptance of those deliverables and reports. The Department reserves the right to reject deliverables and reports as incomplete, inadequate, or unacceptable. The Department's Contract Manager will approve or reject deliverables and reports.

VI. Performance Measures

Provider or its approved subcontractors shall meet the following program specific performance measures:

A. Performance Outputs

1. Assessment

Goal: 100% of the participating youth enrolled in the program shall successfully complete the program.

Measure: The number of youth enrolled in the program divided by the total number of youth that successfully complete the program.

Standard: 90% of the participating youth enrolled in the program shall successfully complete the program

Frequency: This shall be reported on an annual basis.

2. Recidivism

Goal: 100% of youth who successfully complete a program shall remain crime free for twelve (12) months.

Measure: Number of youth who did not receive subsequent adjudication or conviction within twelve (12) months of successfully completing the program divided by the number of youth who successfully complete the program.

Standard: Not to exceed the recidivism percent as reported in the Comprehensive Accountability Report that is published annually for similar programs.

Frequency: This shall be reported on an annual basis.



Florida Department of Juvenile Justice

Provider Monthly Activity & Progress Report

Contract #: _____ Activity Report for: [Select Month](#), [Select Year](#)

Program Title: _____

Agency: _____

Report Prepared By: _____ Telephone: () - Ext: _____

ADMISSION INFORMATION:

1. Contracted number of new, unduplicated youth to be admitted to the program this contract year: _____

2. Number of new, unduplicated youth admitted to the program this month: _____

3. Number of new, unduplicated youth admitted this contract-year-to-date (including this month) _____

4. Is the program on pace to admit the contracted number of youth by the end of the contract year? _____

[Select Response](#)

If no, explain below why admissions are not on pace and what actions have been taken to increase admissions: _____

RELEASE INFORMATION:

5. Number of youth released from the program this month: _____

6. Number of youth released from the program this contract-year-to-date (including this month) _____

7. Indicate below the total number of youth released for each reason contract-year-to-date (including this month):

____ Completed all services ____ Dropped out of program ____ Referred to other services
____ Changed schools ____ Expelled from program ____ Youth moved ____ Other

PROGRAM ACTIVITY INFORMATION:

8. Describe all activities conducted by the program during this month: _____

9. Has the program encountered barriers or challenges during this month? [Select Response](#)

If yes, describe the challenges and provide a detailed explanation of the plan to address them:

10. What program planning has been conducted during this month? (Include dates):

11. Describe any changes, amendments or modifications to the program this month:

12. List the collaborative partners who have participated with the program this month and how they participated:

13. List in the left column your program's deliverables and the supporting documentation required for each. In the right hand column detail how the deliverable was met and what supporting documentation is attached to evidence the deliverable has been met. If minimum performance was not achieved provide documentation with explanation of reasons why.

DELIVERABLES AND REQUIRED DOUCMENTATION	PROGRESS DURING THIS MONTH (ATTACH SUPPORTING DOCUMENTATION TO THIS REPORT)
*	
*	
*	
*	

**The above outlines the minimum deliverables required for Program Services as specified by the Contract. The Provider must document any extenuating circumstances whereby failure to provide the above minimum deliverables. Failure to achieve the minimum performance for each deliverable will affect payment and future contract funding.*

VOLUNTEERS:

If your program had volunteers participating in your program this month, provide the information requested below. Attach additional pages if necessary to list all volunteers.

Volunteer's Last Name	Volunteer's First Name	Is the Volunteer a Youth or an Adult?	Does this volunteer have a cleared DJJ Background Screening?	Number of hours volunteered in contract program during <u>this</u> month
		☐ Youth ☐ Adult	☐ Yes ☐ No	
		☐ Youth ☐ Adult	☐ Yes ☐ No	
		☐ Youth ☐ Adult	☐ Yes ☐ No	
		☐ Youth ☐ Adult	☐ Yes ☐ No	

By signature below, I certify that the deliverables reported herewith on this report have been completed by the Provider or Authorized Representative in accordance with the terms and conditions set forth in the contract. I certify that the required

services have been performed as represented in this report and are as specified in the contract proposal for this program and state funds have been used properly and solely in relation to this program. I further certify that documentation and proof of payment supporting the expenditures, in the manner prescribed by the Department of Juvenile Justice, is currently on file at the office of the Provider. Any misrepresentation may cause contract funding to be delayed or to cease.

Signature

Printed Name

Date

EXHIBIT 7 Satisfaction Survey

Name _____ Date _____

Directions: Please circle your answer to the following questions.

- | | | |
|---|-----|----|
| 1. Are you satisfied with the program? | Yes | No |
| 2. Do you feel that the program needs improvement? | Yes | No |
| 3. Would you recommend the program to a friend? | Yes | No |
| 4. Are you satisfied with program staff? | Yes | No |
| 5. Are you satisfied with the content of the program? | Yes | No |

Please circle the answer that best describes your feelings.

- | | | | | | |
|---|----------------|-------|---------|----------|-------------------|
| 6. I feel that the program did what it set out to do. | Strongly Agree | Agree | Neutral | Disagree | Strongly Disagree |
| 7. I feel good about the outcome of the program. | Strongly Agree | Agree | Neutral | Disagree | Strongly Disagree |
| 8. The program staff were well trained. | Strongly Agree | Agree | Neutral | Disagree | Strongly Disagree |
| 9. The program staff were helpful. | Strongly Agree | Agree | Neutral | Disagree | Strongly Disagree |
| 10. I think very highly of the program. | Strongly Agree | Agree | Neutral | Disagree | Strongly Disagree |

Administrative use only:

Score _____

Scorer Name _____

Program Name _____

Youth entrance into program date _____

Source: Centers for Disease Control and Prevention, National Center for Injury Prevention and Control. (2005). *Violence-Related Attitudes, Behaviors, and Influences Among Youths: A Compendium of Assessment Tools*, 2nd ed. Atlanta, GA: Dahlberg LL, Toal SB, Swahn M, Behrens CB. Electronic version available: <http://www.cdc.gov/ncipc/pub-res/measure.htm>.

EXHIBIT 7 Satisfaction Survey Scoring Instrument

Name _____ Date _____

Directions: Please Circle the Answer to the following questions.

- | | | |
|---|-----|----|
| 1. Are you satisfied with the program? | Yes | No |
| Score | 1 | 0 |
| | | |
| 2. Do you feel that the program needs improvement? | Yes | No |
| Score | 1 | 0 |
| | | |
| 3. Would you recommend the program to a friend? | Yes | No |
| Score | 1 | 0 |
| | | |
| 4. Are you satisfied with the program staff? | Yes | No |
| Score | 1 | 0 |
| | | |
| 5. Are you satisfied with the content of the program? | Yes | No |
| Score | 1 | 0 |

Please circle the answer that best describes your feelings.

- | | | | | | |
|---|-------|---------|----------|-------------------|--|
| 6. I feel that the program did what it set out to do. | | | | | |
| Strongly Agree | Agree | Neutral | Disagree | Strongly Disagree | |
| Score 5 | 4 | 3 | 2 | 1 | |
| | | | | | |
| 7. I feel good about the outcome of the program. | | | | | |
| Strongly Agree | Agree | Neutral | Disagree | Strongly Disagree | |
| Score 5 | 4 | 3 | 2 | 1 | |
| | | | | | |
| 8. The program staff were well trained. | | | | | |
| Strongly Agree | Agree | Neutral | Disagree | Strongly Disagree | |
| Score 5 | 4 | 3 | 2 | 1 | |
| | | | | | |
| 9. The program staff were helpful. | | | | | |
| Strongly Agree | Agree | Neutral | Disagree | Strongly Disagree | |
| Score 5 | 4 | 3 | 2 | 1 | |
| | | | | | |
| 10. I think very highly of the program. | | | | | |
| Strongly Agree | Agree | Neutral | Disagree | Strongly Disagree | |
| Score 5 | 4 | 3 | 2 | 1 | |

Scoring:

Sum the scores for each question (scores in gray). Higher scorers indicate greater satisfaction.

Source: Centers for Disease Control and Prevention, National Center for Injury Prevention and Control. (2005). *Violence-Related Attitudes, Behaviors, and Influences Among Youths: A Compendium of Assessment Tools*, 2nd ed. Atlanta, GA: Dahlberg LL, Toal SB, Swahn M, Behrens CB. Electronic version available: <http://www.cdc.gov/ncipc/pub-res/measure.htm>.

EXHIBIT 8
Self Esteem Survey

Name _____

Date _____

Directions: Please circle the number for each question that best describes your agreement with each statement.

	Strongly Agree	Agree Somewhat	Disagree Somewhat	Strongly Disagree
1. I feel that I'm a person of worth, at least on an equal par with others.	3	2	1	0
2. I feel that I have a number of good qualities.	3	2	1	0
3. All in all, I am inclined to feel that I'm a failure.	3	2	1	0
4. I am able to do things as well as most other people.	3	2	1	0
5. I feel I do not have much to be proud of.	3	2	1	0
6. I take a positive attitude toward myself.	3	2	1	0
7. On the whole, I am satisfied with myself.	3	2	1	0
8. I wish I could have more respect for myself.	3	2	1	0
9. I certainly feel useless at times.	3	2	1	0
10. At times I think that I am no good at all.	3	2	1	0

Administrative use only:

Score _____

Scorer Name _____

Program Name _____

Youth entrance into program date _____

EXHIBIT 8
Self Esteem Inventory Scoring Instrument

Name _____ Date _____

Directions: Please circle the number for each question that best describes your agreement with each statement.

	Strongly Agree	Agree Somewhat	Disagree Somewhat	Strongly Disagree
1. I feel that I'm a person of worth, at least on an equal par with others	3	2	1	0
Score	3	2	1	0
2. I feel that I have a number of good qualities.	3	2	1	0
Score	3	2	1	0
3. All in all, I am inclined to feel that I'm a failure.	3	2	1	0
Reverse Coded Score	0	1	2	3
4. I am able to do things as well as most other people.	3	2	1	0
Score	3	2	1	0
5. I feel I do not have much to be proud of.	3	2	1	0
Reverse Coded Score	0	1	2	3
6. I take a positive attitude toward myself.	3	2	1	0
Score	3	2	1	0
7. On the whole, I am satisfied with myself.	3	2	1	0
Score	3	2	1	0
8. I wish I could have more respect for myself.	3	2	1	0
Reverse Coded Score	0	1	2	3
9. I certainly feel useless at times.	3	2	1	0
Reverse Coded Score	0	1	2	3
10. At times I think that I am no good at all.	3	2	1	0
Reverse Coded Score	0	1	2	3

Scoring:

Points values are as indicated above, with the exception of items 3,5,8,9, and 10 which are reverse coded (score indicated in gray). To score the test, the points values of each response should be summed. A higher score indicates greater self-esteem.

Source: Centers for Disease Control and Prevention, National Center for Injury Prevention and Control. (2005). *Violence-Related Attitudes, Behaviors, and Influences Among Youths: A Compendium of Assessment Tools*, 2nd ed. Atlanta, GA: Dahlberg LL, Toal SB, Swahn M, Behrens CB. Electronic version available: <http://www.cdc.gov/ncipc/pub-res/measure.htm>.

**ATTACHMENT II
DEPARTMENT OF JUVENILE JUSTICE
FLORIDA SINGLE AUDIT ACT
CHECKLIST FOR COMPLIANCE WITH FEDERAL AND DEPARTMENTAL AUDIT REQUIREMENTS
PART I AND/OR II APPLIES**

NOTE: FOR ADDITIONAL INFORMATION, PLEASE GO TO: <https://apps.fldfs.com/fsaa/links.aspx>

Resources awarded by the Department to the Provider are subject to audits and monitoring by the Department, as described in this section.

AUDITS

PART I: FEDERALLY FUNDED

This part is applicable if the Provider is a State or local government or a non-profit organization as defined in OMB Circular A-133, as revised.

1. In the event that the Provider expends \$500,000 or more in Federal awards in its fiscal year, the Provider must have a single or program-specific audit conducted in accordance with the provisions of OMB Circular A-133, as revised. FSAA EXHIBIT 1 to this Contract indicates the Federal resources awarded through the Department by this Contract. In determining the Federal awards expended in its fiscal year, the Provider shall consider all sources of Federal awards, including Federal resources received from the Department. The determination of amounts of Federal awards expended should be in accordance with the guidelines established by OMB Circular A-133, as revised. An audit of the Provider conducted by the Auditor General in accordance with the provisions of OMB Circular A-133, as revised, will meet the requirements of this part.
2. In connection with the audit requirements addressed in Part I, paragraph 1, the Provider shall fulfill the requirements relative to auditee responsibilities as provided in Subpart C. of OMB Circular A-133, as revised.
3. If the Provider expends less than \$500,000 in Federal awards in its fiscal year, an audit conducted in accordance with the provisions of OMB Circular A-133, as revised, is not required. In the event that the Provider expends less than \$500,000 in Federal awards in its fiscal year and elects to have an audit conducted in accordance with the provisions of OMB Circular A-133, as revised, the cost of the audit must be paid from non-Federal resources (i.e., the cost of such an audit must be paid from Provider resources obtained from other than Federal entities).

PART II: STATE FUNDED

This part is applicable if the Provider is a non-state entity as defined by Section 215.97(2)(l), Florida Statutes.

1. In the event that the Provider expends a total amount of state financial assistance equal to or in excess of \$500,000 in any fiscal year of such Provider, the Provider must have a State single audit for such fiscal year in accordance with Section 215.97, Florida Statutes; applicable rules of the Executive Office of the Governor and the Chief Financial Officer; and Chapters 10.550 (local governmental entities) or 10.650 (nonprofit and for-profit organizations), Rules of the Auditor General. FSAA EXHIBIT 1 to this Contract indicates the state financial assistance awarded through the Department by this Contract. In determining the state financial assistance expended in its fiscal year, the Provider shall consider all sources of state financial assistance, including state financial assistance received from the Department, 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.
2. In connection with the audit requirements addressed in Part II, paragraph 1., the Provider shall ensure that the audit complies with the requirements of Section 215.97(8), Florida Statutes. This includes submission of a financial reporting package as defined by Section 215.97(2)(e), Florida Statutes, and Chapters 10.550 (local governmental entities) or 10.650 (nonprofit and for-profit organizations), Rules of the Auditor General.
3. If the Provider expends less than \$500,000 in state financial assistance in its fiscal year, an audit conducted in accordance with the provisions of Section 215.97, Florida Statutes, is not required. In the event that the Provider expends less than \$500,000 in state financial assistance in its fiscal year and elects to have an audit conducted in accordance with the provisions of Section 215.97, Florida Statutes, 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 Provider's resources obtained from other than State entities).

PART III: OTHER AUDIT REQUIREMENTS

Pursuant to Section 215.97(8)(n), Florida Statutes, State agencies may conduct or arrange for audits of state financial assistance that are in addition to audits conducted in accordance with Section 215.97, Florida Statutes. In such an event, the State-awarding agency will arrange for funding the full cost of such additional audits.

PART IV: REPORT SUBMISSION

1. Copies of reporting packages for audits conducted in accordance with OMB Circular A-133, as revised, and required by Part I of this Contract shall be submitted, when required by Section .320 (d), OMB Circular A-133, as revised, by or on behalf of the Provider directly to each of the following:
 - A. The Department's Contract Manager listed in this Contract.
 - B. The Federal Audit Clearinghouse designated in OMB Circular A-133, as revised (the number of copies required by Sections .320 (d)(1) and (2), OMB Circular A-133, as revised, should be submitted to the Federal Audit Clearinghouse), at the following address:
Federal Audit Clearinghouse
Bureau of the Census
1201 East 10th Street
Jeffersonville, IN 47132
 - C. Other Federal agencies and pass-through entities in accordance with Sections .320 (e) and (f), OMB Circular A-133, as revised.
2. In the event that a copy of the reporting package for an audit required by Part I of this Contract and conducted in accordance with OMB Circular A-133, as revised, is not required to be submitted to the Department for the reasons pursuant to Section .320 (e)(2), OMB Circular A-133, as revised, the Provider shall submit the required written notification pursuant to Section .320 (e)(2) and a copy of the Provider's audited schedule of expenditures of Federal awards directly to the Department's Contract Manager listed in this Contract.
3. Copies of financial reporting packages required by Part II of this Contract shall be submitted within nine months (270 calendar days) after the end of the Provider's fiscal year and 12 months after the end of the government entities' fiscal year, by or on behalf of the Provider directly to each of the following:
 - A. The Department's Contract Manager listed in this Contract.
 - B. The Auditor General's Office at the following address:
Auditor General's Office
Room 401, Pepper Building
111 West Madison Street
Tallahassee, Florida 32399-1450
4. Copies of reports or the management letter required by Part III of this Contract shall be submitted by or on behalf of the Provider directly to the Department's Contract Manager listed in this Contract.
5. Any reports, management letter, or other information required to be submitted to the Department pursuant to this Contract shall be submitted timely in accordance with OMB Circular A-133, as revised, Florida Statutes, and Chapters 10.550 (local governmental entities) or 10.650 (nonprofit and for-profit organizations), Rules of the Auditor General, as applicable.
6. Providers, when submitting financial reporting packages to the Department for audits done in accordance with OMB Circular A-133, as revised, or Chapters 10.550 (local governmental entities) or 10.650 (nonprofit and for-profit organizations), Rules of the Auditor General, should indicate the date that the reporting package was delivered to the Provider from the independent auditor in correspondence accompanying the reporting package delivered to the Department.

FSAA EXHIBIT 1

FEDERAL RESOURCES AWARDED TO THE RECIPIENT PURSUANT TO THIS CONTRACT CONSIST OF THE FOLLOWING:

NOTE: If the resources awarded to the recipient represent more than one Federal program, provide the same information shown below for each Federal program and show the total Federal resources awarded.

Federal Program:

N/A

COMPLIANCE REQUIREMENTS APPLICABLE TO THE FEDERAL RESOURCES AWARDED PURSUANT TO THIS CONTRACT ARE AS FOLLOWS:

NOTE: If the resources awarded to the recipient represent more than one Federal program, list applicable compliance requirements for each Federal program in the same manner as shown below.

Federal Program:

List applicable compliance requirements as follows:

1. First applicable compliance requirement (e.g., what services/purposes resources must be used for).
2. Second applicable compliance requirement (e.g., eligibility requirements for recipients of the resources).
3. Etc.

NOTE: Instead of listing the specific compliance requirements as shown above, the State awarding agency may elect to use language that requires the recipient to comply with the requirements of applicable provisions of specific laws, rules, regulations, etc. For example, for Federal Program 1, the language may state that the recipient must comply with a specific law(s), rule(s), or regulation(s) that pertains to how the awarded resources must be used or how eligibility determinations are to be made. The State awarding agency, if practical, may want to attach a copy of the specific law, rule, or regulation referred to.

STATE RESOURCES AWARDED TO THE RECIPIENT PURSUANT TO THIS CONTRACT CONSIST OF THE FOLLOWING:

State Project: Delinquency Prevention – CSFA # 80.029. The program shall be provided in Santa Rosa and Escambia Counties in the amount of \$28,801.80.

MATCHING RESOURCES FOR FEDERAL PROGRAMS:

NOTE: If the resources awarded to the recipient for matching represent more than one Federal program, provide the same information shown below for each Federal program and show the total State resources awarded for matching.

Federal Program

NOTE: If the resources awarded to the recipient represent more than one State project, provide the same information shown below for each State project and show the total state financial assistance awarded that is subject to Section 215.97, Florida Statutes.

State Project

COMPLIANCE REQUIREMENTS APPLICABLE TO STATE RESOURCES AWARDED PURSUANT TO THIS CONTRACT ARE AS FOLLOWS:

NOTE: List applicable compliance requirements in the same manner as illustrated above for Federal resources. For matching resources provided by the Department of Juvenile Justice for Federal programs, the requirements might be similar to the requirements for the applicable Federal programs. Also, to the extent that different requirements pertain to different amounts of the non-Federal resources, there may be more than one grouping (i.e., 1, 2, 3, etc.) listed under this category.

NOTE: Section .400(d) of OMB Circular A-133, 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 recipient.

**RESOLUTION
NO. -**

A RESOLUTION
TO BE ENTITLED:

A RESOLUTION AUTHORIZING AND MAKING REVISIONS AND APPROPRIATIONS FOR THE
FISCAL YEAR ENDING SEPTEMBER 30, 2017; 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	State Grants	1,463,028
To:		
Reads	State Grants	1,491,830
As Reads	Personal Services	312,427
To:		
Reads	Personal Services	341,229

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

THE CITY OF PENSACOLA**JUNE 2017 DJJ PARKS & RECREATION OUTDOOR OUTREACH PROGRAM GRANT**

FUND		AMOUNT	DESCRIPTION
SPECIAL GRANTS FUND			
Estimated Revenues			
State Grants		28,802	Increase estimated revenue for State Grants
Total Revenues		<u>28,802</u>	
Appropriations			
Operating Expenses		28,802	Increase appropriation for Operating Expenses
Total Appropriations		<u>28,802</u>	



City of Pensacola

222 West Main Street
Pensacola, FL 32502

Memorandum

File #: 17-24

City Council

6/8/2017

LEGISLATIVE ACTION ITEM

SPONSOR: Ashton J. Hayward, III, Mayor

SUBJECT:

SUPPLEMENTAL BUDGET RESOLUTION NO. 17-24 - STATE OF FLORIDA, DEPARTMENT OF JUVENILE JUSTICE GRANT - OUTDOOR RECREATION INSTRUCTION AND ADVENTURE CAMP

RECOMMENDATION:

That City Council adopt Supplemental Budget Resolution No. 17-24.

A RESOLUTION AUTHORIZING AND MAKING REVISIONS AND APPROPRIATIONS FOR THE FISCAL YEAR ENDING SEPTEMBER 30, 2017, PROVIDING FOR AN EFFECTIVE DATE.

HEARING REQUIRED: No Hearing Required

SUMMARY:

The Parks and Recreation Department will offer an Outdoor Recreation Instruction and Adventure Camp as a diversion and intervention program targeted towards the needs of youth who are identified as at-risk of being involved in the juvenile justice program. The Florida Department of Juvenile Justice will reimburse the City at \$360.02 per youth for Outdoor Recreation Instruction, and \$288.02 per youth for Adventure Camp, not to exceed \$28,801.80.

PRIOR ACTION:

None

FUNDING:

Budget: \$28,802.00

Actual: \$28,801.80

FINANCIAL IMPACT:

Approval of the supplemental budget resolution will appropriate the grant funds.

CITY ATTORNEY REVIEW: Yes

5/19/2017

STAFF CONTACT:

Eric W. Olson, City Administrator
Brian Cooper, Parks and Recreation Director

ATTACHMENTS:

- 1) Supplemental Budget Resolution No. 17-24
- 2) Supplemental Budget Explanation No. 17-24

PRESENTATION: No

**RESOLUTION
NO. 17. 24**

A RESOLUTION
TO BE ENTITLED:

A RESOLUTION AUTHORIZING AND MAKING REVISIONS AND APPROPRIATIONS FOR THE
FISCAL YEAR ENDING SEPTEMBER 30, 2017; 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	State Grants	1,463,028
To:		
Reads	State Grants	1,491,830
As Reads	Operating Expenses	312,427
To:		
Reads	Operating Expenses	341,229

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

THE CITY OF PENSACOLA**JUNE 2017 DJJ PARKS & RECREATION OUTDOOR OUTREACH PROGRAM GRANT**

FUND		AMOUNT	DESCRIPTION
SPECIAL GRANTS FUND			
Estimated Revenues			
State Grants		28,802	Increase estimated revenue for State Grants
Total Revenues		<u>28,802</u>	
Appropriations			
Operating Expenses		28,802	Increase appropriation for Operating Expenses
Total Appropriations		<u>28,802</u>	



City of Pensacola

222 West Main Street
Pensacola, FL 32502

Memorandum

File #: 17-00335

City Council

6/8/2017

LEGISLATIVE ACTION ITEM

SPONSOR: Jewel Cannada-Wynn, Council Member

SUBJECT:

CRA MEETING SCHEDULE AND TIME

RECOMMENDATION:

That the City Council consider rescheduling future Agenda Conference meetings to immediately follow CRA meetings to permit CRA meetings to be held at 3:30 p.m. each month.

HEARING REQUIRED: No Hearing Required

SUMMARY:

Community Redevelopment Agency meetings are currently scheduled to follow the City Council Agenda Conference each month. The CRA has discussed asking City Council to consider a rescheduling to allow future CRA meetings to begin at 3:30 P.M., preceding, rather than following the Agenda Conference. This schedule change will facilitate the CRA's ability to act upon agenda items that must be referred to City Council for deliberation and action before Council meets to set its agenda.

PRIOR ACTION:

None.

FUNDING:

NA

FINANCIAL IMPACT:

None.

CITY ATTORNEY REVIEW: Yes

5/19/2017

STAFF CONTACT:

M. Helen Gibson, AICP, CRA Administrator
Victoria D'Angelo, Assistant CRA Administrator

ATTACHMENTS:

None.

PRESENTATION: No



City of Pensacola

222 West Main Street
Pensacola, FL 32502

Memorandum

File #: 17-00358

City Council

6/8/2017

LEGISLATIVE ACTION ITEM

SPONSOR: Ashton J. Hayward, III, Mayor

SUBJECT:

AWARD OF CONTRACT FOR RFP #17-021 FORMER BLOUNT SCHOOL PROPERTY SALE AND REDEVELOPMENT

RECOMMENDATION:

That Council approve the ranking of the selection committee and authorize the Mayor to negotiate and execute a contract and development agreement with Parsco, LLC, the firm identified by the committee as providing the best proposal for the sale and redevelopment of the former Blount School property.

HEARING REQUIRED: No Hearing Required

SUMMARY:

The City issued Request for Proposals (RFP) #17-021 for the sale and redevelopment of the former Blount School property. The RFP requested proposals that addressed, among other things, design, financial benefits to the City, proposed benefits and enhancements to the neighborhood, architectural compatibility of the proposed development plan with the neighborhood, and the extent to which the proposed development fulfills the objectives and requirements of the Urban Core Community Redevelopment Plan and the West Side Community Redevelopment Plan. Two Pensacola firms responded with proposals: Galveztown, LLC and Parsco, LLC. A selection committee was appointed to evaluate and rank the proposals. The Committee was comprised of Nannette Chandler, Chandler and Company Construction; Parry Malone, Southern Artisan Builders, and Bonita Player, PE and Principal at Engineering & Planning Resources.

The selection committee met on May 25, 2017 to share the rankings of the firms and determine if oral presentations would be necessary. Based on the scoring of the written responses, the committee voted to recommend award, based on the written proposals, to Parsco, LLC.

Highlights of Parsco's proposal called "The Cottages at Five Points" include:

- Up to 30 residential parcels
- Green space for a park area or common area
- Two-story homes with 2 bedrooms and 2 baths
- Approximately 1,384 combined sq. ft. of interior and porch space

- Community involvement with the proposed development plan
- Proposed minimum purchase price of the property of \$240,000 (payable at \$8,000 per lot at the time of pre-sale) to be negotiated in the Development Agreement to assure neighborhood enhancement and compatibility.
- Proposed sales price of \$199,000 per home to be negotiated in the Development Agreement to assure neighborhood enhancement and compatibility.

PRIOR ACTION:

September 08, 2011 - Council approved acquisition of the property located 113 North “C” Street.

March 22, 2012 - City Council approved the Interlocal Agreement with Escambia County providing for the assisted demolition/clearance of the Old Blount School Property.

June 14, 2012 -City Council approved the award of bid for the demolition of the former Blount Middle School.

January 12, 2017 - Council declared surplus and authorized the Mayor to dispose through an RFP.

FUNDING:

Budget: \$ 0

Actual: \$ 0

FINANCIAL IMPACT:

The project as proposed with generate approximately \$240,000 in sales revenue plus an estimated increase in taxable property values of \$5,220,000.

CITY ATTORNEY REVIEW: Yes

5/26/2017

STAFF CONTACT:

Eric W. Olson, City Administrator

Keith Wilkins, Assistant City Administrator

ATTACHMENTS:

- 1) Ranking Matrix
- 2) Tabulation of Proposals
- 3) Final Vendor Reference List
- 4) Appraisal Report N217-0097
- 5) Parsco Proposal

PRESENTATION: No

RFQ NO. 17-021

**Former Blount School Property
Sale and Redevelopment**
Selection Committee Meeting (05/25/17)
Written Submittals Evaluation

FIRMS <i>Raw Score</i>	Nannette Chandler	Parry Malone	Bonita Player	TOTAL SCORE
Galveztown	20	23	27	70
Parsco	100	78	74	252

Parry Malone motioned to recomend Parsco as top-ranked and best proposal.

Nannette Chandler seconded the motion.

Vote was unanimous.

TABULATION OF PROPOSALS

RFP NO: 17-021

TITLE: FORMER BLOUNT SCHOOL PROPERTY SALE AND REDEVELOPMENT

OPENING DATE: April 24, 2017

OPENING TIME: 2:30 P.M.

DEPARTMENT: Administration

Galveztown, LLC
Fred Gunther, Manager
503 East Government Street
Pensacola, FL 32502
(850) 516-7570
Fax: (850) 470-6397
fred@guntherproperties.com

Parsco, LLC
Amir Michael Fooladi
700 North De Villiers
Pensacola, FL 32501
(850) 696-7656
Fax: (850) 898-3423
amir@pars-co.net

Opening Date: 04/24/17

Bid No.: 17-021

**FINAL VENDOR REFERENCE LIST
FORMER BLOUNT SCHOOL PROPERTY SALE AND REDEVELOPMENT
ADMINISTRATION**

Vendor	Name	Address	City	St	Zip Code	SBE
004632	A E NEW JR INC	460 VAN PELT LANE	PENSACOLA	FL	32505	N
006037	AL WINGATE & COMPANY DBA/ WKG ENTERPRISES INC	10901 GULF BEACH HWY	PENSACOLA	FL	32507	N
068495	ANDALA ENTERPRISES INC	641 BAYOU BOULEVARD	PENSACOLA	FL	32503	N
000377	BASKERVILLE DONOVAN	449 WEST MAIN ST	PENSACOLA	FL	32502	N
035802	BAY DESIGN ASSOCIATES ARCHITECTS	720 BAYFRONT PARKWAY STE 200	PENSACOLA	FL	32502	Y
040194	BECK PROPERTY CO INC	4890 BAYOU BLVD	PENSACOLA	FL	32503	N
046668	BERRY CONSTRUCTION CO OF SHALIMAR INC	4391 STEPHENS ROAD	PACE	FL	32571	N
000058	BULLOCK-TICE ASSOCIATES	909 EAST CERVANTES ST STE B	PENSACOLA	FL	32501	N
003039	CALDWELL ASSOCTES ARCHITECTS INC	116 NORTH TARRAGONA STREET	PENSACOLA	FL	32502	Y
024364	CANTAVESPRE, PATTY	207 ROMANA STREET	PENSACOLA	FL	32502	N
041644	CARSON LOVELL INC	21 S TARRAGONA ST STE 102	PENSACOLA	FL	32502	N
069203	CAT-DEN LLC	557 EAST ROMANA STREET	PENSACOLA	FL	32502	N
068973	COLDWELL BANKER COMMERCIAL NRT	4475 BAYOU BOULEVARD	PENSACOLA	FL	32503	N
033254	COMMUNITY ACTION PROGRAM COMMITTEE INC	1380 N PALAFOX STREET	PENSACOLA	FL	32501	N
044683	COMMUNITY ENTERPRISE INVESTMENTS INC	302 NORTH BARCELONA STREET	PENSACOLA	FL	32502	N
071274	COMPOSITE HOUSING INITIATIVE INC	120 CHATAM LOOP	DAPHNE	AL	35203	N
025768	FIRST AMERICAN TITLE INSURANCE COMPANY	810 SCENIC HWY	PENSACOLA	FL	32503	N
062171	FIVE POINTS CONSULTING LLC	2435 SEMORAN DRIVE	PENSACOLA	FL	32503	N
071276	GALVEZTOWN LLC	503 EAST GOVERNMENT STREET	PENSACOLA	FL	32502	N
034504	GULF COAST AFRICAN AMERICAN CHAMBER OF COMMERCE	PO BOX 17844	PENSACOLA	FL	32522	N
044104	GUNTHER PROPERTIES LLC	503 EAST GOVERNMENT STREET	PENSACOLA		32502	Y
068726	HABITAT FOR HUMANITY	P O BOX 13204	PENSACOLA	FL	32591	N
032824	KENNETH HORNE & ASSOCIATES	7201 NORTH 9TH AVENUE SUITE 6	PENSACOLA	FL	32504	Y
050284	MPIRICAL DEVELOPMENT LLC	210 SOUTH ALCANIZ STREET	PENSACOLA	FL	32502	N
000216	MY PENSACOLA FEDERAL CREDIT UNION	108 S REUS STREET	PENSACOLA	FL	32501	N
041939	NAI HALFORD	24 N TARRAGONA STREET	PENSACOLA	FL	32502	Y
051444	NEAL & COMPANY LLC	105 EAST GARDEN STREET	PENSACOLA	FL	32501	Y
071273	OUT OF THE BOX REALTY	PO BOX 1242	GULF BREEZE	FL	32561	N
051747	PAEDAE PROPERTIES INC	5104 NORTH W STREET	PENSACOLA	FL	32505	N
069207	PALAFOX PLACE PROPERTY LLC	8722 NOSTRUM DRVE	PENSACOLA	FL	32514	N
036906	PAPE ENTERPRISES LLC	1698 SPALDING CIRCLE	PENSACOLA	FL	32514	N
058953	PARSCO LLC	714 NORTH DEVILLIERS STREET	PENSACOLA	FL	32501	Y
060344	PENSACOLA BAY AREA CHAMBER OF COMMERCE DBA GREATER PENSACOLA CHAMBER	117 W GARDEN ST	PENSACOLA	FL	32502	N
000225	PENSACOLA NEWS JOURNAL	P O BOX 13712	PENSACOLA	FL	32574	N
064219	POE, JAMIN DBA P3 CONSTRUCTION & ENERGY SOLUTIONS LLC	321 N DEVILLIERS ST STE 208	PENSACOLA	FL	32501	N
017263	QUINA GRUNDHOEFER ARCHITECTS	400 WEST ROMANA STREET	PENSACOLA	FL	32502	Y
024578	SAM MARSHALL ARCHITECTS	325 SOUTH PALAFOX ST	PENSACOLA	FL	32502	Y
048638	SANDION A TEXAS GENERAL PARTNERSHIP DBA COLDWELL BANKER UNITED REALTORS	4475 BAYOU BLVD	PENSACOLA	FL	32503	N
057038	SCOGGINS III INC	21 S TARRAGONA ST STE 103	PENSACOLA	FL	32502	N
047400	SCOTT BAEHR LLC	2107 AIRPORT BLVD	PENSACOLA	FL	32504	N
044222	SPEARS, RUSSELL L DBA IRONTHUNDER INC	301 N "F" STREET	PENSACOLA	FL	32501	N

Opening Date: 04/24/17

Bid No.: 17-021

**FINAL VENDOR REFERENCE LIST
FORMER BLOUNT SCHOOL PROPERTY SALE AND REDEVELOPMENT
ADMINISTRATION**

Vendor	Name	Address	City	St	Zip Code	SBE
019766	SPENCER MAXWELL BULLOCK ARCHITECTS	17 E MAIN ST STE 100	PENSACOLA	FL	32501	N
065777	SVNCRE GROUP LLC DBA SPERRY VAN NESS SOUTHLAND COMMERCIAL REAL ESTATE	120 EAST MAIN STREET SUITE D	PENSACOLA	FL	32502	N
002839	TERHAAR & CRONLEY GENERAL CONTRACTOR INC	1401 EAST BELMONT STREET	PENSACOLA	FL	32501	N
071275	THE DAWSON COMPANY	191 PEACHTREE ST NE STE 805	ATLANTA	GA	30303	N
069206	THE MYERS GROUP INC	PO BOX 16083	PENSACOLA	FL	32507	N
037833	THE PENSACOLA VOICE	213 E YONGE ST	PENSACOLA	FL	32503	Y
027442	TODD, EDDIE S JR ARCHITECT	P O BOX 17623	PENSACOLA	FL	32522	N
039962	VDB VISION CONSULTANTS	140 REDBREAST LANE	PENSACOLA	FL	32503	N
049085	WILLIEMAE STANBERRY REALTOR, INC DBA STANBERRY REALTY	P O BOX 37044	PENSACOLA	FL	32526	N

Vendors: 50

APPRAISAL REPORT

OF A

VACANT RESIDENTIAL LAND PARCEL

LOCATED AT

**113 NORTH C STREET
PENSACOLA, ESCAMBIA COUNTY, FLORIDA 32502**

EXCLUSIVELY FOR

CITY OF PENSACOLA

CLIENT PURCHASE ORDER NUMBER: 0075553

AS OF

MARCH 3, 2017

BY

**CHARLES C. SHERRILL, JR., MAI
STATE - CERTIFIED GENERAL APPRAISER #RZ1665**

410 EAST GOVERNMENT STREET

**PENSACOLA, FLORIDA
32502**

APPRAISAL REPORT

The subject property consists of a vacant residential land parcel that is located at 113 North C Street in Pensacola, Florida. The land tract represents the site of the former W. A. Blount Junior High School as the former public school improvements have been demolished and removed. The client is considering the sale of the property at a yet-undetermined price.

The three traditional approaches to value income-producing properties are the Cost Approach, the Sales Comparison Approach, and the Income Capitalization Approach. Based upon the type and specific characteristics of the subject property, the Cost and Income Capitalization Approaches were not considered to be appropriate to provide credible results for this valuation. Commercial land parcels like the subject in the local market are not typically leased to tenants, so market data was not concluded to be adequate to estimate a credible market rent for the subject in the Income Capitalization Approach. Secondly, due to the absence of improvements, the performing of the Cost Approach was not considered to be applicable. Accordingly, the appraiser did not perform these two particular approaches to value the subject property in this assignment.

The subject is a vacant residential land parcel with no improvements that is not encumbered by any leases. Buyers of this type of property in the local market typically rely most heavily on the Sales Comparison Approach in making buying decisions. Additionally, recent sales activity of similar type properties in the local market is considered to be sufficient to produce credible results. Accordingly, the appraiser has determined that the performing of the Sales Comparison Approach in this appraisal process is sufficient to achieve credible assignment results based primarily upon the intended use of this appraisal. The appraiser has clearly identified and explained the scope of work for this assignment within this appraisal report.

This is an Appraisal Report which is intended to comply with the reporting requirements set forth under Standards Rule 2-2(a) of the Uniform Standards of Professional Appraisal Practice. As such, it clearly and accurately sets forth the appraisal in a manner that will not be misleading; contains sufficient information to enable the intended users of the appraisal to understand the report properly; and clearly and accurately discloses all assumptions, extraordinary assumptions, hypothetical conditions, and limiting conditions used in the assignment. The depth of discussion contained in this report is specific to the needs of the client and for the intended use stated within this report. The appraiser is not responsible for the unauthorized use of this appraisal report.

CLIENT:

City of Pensacola
Attention: Mr. George J. Maiberger
Purchasing Manager
222 West Main Street
Pensacola, Florida 32502

APPRAISER: Charles C. Sherrill, Jr., MAI
State - Certified General Appraiser #RZ1665
Sherrill Appraisal Company
410 East Government Street
Pensacola, FL 32502

APPRAISAL FILE NUMBER: N217-0097

CLIENT PURCHASE ORDER NO.: 0075553

PROPERTY LOCATION: 113 North C Street, Pensacola, Escambia County,
Florida 32502

PROPERTY TYPE: Vacant Residential Land Parcel

REPORTED PROPERTY OWNER: City of Pensacola

TAX ACCOUNT NUMBER: 15-2475-000

PARCEL IDENTIFICATION NO.: 00-0S-00-9080-001-018

**CURRENT PROPERTY
TAX ASSESSMENT:** \$201,400; There are no unpaid property taxes as the
current owner is exempt from real estate taxation
based upon its governmental status.

LEGAL DESCRIPTIONS: Legal descriptions of the subject property obtained
from the Escambia County Property Appraiser's
Office and a warranty deed are presented in the
addendum of this appraisal report.

ZONING CLASSIFICATION: R-1A; One and Two Family Residential

TYPE AND DEFINITION OF VALUE: The purpose of this appraisal is to provide the
appraiser's best estimate of the market value of the
subject real property as of the effective date. Market
value is defined under 12 U.S.C. 1818, 1819 and
title XI of the Financial Institutions Reform,
Recovery, and Enforcement Act of 1989
("FIRREA") as well as the Office of the
Comptroller of the Currency, as "the most probable
price which a property should bring in a competitive
and open market under all conditions requisite to a
fair sale, the buyer and seller each acting prudently
and knowledgeably, and assuming the price is not
affected by undue stimulus". Implicit in this
definition is the consummation of a sale as of a
specified date and the passing of title from seller to
buyer under conditions whereby:

**TYPE AND DEFINITION OF
VALUE (CONTINUED):**

- (1) buyer and seller are typically motivated;
- (2) both parties are well informed or well advised, and acting in what they consider their own best interests;
- (3) a reasonable time is allowed for exposure in the open market;
- (4) payment is made in terms of cash in U.S. dollars or in terms of financial arrangements comparable thereto; and
- (5) the price represents the normal consideration for the property sold unaffected by special or creative financing or sales concessions granted by anyone associated with the sale.

**INTENDED USER OF
APPRAISAL REPORT:**

City of Pensacola, Planning Services Division; No other party is entitled to rely upon this report without written consent of the appraiser.

INTENDED USE OF REPORT:

For the sole purpose of assisting the client, City of Pensacola, Planning Services Division, in internal business decisions concerning the possible sale of the subject property.

OWNERSHIP INTERESTS VALUED:

Fee Simple Title (defined as absolute ownership unencumbered by any other interest or estate; subject only to the limitations of eminent domain, escheat, police power, taxation, and/or any easements that may be present on the property).

DATE OF PROPERTY INSPECTION: March 3, 2017

EFFECTIVE DATE OF VALUE: March 3, 2017

DATE OF APPRAISAL REPORT: March 10, 2017

FINAL ESTIMATE OF VALUE: \$305,000 (Value as is/unimproved, subject to the appraisal assumptions and limiting conditions that are presented in the addendum of this appraisal report).

SCOPE OF WORK PERFORMED IN THIS APPRAISAL ASSIGNMENT:

The three traditional approaches to value income-producing properties are the Cost Approach, the Sales Comparison Approach, and the Income Capitalization Approach. Based upon the type and specific characteristics of the subject property, the Cost and Income Capitalization Approaches were not considered to be appropriate to provide credible results for this valuation. Commercial land parcels like the subject in the local market are not typically leased to tenants, so market data was not concluded to be adequate to estimate a credible market rent for the subject in the Income Capitalization Approach. Secondly, due to the absence of improvements, the performing of the Cost Approach was not considered to be applicable. Accordingly, the appraiser did not perform these two particular approaches to value the subject property in this assignment.

In performing this appraisal of the subject property, Charles C. Sherrill, Jr., MAI first identified the problem to be solved. Based upon the property type and intended use of this appraisal, the appraiser determined and performed the scope of work necessary to develop assignment results that were credible, and disclosed this scope of work in the appraisal report. In doing so, the appraiser inspected the subject property and gathered information from the subject's neighborhood or similar competitive neighborhoods in the local area on comparable land sales. This information was applied in the Sales Comparison Approach to value the subject property as vacant.

This narrative appraisal report is the result of these processes. This Appraisal Report is intended to comply with the reporting requirements set forth under Standards Rule 2-2(a) of the Uniform Standards of Professional Appraisal. The depth of discussion contained in this report is specific to the needs of the client and for the intended use stated above. The appraiser is not responsible for unauthorized use of this report.

DESCRIPTION OF REAL ESTATE APPRAISED:

Location Description: Known as the "City of Five Flags," Pensacola is the western-most city in the panhandle of Florida. Pensacola, the county seat, is located in the extreme southern portion of Escambia County. Escambia County encompasses 661 square miles of land and an additional 64,000 acres of waterways. Escambia County has experienced steady growth during its history as it represents the economic center for Northwest Florida. Its location generally bordering the Gulf of Mexico and three bays has resulted in outward growth in certain directions over the years. These growth areas include such neighboring cities/communities as Gulf Breeze, Milton, Pace, and Navarre (in Santa Rosa County), as well as the northern vicinity of Pensacola.

According to recent (2015) statistics from the U. S. Census Bureau, there are 311,003 residents in Escambia County, which ranked 20th in county population in Florida. Escambia County's population increased at a rate of 4.5 percent in the previous 5 years, and this gradual increase is anticipated for the near-term future. Escambia County has a diversified economic base which includes tourism, military (U. S. Navy), and a strong service sector. The area has a current unemployment rate of 5.1 percent, which is slightly higher than that is indicated by the state and national averages (4.9 percent and 4.6 percent, respectively).

The quality of life afforded by the mild climate and abundant recreational activities and rich history and culture is an added feature that attracts new industries to the area. The availability of office and manufacturing facilities and an educated workforce give Escambia County the ideal catalyst for future growth and prosperity. Overall, the area's moderate anticipated population growth, diversified work force, and abundance of recreational activities provide for a relatively stable near-term outlook for this metropolitan area.

Neighborhood Description: The subject property is located in the city limits along the periphery of the Pensacola Downtown Central Business District. This immediate vicinity is comprised of a mixed residential and commercial area. The subject neighborhood boundaries are generally defined as West Cervantes Street on the north, Palafox Street on the east, Pensacola Bay on the south, and North E Street on the west. Land uses in the general area include retail establishments, offices, restaurants, banks, auto service garages, apartments, residences, warehouses, churches, motels, condominiums, lounges, and courthouses. Overall, the neighborhood is convenient to Pensacola Bay, Downtown Pensacola, churches, shopping facilities, schools, medical facilities, recreational facilities, and other major sources of employment. No adverse neighborhood conditions were observed by the appraiser.

Summary of Local Residential Market: After a number of years of steady growth in the local residential market (as well as other sectors), the health of the market weakened during 2006 to 2011. Demand for residential housing declined in the local market during that time period due to weakened economic conditions which resulted in an oversupply of inventory. The net result of this market weakness was an increase in vacancy rates, a decline in rental rates and values, an increase in property foreclosures, and extended marketing periods. However, the market began to stabilize in late 2011, and it has gradually increased in the past few years. It is concluded that the local market, as well as the subject property, should continue this slight improvement trend in the foreseeable future.

Property Description: The subject property represents an entire city block as it is bound by North C, North D, West Gregory, and West Chase Streets. The property is situated adjacent to numerous residential properties. The subject parcel is rectangular in shape. The site has 384 feet of frontage on the west side of North C Street, 384 feet of frontage on the east side of North D street, 300 feet of frontage of the north side of West Chase Street, and 300 feet of frontage on the south side of West Gregory Street. According to the Escambia County Property Appraiser's Office, the property contains 2.65 acres. These equate by calculation to a land area of 115,434 square feet.

The property is fairly level and appears to have satisfactory drainage. The public utilities available to the site are considered to be adequate. It appears that the parcel is not located within a designated flood area (Flood Zone X; Flood Panel Map #12033C0390G).

All of the subject's fronting roads are two-laned roadways in front of the subject. Overall access and visibility of the property are concluded to be adequate.

The property is zoned R-1A; Single-Family Residential Medium Density under the zoning ordinances of the City of Pensacola. Specific uses that are permitted within this classification generally include single-family detached dwellings and their customary accessory structures and uses, residential duplexes, schools, churches, home occupations, and municipally owned parks. There are other uses which require conditional approval for usage including bed and breakfasts, and childcare facilities. Additionally, certain front, side, and rear yard setbacks are required. The minimum lot size for single-family detached residences within this zoning district is 3,500 square feet, and the maximum building density is 17.4 units per acre. These equate to a total of 32 units ($115,434 \text{ square feet} / 3,500 \text{ square feet} = 32.9$, rounded) and 46 units ($2.65 \text{ acres} \times 17.4 \text{ units/acre} = 46.1$, rounded), respectively, for the subject parcel. However, the subject parcel is currently platted as 30 individual lots with an average size of 3,848 square feet. The property has a Future Land Use Classification of MDR.

SALES HISTORY OF SUBJECT PROPERTY:

According to the public records, the subject property was acquired by the current owner (City of Pensacola) in September of 2011. The appraiser is unaware of any sales transactions of the property in the five years preceding the effective date of this valuation. No current listings, options, or agreements of sale of the subject property were discovered by the appraiser in the course of this analysis. The subject client is considering the possible sale of the property at a yet-undetermined price.

HIGHEST AND BEST USE:

Highest and best use may be defined as “The reasonable and legal use of vacant land or improved property, which is physically possible, appropriately supported, financially feasible, and that results in the highest value.” The first determination (highest and best use of land as though vacant) reflects the fact that the land value is derived from potential land use. The second determination (highest and best use of property as improved) refers to the optimum use that could be made of the property considering the existing structures, when applicable. The analysis of the highest and best use of the subject property as vacant is presented below.

Highest and best use as vacant. The legally permissible uses of the subject site include single-family detached dwellings and their customary accessory structures and uses, residential duplexes, schools, churches, home occupations, and municipally owned parks. These land uses are generally compatible with other property types in the subject neighborhood. The potential for a zoning change appears to be unlikely.

The subject is comprised of a 2.65-acre land parcel with adequate shape, frontage on four paved roads, and level topography. There are generally no physical limitations on developable alternatives of the subject such that each of the legally permissible uses are physically possible. Based upon the size and physical characteristics, the zoning, the neighborhood and local market conditions, and the location of the subject parcel, a multiple-lot residential use is concluded to be financially feasible. Additionally, the maximally productive and highest and best use of the subject site as vacant is concluded to be a multiple-lot residential use.

APPRAISAL PROCESS:

The three traditional approaches to estimate the value of the income-producing properties are the Cost Approach, the Sales Comparison Approach (formerly called the Market Approach), and the Income Capitalization Approach. All three approaches are based upon the basic principle of substitution, which affirms that a prudent buyer will not pay more for a property than the cost of an equally desirable site plus the cost to construct a similar building (Cost Approach), the cost to acquire a competing property which is equal in desirability and utility (Sales Comparison Approach), or the cost to acquire a substitute income stream of equal quantity, quality, and durability (Income Capitalization Approach).

Based upon the subject property’s being comprised of a vacant land parcel, the Cost and Income Capitalization Approaches were not considered to be appropriate for this valuation. Accordingly, the appraiser did not perform these two particular approaches to value the subject property. The subject property is a vacant commercial land parcel with no structures or long-term leases in place. Buyers of this type of property in the local market typically rely most heavily on the Sales Comparison Approach in making buying decisions. Additionally, recent sales activity of similar type properties in the local market is considered to be sufficient to produce credible results. Lastly, this appraisal process is concluded to be adequate based upon the intended use of this appraisal. Accordingly, the appraiser has determined that the performing of the Sales Comparison Approach in this appraisal process is sufficient to achieve credible assignment results based primarily upon the intended use of this appraisal. The appraiser has clearly identified and explained the scope of work for this assignment within this appraisal report.

SUMMARY OF LAND VALUATION ANALYSIS:

A summary of the data pertaining to vacant land sales considered to be similar to the subject is presented below. Detailed information pertaining to each of these comparables, aerial photographs and site plans, and a location map are presented at the conclusion of this appraisal report. It should be noted that the search for comparables was expanded to include the sale of smaller land parcels within commercial zoning districts given the lack of recent sales of similar residential land parcels in the local area.

COMP. RECORD NO.	NO.	LOCATION	DATE OF SALE	SALE PRICE	ACRES	PRICE/ ACRE
1	7606	2322 North E Street	12/08/16	\$52,900	0.77	\$68,701.30
2	7603	3808 Mobile Highway	06/09/16	\$275,000	3.09	\$88,996.76
3	7427	2301 West Navy Boulevard	11/20/15	\$240,000	2.33	\$103,004.29
4	7654	220 North Devilliers Street	03/15/16	\$211,100	0.93	\$226,989.25

The above land sales represent properties considered generally comparable to the subject. These parcels range in size from 0.77 to 3.09 acres, which is generally smaller than the size of the subject. All are suitable for a variety of commercial and residential types of uses. Each is located throughout the general subject area. These comparables range in price from \$52,900 to \$275,000, which equates to a broad unit price of \$68,701 to \$226,989 per acre.

Various price adjustments were considered for such dissimilarities as property rights conveyed, atypical financing, conditions of the sale, market conditions (time), location, land size, shape, access/road frontage, topography, utilities availability, and zoning when compared to the subject. A summary of the varying characteristics of the comparables, relative to the subject, and related price adjustments is presented below.

Property Rights Conveyed

All of the comparables involve transactions which conveyed fee simple title in the respective properties. This is consistent with that of the subject, so no price adjustments were considered necessary for this element of comparison.

Atypical Financing Terms

Each comparable consisted of a purchase arrangement of cash to the seller or financing equivalent to market terms. Since the appraisal of the subject property is based upon cash or its equivalent terms, no price adjustment was made for this feature.

Conditions of Sale

All of the comparables are concluded to be based upon arm's length transaction without undue duress or influence. Accordingly, no price adjustments were deemed necessary for conditions of sale.

Market Conditions (Time)

The comparable sales were transacted between November, 2015 and December, 2016. When compared to the subject, small upward unit price adjustments were considered to be necessary to all but Comparable No. 1 to account for the slightly improved local market conditions that have occurred since these sales were transacted.

Location

Each of the comparables is considered to have locational attributes that are dissimilar to the subject. Accordingly, varying unit price adjustments were made to all of the comparables for location when compared to the subject. The largest of these adjustments were made to Comparable Nos. 1 and 2 based upon their highly inferior locations on North E Street and Mobile Highway, respectively.

Land Size

The land sizes of the comparables range from 0.77 to 3.09 acres. When compared to the 2.65-acre size of the subject, downward unit price adjustments were made to Comparable Nos. 1 and 4 for this characteristic in this analysis.

Shape of Parcel

The parcel shapes of all but Comparable No. 3 were concluded to be generally similar to that of the subject. However, the shape of Comparable No. 3 was deemed to be slightly inferior to that of the subject. Accordingly, a small upward unit price adjustment was concluded to be necessary to this comparable for this element of comparison.

Access/Road Frontage

Based upon the subject's frontage on four roads, the access/road frontage of each of the comparables was deemed to be inferior to that of the subject. Accordingly, upward adjustments were made to all of the comparables based upon their inferior road frontage.

Topography

No price adjustments were considered necessary to the comparables based upon their having similar topographies.

Utilities Availability

The availability of utilities to each of the comparables was deemed to be generally similar to that of the subject. Accordingly, no price adjustments were concluded necessary for this element of comparison.

Zoning

The zoning classifications of each comparable were considered to be superior to the R-1A district of the subject. Accordingly, downward unit price adjustments were made to all of the comparables for zoning.

After the above adjustments were made to the unit prices of the comparables, the indicated value range for the subject is \$79,006 to \$140,279 per acre. However, all but one reflect the upper end of this adjusted unit price range. It should be noted that this indicated value range is the result of substantial price adjustments that were considered appropriate based upon the highly differing physical characteristics of the comparable properties when compared to the subject.

In placing equal weight on each of the sales, a unit value towards the middle to upper end of the above range is concluded to be appropriate for the subject. Therefore, a value of \$115,000 per acre is estimated for this valuation. This concluded unit value is well-bracketed by the unadjusted unit price range of the comparables, which is considered to be reasonable based upon property characteristics and current market conditions.

The estimated value of the subject property from this sales comparison analysis is shown below. A grid summarizing the price adjustments is presented on the following page of this appraisal report.

$$\begin{array}{rclclcl} 2.65 \text{ ACRES} & \times & \$115,000/\text{ACRE} & = & \$304,750 \\ & & \text{ROUNDED:} & & \underline{\underline{\$305,000}} \end{array}$$

The above total land value estimate equates to \$2.64 per square foot of land area. Although it exceeds the total sales price range of \$52,900 to \$275,000 that is indicated by the above comparables, it is concluded to be reasonable based primarily upon the generally smaller size of the comparables, relative to the subject property. Furthermore, it equates to \$10,167 per platted home site, which is considered to be reasonable based upon the shape/configuration and extensive road frontage of the subject parcel.

c17-0097L

SUMMARY OF LAND SALES ADJUSTMENTS

	Comp. No. 1	Comp. No. 2	Comp. No. 3	Comp. No. 4
Index Number	7606	7603	7427	7654
Total Sales Price	\$52,900	\$275,000	\$240,000	\$211,100
Land Size (Acres)	0.77	3.09	2.33	0.93
Price Per Acre	\$68,701.30	\$88,996.76	\$103,004.29	\$226,989.25
<u>Price Adjustments</u>				
Property Rights Conveyed	0%	0%	0%	0%
Adjusted Unit Price	\$68,701.30	\$88,996.76	\$103,004.29	\$226,989.25
Atypical Financing Terms	0%	0%	0%	0%
Adjusted Unit Price	\$68,701.30	\$88,996.76	\$103,004.29	\$226,989.25
Conditions of Sale	0%	0%	0%	0%
Adjusted Unit Price	\$68,701.30	\$88,996.76	\$103,004.29	\$226,989.25
Market Conditions (Time)	0%	2%	3%	3%
Adjusted Unit Price	\$68,701.30	\$90,776.70	\$106,094.42	\$233,798.92
<u>Adjustments- Physical Characteristics</u>				
Location	25%	25%	20%	-25%
Size of Land	-10%	--	--	-10%
Shape of Parcel	--	--	5%	--
Access/Road Frontage	10%	15%	10%	5%
Topography	--	--	--	--
Easements/Developability	--	--	--	--
Utilities Availability	--	--	--	--
Zoning	-10%	-10%	-10%	-10%
Other Features	--	--	--	--
Cumulative Adjustments	15%	30%	25%	-40%
Adjusted Price Per Acre	\$79,006.49	\$118,009.71	\$132,618.03	\$140,279.35

RECONCILIATION AND VALUE CONCLUSION:

For this valuation of the subject vacant land parcel, only the Sales Comparison Approach was performed. In doing so, the market value of the fee simple title in the subject property as of March 3, 2017, based upon the appraisal assumptions and limiting conditions that are presented on the following pages, is estimated to be \$305,000. **As mentioned, this appraisal was prepared for the exclusive use of City of Pensacola.**

Exposure time is defined by USPAP as the estimated length of time that the property interest being appraised would have been offered on the market prior to the hypothetical consummation of a sale at market value on the effective date of the appraisal. It is a retrospective opinion based on an analysis of past events assuming a competitive and open market. The previously-presented comparable sales were on the market between 17 to 1,464 days (0.6 to 48.8 months) before being sold. Based upon the subject's property type, overall characteristics, and concluded marketability, its estimated exposure time is concluded to have been approximately 6 to 12 months. Similarly, the estimated marketing time (i.e., the amount of time it would probably take to sell the subject property if it were exposed in the market, beginning on the date of this valuation) is projected to be approximately 6 to 12 months.

Attached are assumptions and limiting conditions of this appraisal, the certification of the appraiser, a copy of the appraiser's state certification, subject photographs, location maps, a legal description, a warranty deed of the subject property, a plot plan, a site plan, an aerial photograph, a flood zone map, zoning maps, comparable land sales summary sheets, site plans and aerial photographs, a comparable land sales location map, and the appraiser's professional qualifications.

ASSUMPTIONS AND LIMITING CONDITIONS:

This appraisal and the appraiser's certification that follows is subject to the following assumptions and limiting conditions:

1. The three traditional approaches to value income-producing properties are the Cost Approach, the Sales Comparison Approach, and the Income Capitalization Approach. Based upon the type and specific characteristics of the subject property, the Cost and Income Capitalization Approaches were not considered to be appropriate to provide credible results for this valuation. Commercial land parcels like the subject in the local market are not typically leased to tenants, so market data was not concluded to be adequate to estimate a credible market rent for the subject in the Income Capitalization Approach. Secondly, due to the absence of improvements, the performing of the Cost Approach was not considered to be applicable. Accordingly, the appraiser did not perform these two particular approaches to value the subject property in this assignment.
2. This is an Appraisal Report which is intended to comply with the reporting requirements set forth under Standards Rule 2-2(a) of the Uniform Standards of Professional Appraisal Practice. As such, it clearly and accurately sets forth the appraisal in a manner that will not be misleading; contains sufficient information to enable the intended users of the appraisal to understand the report properly; and clearly and accurately discloses all assumptions, extraordinary assumptions, hypothetical conditions, and limiting conditions used in the assignment. The depth of discussion contained in this report is specific to the needs of the client and for the intended use stated within this report. The appraiser is not responsible for the unauthorized use of this appraisal report.
3. The client is the party who engages an appraiser (by employment or contract) in a specific assignment. A party receiving a copy of this report from the client does not, as a consequence, become a party to the appraiser-client relationship. Any person who receives a copy of this appraisal report as a consequence of disclosure requirements that apply to an appraiser's client, does not become an intended user of this report unless the client specifically identifies them at the time of the assignment. The appraiser's written consent and approval must be obtained before this appraisal report can be conveyed by anyone to the public through advertising, public relations, news, sales, or other media.
4. No responsibility is assumed for legal or title considerations. Title to the property is assumed to be good and marketable unless otherwise stated in this report. The property is appraised as though free and clear of any or all liens and encumbrances unless otherwise stated in this report. Responsible ownership and competent property management are assumed unless otherwise stated in this report. Typical mortgage loan encumbrances and utility easements are assumed to exist.
5. If the property is improved, it is assumed that the structural and mechanical components of the building are in good condition and operating properly, unless reported otherwise.

6. The information furnished by others is believed to be accurate, true, and reliable. However, no warranty is given for its accuracy.
7. All engineering is assumed to be correct. Any plot plans and illustrative material in this report are included only to assist the reader in visualizing the property.
8. It is assumed that there are no hidden or unapparent conditions of the property, subsoil, or structures that render it more or less valuable. No responsibility is assumed for such conditions or for arranging for engineering studies that may be required to discover such conditions.
9. It is assumed that there is full compliance with all applicable federal, state, and local environmental regulations and laws unless otherwise stated in this report.
10. It is assumed that all applicable zoning and use regulations and restrictions have been complied with, unless a nonconformity has been stated, defined, and considered in this appraisal report.
11. It is assumed that all required licenses, certificates of occupancy consents, or other legislative or administrative authority from any local, state, or national governmental, or private entity or organization have been or can be obtained or renewed for any use on which the value estimates contained this report are based.
12. Any sketch in this report may show approximate dimensions and is included to assist the reader in visualizing the property. Maps and exhibits found in this report are provided for reader reference purposes only. No guarantee as to accuracy is expressed or implied unless otherwise stated in this report. No survey has been made by the appraiser for the purpose of this report.
13. It is assumed that the utilization of the land and improvement is within the boundaries or property lines of the property described and that there is no encroachment or trespass unless otherwise stated in this report.
14. The appraiser is not qualified to detect hazardous waste and/or toxic materials. Any comment by the appraiser that might suggest the possibility of the presence of such substance should not be taken as confirmation of the presence of hazardous waste and/or toxic materials. Such determination would require investigation by a qualified expert in the field of environmental assessment. The presence of substance such as asbestos, urea-formaldehyde foam insulation, or other potentially hazardous materials may affect the value of the property. The appraiser's value estimate is predicated on the assumption that there is no such material on or in the property that would cause a loss in value unless otherwise stated in this report. No responsibility is assumed for any environmental conditions, or for any expertise or engineering knowledge required to discover them. The appraiser's descriptions and resulting comments are the result of the routine observations made during the appraisal process.

15. Unless otherwise stated in this report, the subject property is appraised without a specific compliance survey having been conducted to determine if the property is or is not in conformance with the requirements of the Americans with Disabilities Act. The presence of architectural and communication barriers that are structural in nature that would restrict access by disabled individuals may adversely affect the property's value, marketability, or utility.
16. The appraiser warrants only that the value conclusion is his best opinion estimate as of the exact day of valuation. For prospective value estimates, the appraiser cannot be held responsible for unforeseeable events which might alter market conditions prior to the effective date of the appraisal.
17. Any proposed improvements are assumed to be completed in good workmanlike manner in accordance with the submitted plans and specifications.
18. The distribution, if any, of the total valuation in this report between land and improvements applies only under the stated program of utilization. The separate allocations for land and buildings must not be used in conjunction with any other appraisal and are invalid if so used.
19. Possession of this report, or a copy thereof, does not carry with it the right of publication. It may not be used, or reproduced in part or its entirety, for any purpose by any person other than **City of Pensacola** without the written consent of the appraiser, and in any event, only with proper written qualification and only in its entirety.
20. Neither all nor any part of the contents of this report (especially any conclusions as to value, the identity of the appraiser, or the firm with which the appraiser is connected) shall be disseminated to the public through advertising, public relations, news sales, or other media without prior written consent and approval of the appraiser.
21. Use of this appraisal constitutes acceptance of the stated limiting conditions and assumptions. The appraiser's liability extends to the current client and not to subsequent users of the appraisal.
22. The Americans with Disabilities Act (ADA) became effective January 26, 1992. For improved properties, we have not made a specific compliance survey and analysis of this property to determine whether or not it is in conformity with the various detailed requirements of the ADA. It is possible that a compliance survey of the property, together with a detailed analysis of the requirements of the ADA, could reveal that the property is not in compliance with one or more of the requirements of the Act. If so, this fact could have a negative effect upon the value of the property. Since we have no direct evidence relating to this issue, we did not consider possible noncompliance with the requirement of ADA in estimating the value of the property.
23. The appraiser certifies that he has no debt relationship with **City of Pensacola**.

24. This valuation is contingent upon there being no contamination of the soil due to any source, including but not limited to underground tanks, if any.
25. This valuation is contingent upon a survey, legal description, and land area calculation being prepared by a qualified and properly licensed engineer to indicate the subject property to be basically the same as described in this appraisal report.

EXTRAORDINARY APPRAISAL ASSUMPTIONS:

There are no extraordinary assumptions of this appraisal.

HYPOTHETICAL CONDITIONS OF THE APPRAISAL:

There are no hypothetical conditions of this appraisal.

CERTIFICATION OF THE APPRAISER

I certify that, to the best of my knowledge and belief:

- The statements of fact contained in this report are true and correct.
- The reported analyses, opinions, and conclusions are limited only by the reported assumptions and limiting conditions, and are my personal, impartial, and unbiased professional analyses, opinions, and conclusions.
- I have no present or prospective interest in the property that is the subject of this report, and no personal interest with respect to the parties involved.
- I have no bias with respect to the property that is the subject of this report or to the parties involved with this assignment.
- My engagement in this assignment was not contingent upon developing or reporting predetermined results.
- My compensation for completing this assignment is not contingent upon the development or reporting of a predetermined value or direction in value that favors the cause of the client, the amount of the value opinion, the attainment of a stipulated result, or the occurrence of a subsequent event directly related to the intended use of this appraisal.
- The reported analyses, opinions, and conclusions were developed, and this report has been prepared, in conformity with the requirements of the Code of Professional Ethics and Standards of Professional Appraisal Practice of the Appraisal Institute and the Financial Institutions Reform, Recovery, and Enforcement Act (FIRREA) of 1989.
- The use of this report is subject to the requirements of the Appraisal Institute relating to review by its duly authorized representatives.
- I have made a personal inspection of the property (as vacant land) that is the subject of this appraisal report.
- I have performed no services as an appraiser, or in any other capacity, regarding the property that is the subject of this report within the three-year period immediately preceding acceptance of this assignment. I conclude that I have no conflict of interest in performing this appraisal assignment for the client.
- No one provided significant real property appraisal assistance to the person signing this appraisal report and certification.
- I currently hold an appropriate state license or certification allowing the performance of real estate appraisals in connection with federally related transactions of properties located in Florida.
- My analyses, opinions, and conclusions were developed, and this report has been prepared, in conformity with the requirements of the State of Florida for state-certified appraisers.

The Appraisal Institute and the State of Florida conduct mandatory programs of continuing education for its designated members and licensees, respectively. Appraisers who meet the minimum standards of these programs are awarded periodic educational certification. As of the date of this report, I have completed the requirements of the continuing education programs for designated members of the Appraisal Institute, and of the State of Florida, respectively.

The use of this report is subject to the requirements of the State of Florida relating to review by the Real Estate Appraisal Subcommittee of the Florida Real Estate Commission, as well as the Appraisal Institute.

A handwritten signature in blue ink, appearing to read "Charles C. Sherrill, Jr.", followed by a stylized flourish.

Charles C. Sherrill, Jr., MAI
State - Certified General Appraiser #RZ1665



State of Florida

Department of Business & Professional Regulation
2601 BLAIR STONE ROAD
TALLAHASSEE, FL 32399-0783

10/13/2016

SHERRILL, CHARLES C JR PA
410 E GOVERNMENT ST
PENSACOLA, FL 32502

LICENSURE CERTIFICATION

For Florida Licensee: SHERRILL, CHARLES C JR PA

License Number: RZ1665

License Type: Certified General Appraiser

Current License Status: Current, Active

Date of License Expiration: 11/30/2018

Date of Initial License: 01/25/1993

EDUCATION:

Licensee has met minimal Real Estate Certified General Appraiser criteria for education.

EXPERIENCE:

Licensee has met minimal Real Estate Certified General Appraiser criteria for experience.

EXAMINATION:

Licensee has successfully completed a Real Estate Certified General Appraiser approved examination.
General Appraiser Exam - General Appraiser Exam: 01/25/1993

Verify license status and discipline online at

<https://www.myfloridalicense.com/LicenseDetail.asp?SID=&id=9d1cba358650509cbb6a0e1c8a3cc33d>

Juana Watkins
Director
Florida Department of Business and Professional Regulation
Florida Division of Real Estate
Florida Real Estate Appraisal Board



PHOTOGRAPHS OF SUBJECT PROPERTY



Front View of Subject Property (From North C Street)



View of Subject Property From West Chase Street

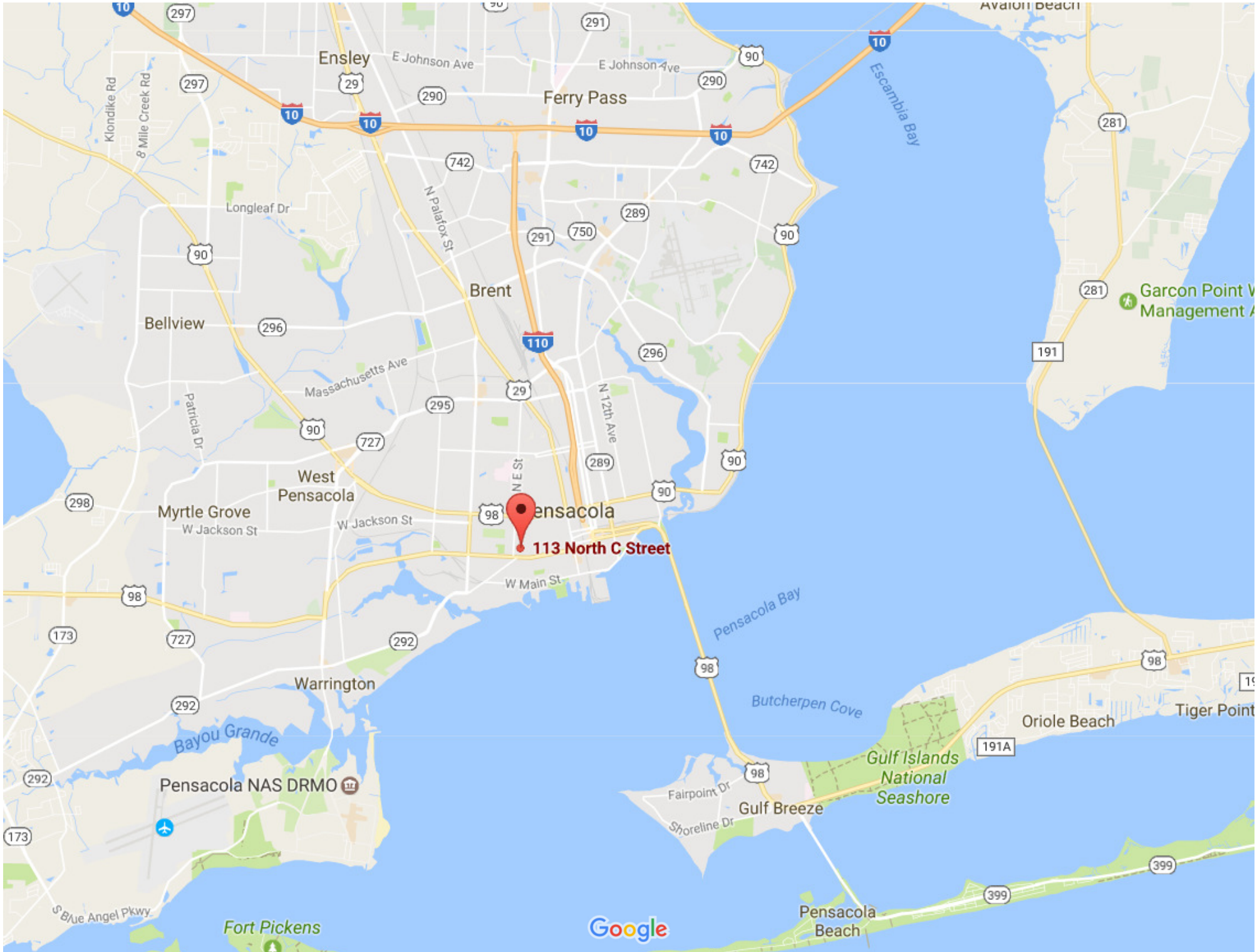
PHOTOGRAPHS OF SUBJECT PROPERTY

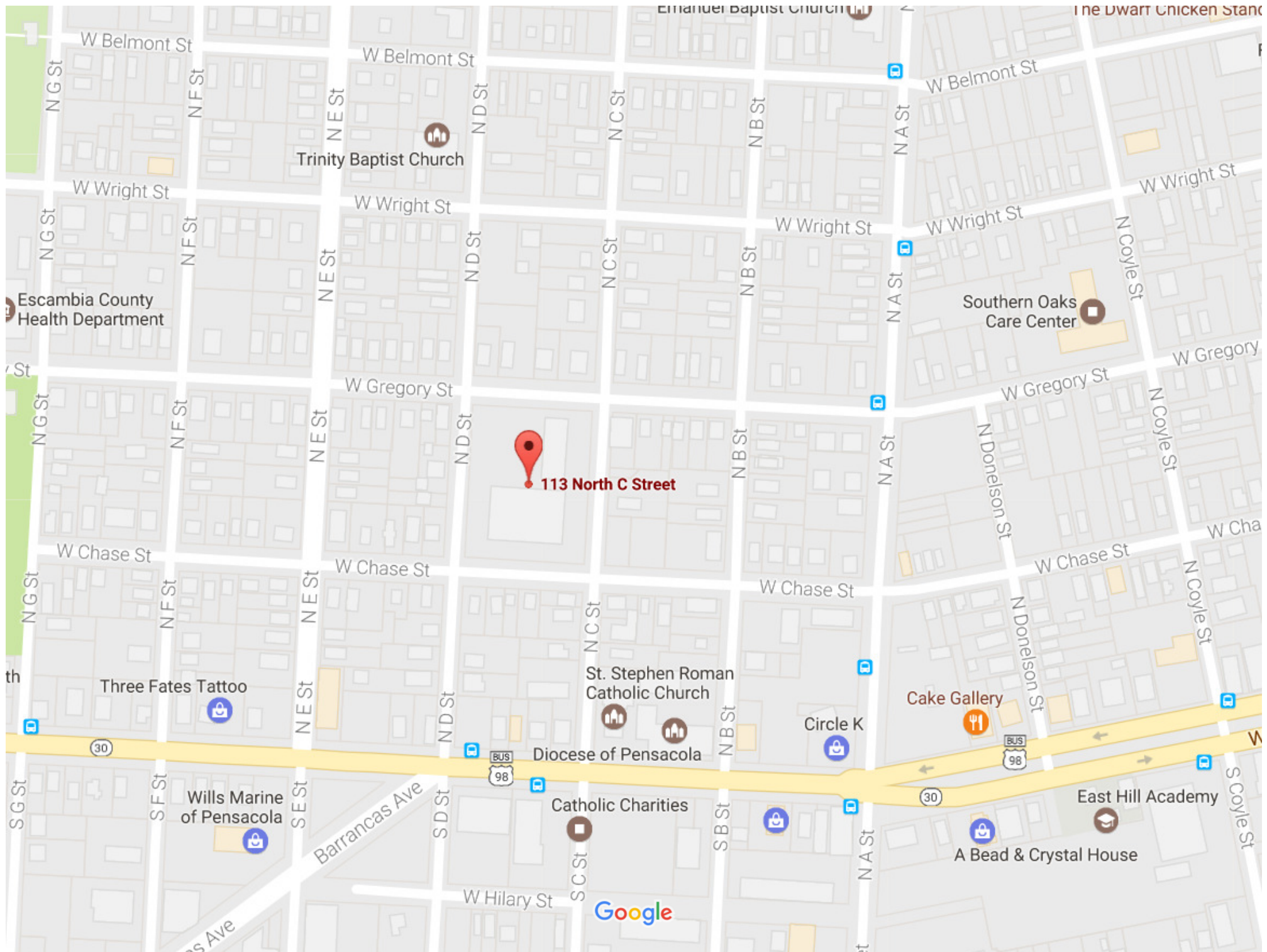


Interior View of Subject Parcel



Subject Street Scene From North C Street





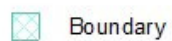
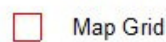




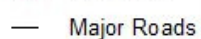
March 6, 2017

polygonLayer

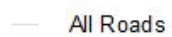
Override 1



Boundary



Major Roads



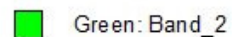
All Roads



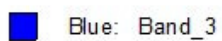
Property Line



Red: Band_1

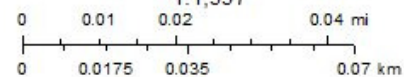


Green: Band_2



Blue: Band_3

1:1,357

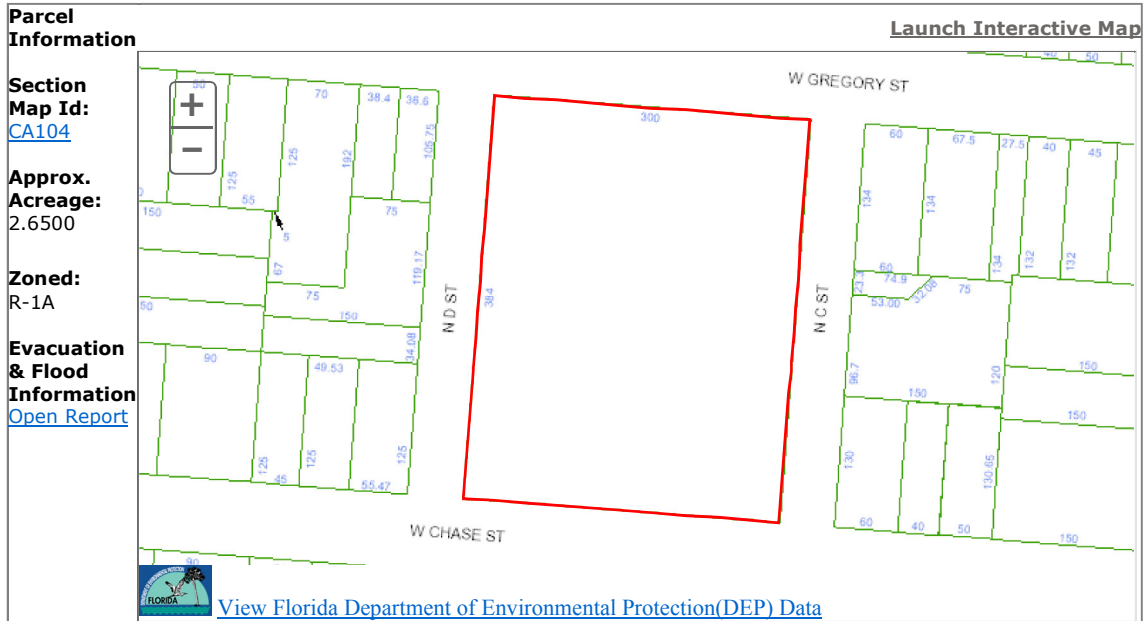


Source: Escambia County Property Appraiser

← Navigate Mode ☒ Account ☐ Reference →

[Restore Full Page Version](#)

General Information						Assessments					
Reference:	000S009080001018					Year	Land	Imprv	Total	Cap Val	
Account:	152475000					2016	\$201,400	\$0	\$201,400	\$201,400	
Owners:	PENSACOLA CITY OF					2015	\$201,400	\$0	\$201,400	\$201,400	
Mail:	PO BOX 12910 PENSACOLA, FL 32521					2014	\$201,400	\$0	\$201,400	\$201,400	
Situs:	113 N C ST 32502					Disclaimer					
Use Code:	VACANT COMMERCIAL					Amendment 1/Portability Calculations					
Taxing Authority:	PENSACOLA CITY LIMITS					File for New Homestead Exemption Online					
Tax Inquiry:	Open Tax Inquiry Window										
Tax Inquiry link courtesy of Scott Lunsford Escambia County Tax Collector											
Sales Data						2016 Certified Roll Exemptions					
Sale Date	Book	Page	Value	Type	Official Records (New Window)	MUNICIPAL OWNED					
09/20/2011	6768	1095	\$225,000	WD	View Instr	Legal Description					
10/2004	5503	28	\$400,000	WD	View Instr	LTS 1 TO 30 BLK 18 MAXENT TRACT OR 6768 P 1095 CA 104					
09/1996	4058	934	\$5,000	QC	View Instr						
Official Records Inquiry courtesy of Pam Childers Escambia County Clerk of the Circuit Court and Comptroller						Extra Features					
						None					



18.50
1575.00
1593.50

Prepared by and return to:
Deedra L. Lamy
Emerald Coast Title, Inc.
811 N. Spring Street
Pensacola, FL 32501
850-434-3223
File Number: 11-7524

[Space Above This Line For Recording Data]

Warranty Deed

This Warranty Deed made this 20th day of September, 2011 between **Blount Redevelopment, LLC** whose post office address is **7465 N. Palafox Street, Pensacola, FL 32503**, grantor, and **City of Pensacola** whose post office address is **222 West Main Street, Pensacola, FL 32502**, grantee:

(Whenever used herein the terms "grantor" and "grantee" include all the parties to this instrument and the heirs, legal representatives, and assigns of individuals, and the successors and assigns of corporations, trusts and trustees)

Witnesseth, that said grantor, for and in consideration of the sum of TEN AND NO/100 DOLLARS (\$10.00) and other good and valuable considerations to said grantor in hand paid by said grantee, the receipt whereof is hereby acknowledged, has granted, bargained, and sold to the said grantee, and grantee's heirs and assigns forever, the following described land, situate, lying and being in **Escambia County, Florida** to-wit:

Lots 1 to 30, both inclusive, Block 18, Maxent Tract, City of Pensacola, Florida, according to the map of said city copyrighted by Thomas C. Watson in 1906.

Parcel Identification Number: 000S00-9080-001-018

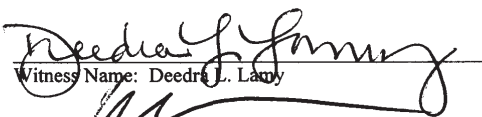
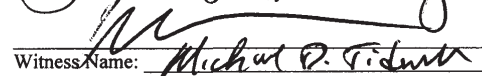
Together with all the tenements, hereditaments and appurtenances thereto belonging or in anywise appertaining.

To Have and to Hold, the same in fee simple forever.

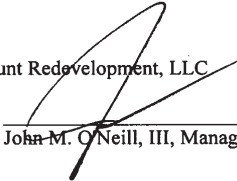
And the grantor hereby covenants with said grantee that the grantor is lawfully seized of said land in fee simple; that the grantor has good right and lawful authority to sell and convey said land; that the grantor hereby fully warrants the title to said land and will defend the same against the lawful claims of all persons whomsoever; and that said land is free of all encumbrances, except taxes accruing subsequent to **December 31, 2010**.

In Witness Whereof, grantor has hereunto set grantor's hand and seal the day and year first above written.

Signed, sealed and delivered in our presence:


Witness Name: Deedra L. Lamy

Witness Name: Michael D. T. Smith

Blount Redevelopment, LLC

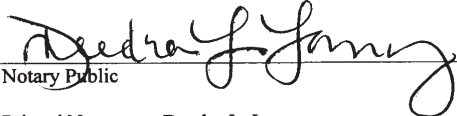
By: 
John M. O'Neill, III, Managing Member

State of Florida
County of Escambia

The foregoing instrument was acknowledged before me this 20th day of September, 2011 by John M. O'Neill, III, Managing Member of Blount Redevelopment, LLC. He ☐ is personally known to me or ☒ has produced a driver's license as identification.

[Notary Seal]




Notary Public
Printed Name: Deedra L. Lamy
My Commission Expires: April 2, 2012

Abutting Roadway Maintenance

STATE OF FLORIDA
COUNTY OF ESCAMBIA

ATTENTION: Pursuant to Escambia County Ordinances Chapter 1-29.2, Article V, sellers of residential lots are required to disclose to Buyers whether abutting roadways will be maintained by Escambia County, and if not what person or entity will be responsible for maintenance. The disclosure must additionally provide that Escambia County does not accept roads for maintenance that have not been built or improved to meet county standards. Escambia County Code of Ordinances Chapter 1-29.2, Article V requires this disclosure be attached along with other attachments to the deed or other method of conveyance required to be made part of the public records of Escambia County, Florida. Note: Acceptance for filing by County employees of this disclosure shall in no way be construed as an acknowledgement by the County of the veracity of any disclosure statement.

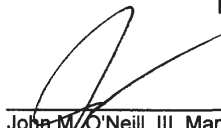
Name of Roadway: 113 North C Street, Pensacola, FL 32502

THE COUNTY () HAS ACCEPTED (x) HAS NOT ACCEPTED THE ABUTTING ROADWAY FOR MAINTENANCE.

If not, it will be the responsibility of **City of Pensacola** to maintain, repair and improve the road.

This form completed by:

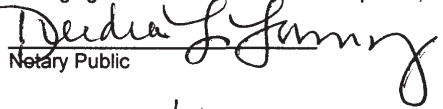
Michael D. Tidwell, Attorney
811 North Spring Street
Pensacola, Florida 32501



John M. O'Neill, III, Managing Member of Blount Redevelopment, LLC Date 9/ 20/ 2011

STATE OF FLORIDA
COUNTY OF ESCAMBIA

The foregoing instrument was acknowledged before me this 20th day of September, 2011 by John M. O'Neill, III, Managing Member of Blount Redevelopment, LLC who has produced a driver's license as identification.



Notary Public

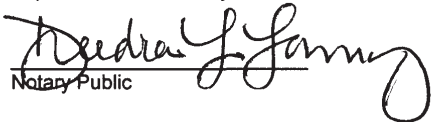




William Reynolds, City Administrator of City of Pensacola Date 9/ 20/ 2011

STATE OF FLORIDA
COUNTY OF ESCAMBIA

The foregoing instrument was acknowledged before me this 20th day of September, 2011 by William Reynolds, City Administrator of City of Pensacola who has produced a driver's license as identification.



Notary Public



ACCOUNT NUMBER	ESCROW CD	ASSESSED VALUE	MILLAGE CODE	PROPERTY REFERENCE NUMBER
15-2475-000		SEE BELOW	16	000S009080001018

2016 Property Taxes

113 N C ST

PENSACOLA CITY OF
 PO BOX 12910
 PENSACOLA, FL 32521

LTS 1 TO 30 BLK 18 MAXENT TRACT OR
 6768 P 1095 CA 104

OFFICE
 (850) 438-6500
 Ext. 3252

AD VALOREM TAXES

TAXING AUTHORITY	MILLAGE RATE	ASSESSED VALUE	EXEMPTION AMOUNT	TAXABLE AMOUNT	TAXES LEVIED
COUNTY	6.6165	201,400	201,400	0	0.00
PUBLIC SCHOOLS					
BY LOCAL BOARD	2.2100	201,400	201,400	0	0.00
BY STATE LAW	4.6660	201,400	201,400	0	0.00
PENSACOLA	4.2895	201,400	201,400	0	0.00
WATER MANAGEMENT	0.0366	201,400	201,400	0	0.00
M.S.T.U. LIBRARY	0.3590	201,400	201,400	0	0.00
TOTAL MILLAGE					18.1776
AD VALOREM TAXES					\$0.00

KEEP

RETAIN THIS
 PORTION
 FOR
 YOUR
 RECORDS

NON-AD VALOREM ASSESSMENTS

LEVYING AUTHORITY	RATE	AMOUNT
NON-AD VALOREM ASSESSMENTS		\$0.00

PLEASE
 PAY ONE
 AMOUNT
 SHOWN IN
 YELLOW
 SHADED
 AREA

COMBINED TAXES AND ASSESSMENTS

\$0.00

**PAY ONE
 AMOUNT**

See reverse side for
 important information

If Paid By
 Please Pay

Nov 30, 2016
 \$0.00

AMOUNT
 DUE
 IF PAID
 BY

ACCOUNT NUMBER	ESCROW CD	ASSESSED VALUE	MILLAGE CODE	PROPERTY REFERENCE NUMBER
15-2475-000		SEE ABOVE	16	000S009080001018

2016 Property Taxes

113 N C ST

PENSACOLA CITY OF
 PO BOX 12910
 PENSACOLA, FL 32521

LTS 1 TO 30 BLK 18 MAXENT TRACT OR 6768
 P 1095 CA 104

CURRENT
 YEAR
 TAXES
 BECOME
 DELINQUENT
 APRIL 1

PAY IN U.S. FUNDS TO ESCAMBIA COUNTY TAX COLLECTOR • P.O. BOX 1312 • PENSACOLA, FL 32591-1312

(850) 438-6500 Ext. 3252

If Paid By
 Please Pay

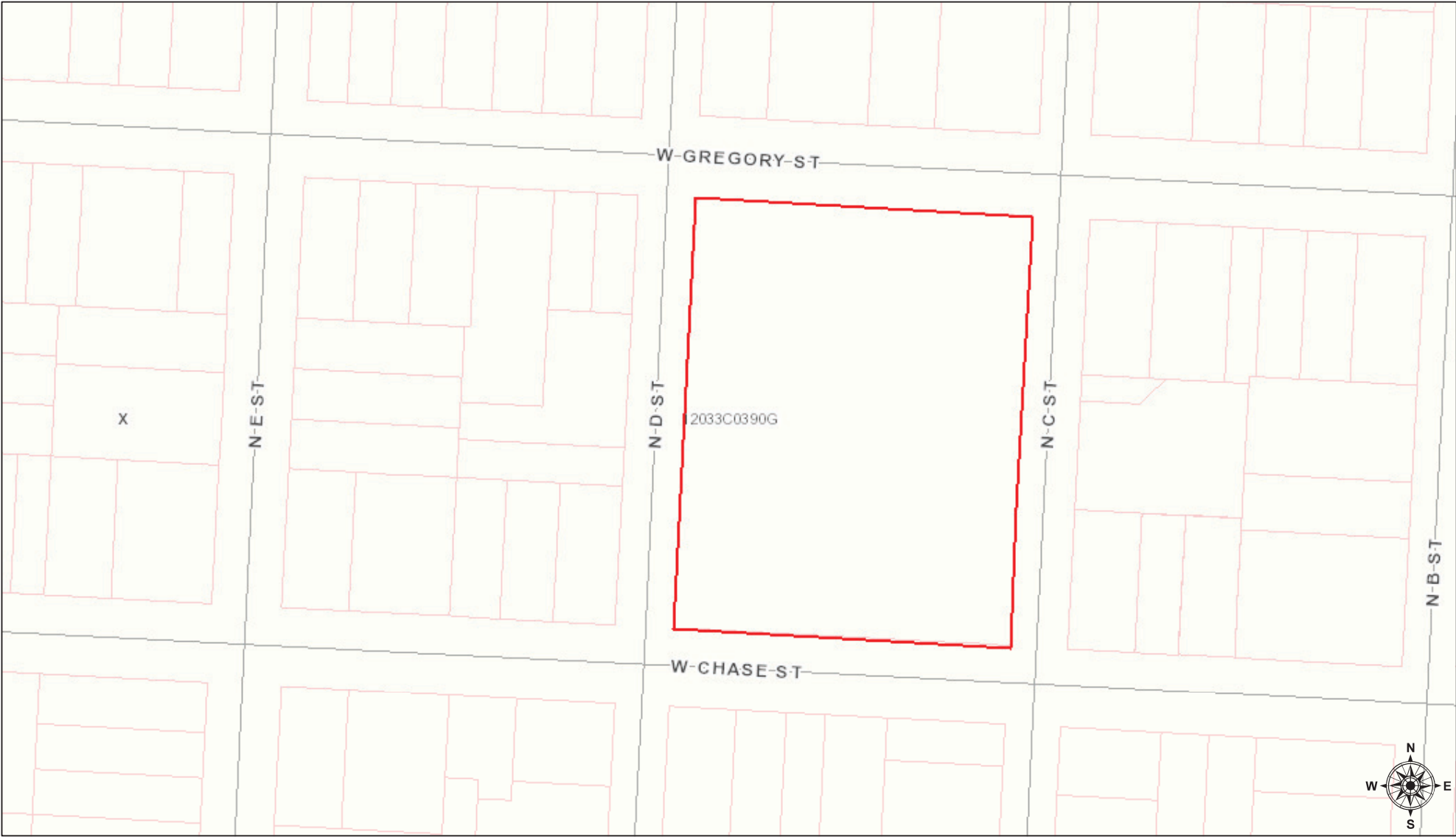
Nov 30, 2016
 \$0.00

RETURN WITH
 PAYMENT

DO NOT FOLD, STAPLE, OR MUTILATE

RETURN

FLOOD MAP



March 6, 2017

polygonLayer

Streets

Override 1

— PRINCIPAL ARTERIAL

— MINOR ARTERIAL



COLLECTOR



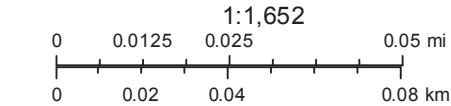
LOCAL ROAD



Parcels



Rivers, Creeks, and Streams

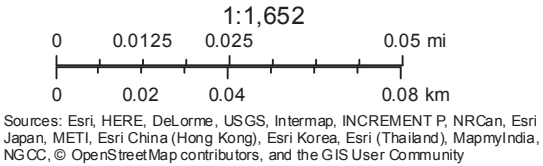


Sources: Esri, HERE, DeLorme, USGS, Intermap, INCREMENT P, NRCan, Esri Japan, METI, Esri China (Hong Kong), Esri Korea, Esri (Thailand), MapmyIndia, NGCC, © OpenStreetMap contributors, and the GIS User Community

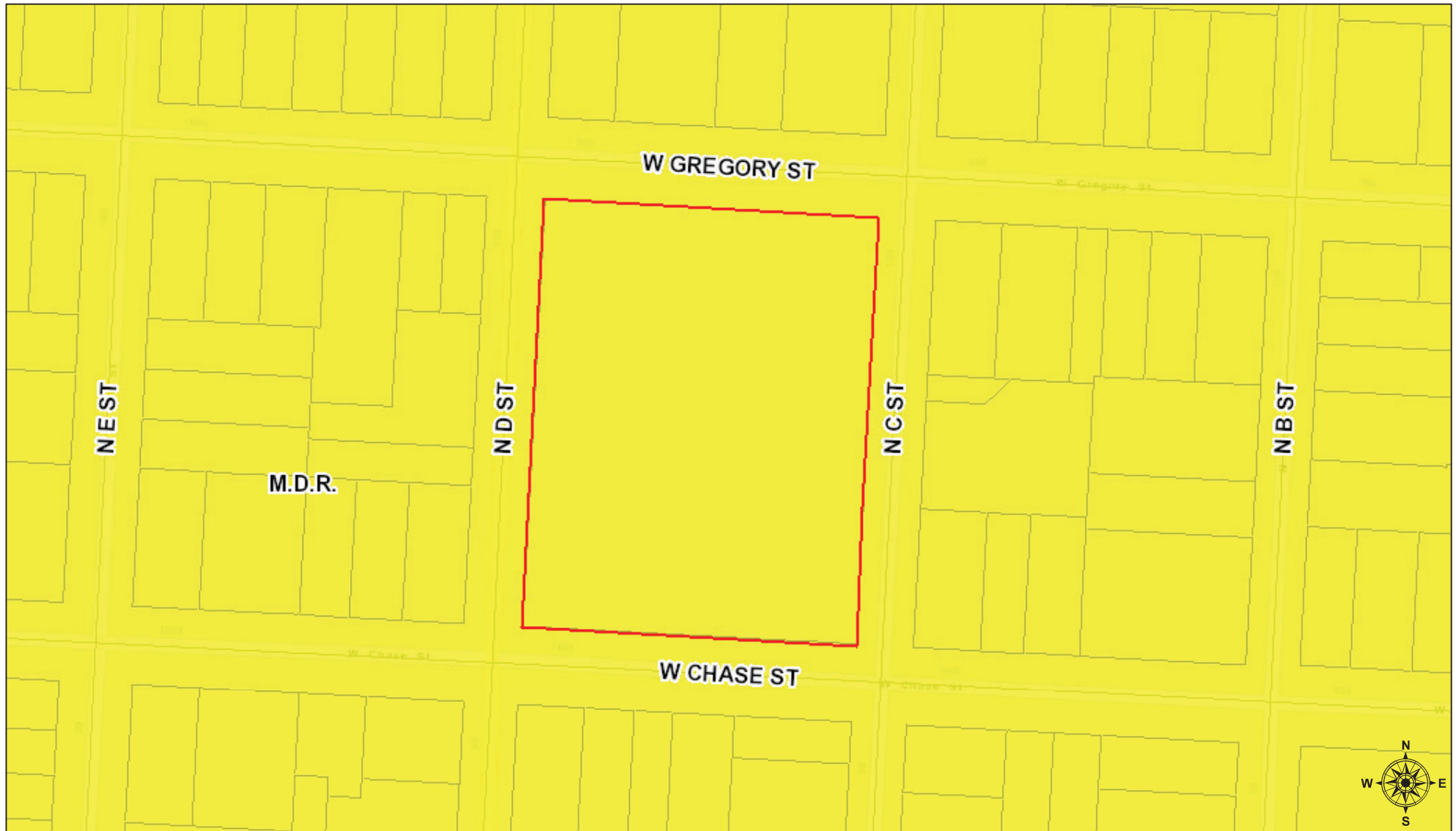
ZONING



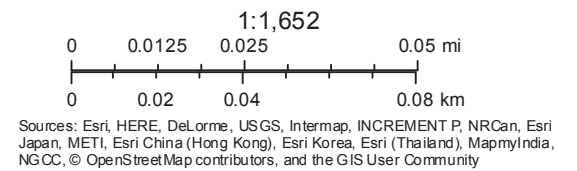
March 6, 2017



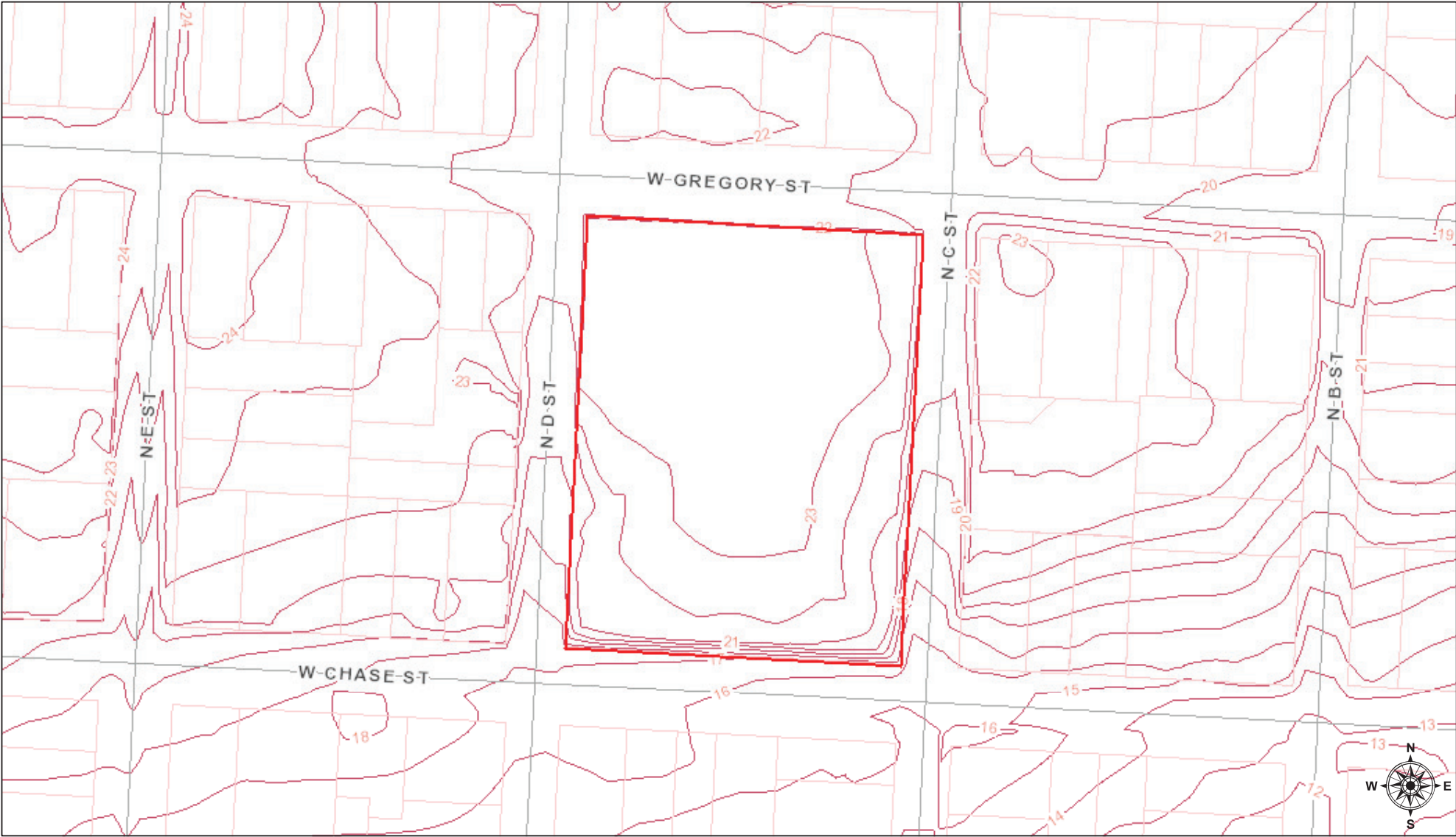
FUTURE LAND USE



March 6, 2017



CONTOURS



March 6, 2017

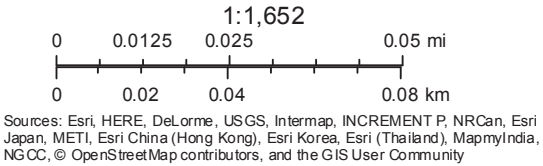
polygonLayer

Streets

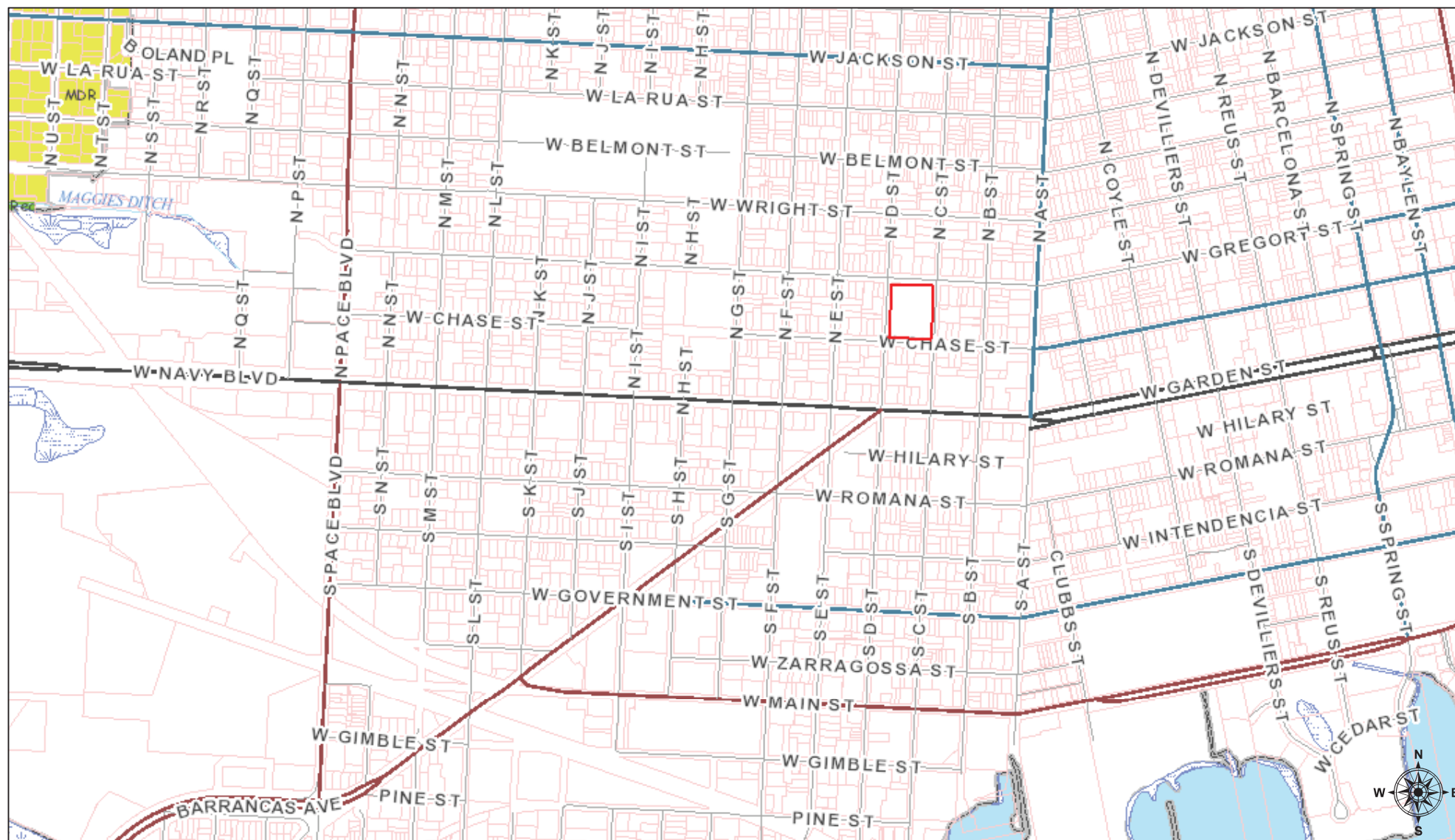
Override 1

- PRINCIPAL ARTERIAL
- MINOR ARTERIAL

- COLLECTOR
- LOCAL ROAD
- Parcels
- Contours - Elevation
- Rivers, Creeks, and Streams



WETLANDS



March 6, 2017

polygonLayer

Streets

Override 1

— PRINCIPAL ARTERIAL

— MINOR ARTERIAL

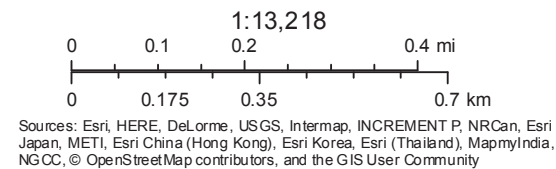
— COLLECTOR

— LOCAL ROAD

Parcels

Rivers, Creeks, and Streams

Wetlands



COMPARABLE LAND SALE

COMPARABLE NO.:	1	RECORD NUMBER: 7606
CLASSIFICATION:	COMMERCIAL LAND	
DATE:	12/06/2016 (PER DEED)	
LOCATION:	2322 NORTH E STREET, PENSACOLA, FLORIDA	
SALES PRICE:	\$52,900	
GRANTOR:	MARCUS DWIGHT AND LARQUETTA V. HILL	
GRANTEE:	THE SCHOOL BOARD OF ESCAMBIA COUNTY, FLORIDA	
REFERENCE:	OR 7634 PAGE 652; MLS #500797	
BRIEF LEGAL DESCRIPTION:	LOTS 1 TO 8, BLOCK 28, ENGLEWOOD HEIGHTS, ESCAMBIA COUNTY, FLORIDA	
TERMS:	CASH TO SELLER	
ZONING:	COM; COMMERCIAL	
HIGHEST AND BEST USE:	RETAIL OR OFFICE/WAREHOUSE	
LAND SIZE:	33,600 SQ. FT. (0.77 ACRE)	
FRONT FEET:	140 FT.	
<u>LAND UNIT PRICES:</u>		
PER SQUARE FOOT:	\$1.57	
PER ACRE	\$68,701	
PER FRONT FOOT:	\$377.86	

REMARKS:

- SHERRILL APPRAISAL COMPANY FILE #16-240
- PARCEL IS LOCATED AT THE SOUTHEAST CORNER OF NORTH E AND WEST YONGE STREETS.
- PROPERTY IS LISTED FOR SALE WITH KELLER WILLIAMS REALTY GULF COAST AT A PRICE OF \$70,000 (MLS #500797). PROPERTY WAS ON THE MARKET FOR 17 DAYS BEFORE IT SOLD.
- COMPARABLE SALES DATA WAS VERIFIED BY CHARLES SHERRILL, JR., MAI WITH DAN ZIMMERN (BROKER) WITH SCROGGINS III REALTY.
- PARCEL I.D. #: 18-2S-30-6000-010-028
- JURISDICTION: ESCAMBIA COUNTY, FLORIDA.



March 8, 2017

polygonLayer

Boundary

Override 1

Map Grid

1:1,014
0 0.0075 0.015 0.03 mi
0 0.0125 0.025 0.05 km



March 8, 2017

polygonLayer

Override 1

Map Grid



Boundary



Major Roads



All Roads



Property Line



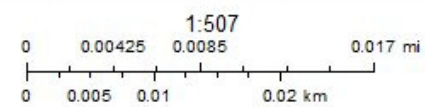
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Green: Band_2



Blue: Band_3

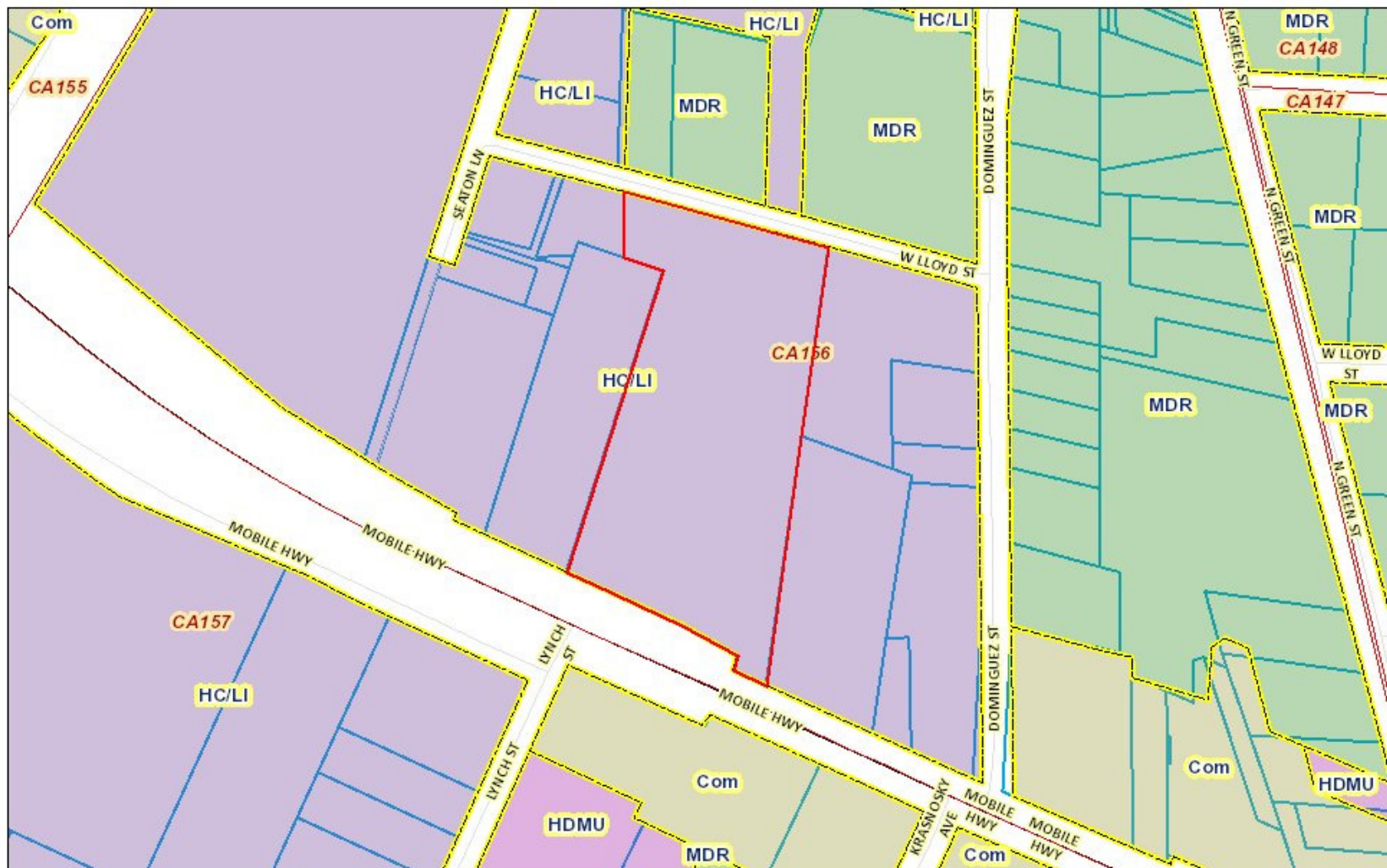


COMPARABLE LAND SALE

COMPARABLE NO.:	2	RECORD NUMBER: 7603
CLASSIFICATION:	COMMERCIAL LAND	
DATE:	6/9/2016	
LOCATION:	3808 MOBILE HIGHWAY, PENSACOLA, FLORIDA	
SALES PRICE:	\$275,000	
GRANTOR:	PENSACOLA SUPERIOR STORAGE, LLC	
GRANTEE:	UNKNOWN (DEED NOT RECORDED)	
REFERENCE:	GCMLS #2186866	
BRIEF LEGAL DESCRIPTION:	PORTION OF SECTION 34-2S-30; ESCAMBIA COUNTY, FLORIDA	
TERMS:	CASH TO SELLER	
ZONING:	HC/LI; HEAVY COMMERCIAL AND LIGHT INDUSTRIAL	
HIGHEST AND BEST USE:	OFFICE/WAREHOUSE	
LAND SIZE:	3.09 ACRES	
FRONT FEET:	292 FT.	
<u>LAND UNIT PRICES:</u>		
PER ACRE:	\$88,996.76	
PER FRONT FOOT:	\$941.78	

REMARKS:

- PARCEL IS LOCATED ON THE NORTH SIDE OF MOBILE HIGHWAY, WEST OF NORTH GREEN STREET.
- PROPERTY WAS LISTED FOR SALE WITH NBI PROPERTIES, INC. AT A PRICE OF \$275,000 (GCMLS #2186866). PROPERTY WAS ON THE MARKET FOR 650 DAYS BEFORE IT SOLD.
- COMPARABLE SALES DATA WAS VERIFIED BY CHARLES SHERRILL, JR., MAI WITH CRAIG BARRETT (BROKER) OF NBI PROPERTIES, INC.
- PARCEL I.D. #: 34-2S-30-0610-001-061
- JURISDICTION: ESCAMBIA COUNTY, FLORIDA.



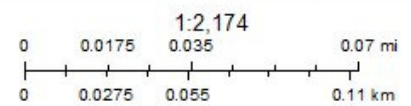
March 8, 2017

polygonLayer

Override 1

Map Grid

Boundary





March 8, 2017

polygonLayer

Override 1

Map Grid



Boundary



Major Roads



All Roads



Property Line



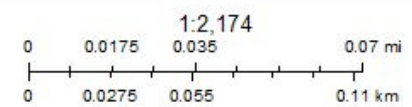
Red: Band_1



Green: Band_2



Blue: Band_3



COMPARABLE LAND SALE

COMPARABLE NO.: 3 RECORD NUMBER: 7427

CLASSIFICATION: COMMERCIAL LAND

DATE: 11/20/2015

LOCATION: 2301 WEST NAVY BOULEVARD, PENSACOLA, FLORIDA

SALES PRICE: \$240,000

GRANTOR: PACE AND GARDEN MINI STORAGE, LLC
GRANTEE: WILLIAM ANDREW HINSON, TRUSTEE OF TRUST B
ESTABLISHED UNDER THE REVOCABLE LIVING
TRUST AGREEMENT OF NANCY PLEITZ HINSON

REFERENCE: OR 7445 PAGE 1378; GCMLS #2155906

BRIEF LEGAL DESCRIPTION: PORTION OF BLOCK 2, AND LOTS 1-6, BLOCK 3,
PETTERSEN ADDITION, ESCAMBIA COUNTY,
FLORIDA

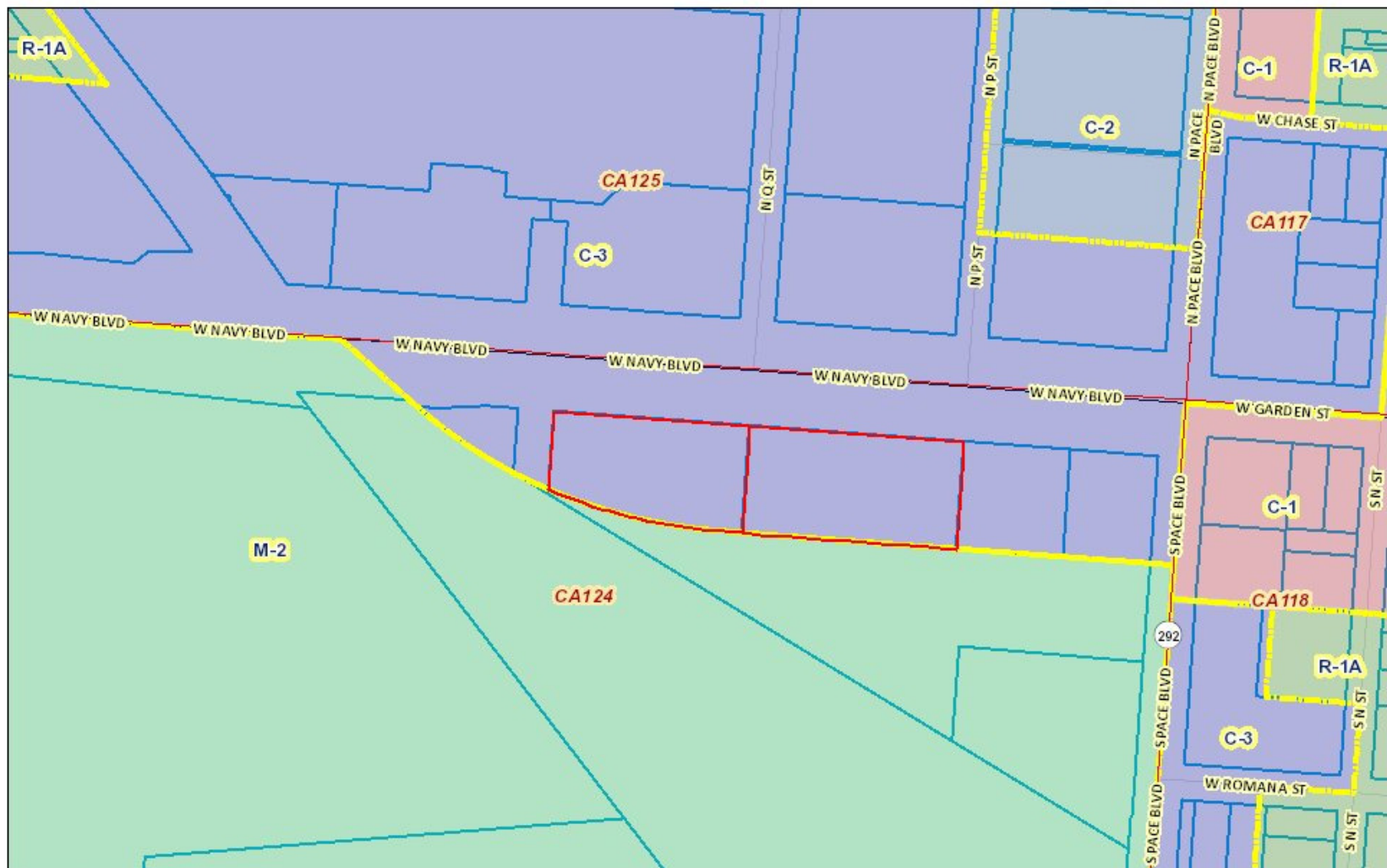
TERMS: CASH TO SELLER
ZONING: C-3; COMMERCIAL
HIGHEST AND BEST USE: OFFICE/WAREHOUSE

LAND SIZE: 2.33 ACRES
FRONT FEET: 690 FT.

LAND UNIT PRICES:
PER ACRE: \$103,004.29
PER FRONT FOOT: \$347.83

REMARKS:

- TWO VACANT ADJOINING PARCELS LOCATED ON THE SOUTH SIDE OF WEST NAVY BOULEVARD, WEST OF SOUTH PACE BOULEVARD.
- PROPERTY WAS LISTED WITH BERKSHIRE HATHAWAY HOME SERVICES AT A PRICE OF \$249,900 (GCMLS #2155906). PROPERTY WAS ON THE MARKET FOR 254 DAYS BEFORE IT SOLD.
- PARCEL WAS PURCHASED BY ADJOINING PROPERTY OWNER.
- COMPARABLE SALES DATA WAS VERIFIED BY CHARLES SHERRILL, JR., MAI WITH BUYER (MR. WILLIAM HINSON).
- PARCEL I.D. #: 00-0S-00-9090-001-002 AND 00-0S-00-9090-001-003
- JURISDICTION: CITY OF PENSACOLA, FLORIDA.



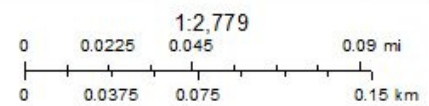
March 8, 2017

polygonLayer

 Boundary

Override 1

 Map Grid





COMPARABLE LAND SALE

COMPARABLE NO.:	4	RECORD NUMBER: 7654
CLASSIFICATION:	RESIDENTIAL LAND	
DATE:	03/15/2016	
LOCATION:	220 NORTH DEVILLIERS STREET, PENSACOLA, FLORIDA	
SALES PRICE:	\$211,100	
GRANTOR:	COMMUNITY DEVELOPMENT PARTNERS, LLC	
GRANTEE:	JUNCTION AT WEST HILL, LLC	
REFERENCE:	OR 7493 PAGE 574; MLS #384360	
BRIEF LEGAL DESCRIPTION:	PORTION OF SECTION 00-0S-00; ESCAMBIA COUNTY, FLORIDA	
TERMS:	CASH TO SELLER	
ZONING:	R-NC; RESIDENTIAL/NEIGHBORHOOD COMMERCIAL	
HIGHEST AND BEST USE:	RESIDENTIAL	
LAND SIZE:	40,511 SQ. FT. (0.93 ACRE)	
FRONT FEET:	127 FT.	
<u>LAND UNIT PRICES:</u>		
PER SQUARE FOOT:	\$5.21	
PER ACRE:	\$226,989	
PER FRONT FOOT:	\$1,662.20	

REMARKS:

- PARCEL LOCATED AT THE SOUTHEAST CORNER OF DEVILLIERS STREET AND WRIGHT STREET.
- PROPERTY WAS LISTED FOR SALE WITH GUNTHER PROPERTIES, LLC AT A PRICE OF \$200,000 (MLS #384360). PROPERTY WAS ON THE MARKET FOR 1,464 DAYS BEFORE IT SOLD.
- COMPARABLE DATA WAS VERIFIED BY CHARLES C. SHERRILL, JR., MAI WITH FRED GUNTHER (BROKER) WITH GUNTHER PROPERTIES.
- PARCEL I.D. #: 00-0S-00-9010080-003
- JURISDICTION: CITY OF PENSACOLA, FLORIDA.



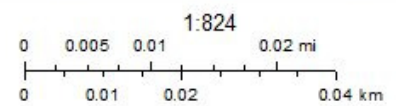
March 8, 2017

polygonLayer

Override 1

Map Grid

Boundary





March 8, 2017

polygonLayer

Override 1

Map Grid

Boundary

Major Roads

All Roads

Property Line

Red: Band_1

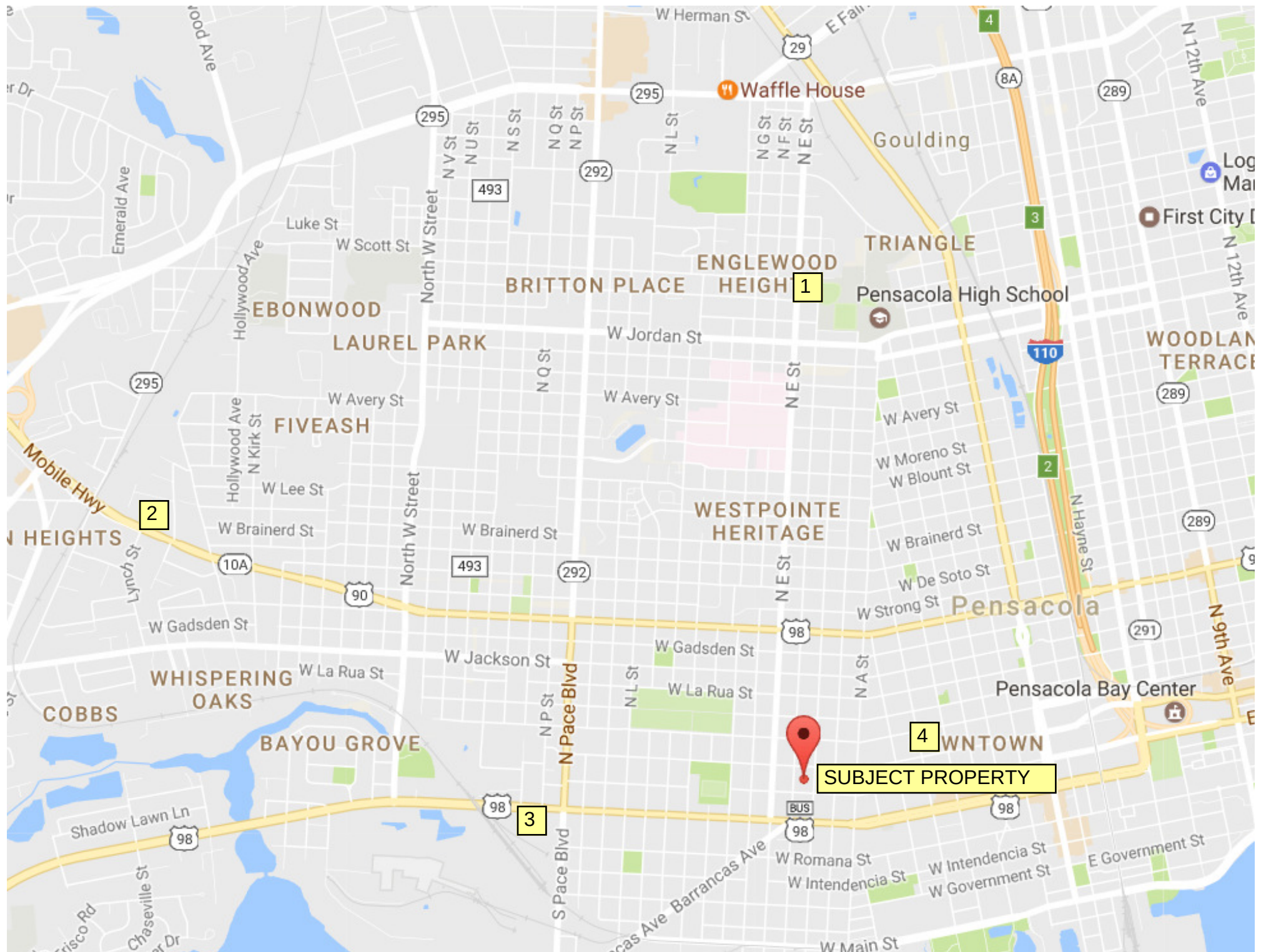
Green: Band_2

Blue: Band_3

1:824

0 0.005 0.01 0.02 mi
0 0.01 0.02 0.04 km

COMPARABLE LOCATION MAP



APPRAISER'S QUALIFICATIONS

NAME: Charles C. Sherrill, Jr., MAI
TITLE: President
OFFICE ADDRESS: Sherrill Appraisal Company
410 East Government Street
Pensacola, Florida 32502
EDUCATION: Bachelor of Arts Degree in Economics, Washington & Lee University,
Lexington, Virginia (1984)

Successfully completed the following courses sponsored by the American Institute of Real Estate Appraisers:

Course 1A-1 Real Estate Appraisal Principles (Tufts University, 1986)
Course 1A-2 Basic Valuation Procedures (University of North Carolina, 1986)
Course SPP Standards of Professional Practice (Atlanta, Georgia, 1987)
Course 1B-A Capitalization Theory and Techniques - Part A (Florida State University, 1987)
Course 1B-B Capitalization Theory and Techniques - Part B (University of Portland, 1988)
Course 2-1 Case Studies in Real Estate Valuation (Colorado University, 1988)
Course 2-2 Report Writing and Valuation Analysis (University of Central Florida, 1989)

Successfully completed the following course sponsored by the Commercial Investment Real Estate Institute:

Course 401 Introduction to Commercial Real Estate Analysis (Pensacola, Florida, 1995/1998)

CONTINUING EDUCATION:

Credited with attendance/completion of the following seminars/courses:

Appraisal Institute

Eminent Domain and Condemnation
Uniform Standards of Professional Appraisal Practice
Business Practices and Ethics
Analyzing Operating Expenses
Appraising from Blueprints and Specifications
Feasibility, Market Value, and Investment Timing
Analyzing Distressed Real Estate
Hotel/Motel Valuation
Effective Appraisal Report Writing
FHA Homebuyer Protection Plan and The Appraisal Process
Standards of Professional Practice - Part C
Standards of Professional Practice - Part A
Fair Lending and the Appraiser
Appraisal of Retail Properties
Standards of Professional Practice - Part B
Understanding Limited Appraisals and General Reporting Options - General
Accrued Depreciation
Depreciation Analysis
Rates, Ratios, and Reasonableness
Comprehensive Appraisal Workshop
Real Estate Risk Analysis

APPRAISER'S QUALIFICATIONS

CONTINUING EDUCATION (Continued):

Credited with attendance/completion of the following seminars/courses:

State Certification

USPAP Update
Florida Appraisal Laws and Regulations
Appraisal of 2-4 Family and Multi-Family Properties
Challenging Assignments for Residential Appraiser's
Foreclosure Basics for Appraiser's
Florida Appraiser Supervisor/Trainee Rules
Neighborhood Analysis
Communicating the Appraisal
Appraisal Principles
Sales Comparison Approach
Income Capitalization Approach
Cost Approach
Real Estate, Mortgages, and Law
Elements of Disclosures and Disclaimers

EXPERIENCE:

Engaged since 1986 in valuation, consulting, and market studies of various property types, including office, retail, industrial, multi-family residential, churches, restaurants, motels, subdivision developments, commercial land, acreage, marinas, single family residential, and condominiums in numerous states. Have testified as an expert witness numerous times in the Circuit Courts of Escambia, Santa Rosa, and Okaloosa Counties. Prior to joining Sherrill Appraisal Company in 1992, employed by Landauer Associates, Inc., Atlanta, Georgia (1986-1992) as Vice President, Valuation and Technical Services Division.

PROFESSIONAL LICENSES:

State Certified General Appraiser (#RZ1665), State of Florida (1993-Present)
Licensed Real Estate Broker (#BK0436908), State of Florida (1996-Present)
Former Licensed Real Estate Salesman (#SL0436908), State of Florida (1985-1996)
Former State Certified Appraiser (#000439), State of Georgia (1991-1992)

PROFESSIONAL MEMBERSHIPS:

Member, Appraisal Institute; Awarded the MAI designation by the Appraisal Institute in 1991
Past Member, Escambia County Value Adjustment Board (2008 – 2012)
Member, NAIOP (Commercial Real Estate Development Corporation)
Member, Pensacola Association of Realtors
Member, Florida Association of Realtors
Member, National Association of Realtors
Member, Branch Banking and Trust Company Local Advisory Board of Directors
Member, Pensacola Area Chamber of Commerce

CIVIC ACTIVITIES:

Member, Rotary Club of Pensacola (Former Board Director); Paul Harris Award Recipient
Past President and Executive Committee Member, Pensacola Sports Association Board of Directors
Current Board Member, Pensacola Sports Foundation
Past Secretary/Past Treasurer, Fiesta of Five Flags Association Board of Governors
Past Board Member and Trustee, Pensacola Historical Society Foundation
Past Member and Executive Committee Member, Pensacola State College Board of Governors
Member and Past Board Director & Executive Committee Member, Pensacola YMCA
Past Board Member and Former Treasurer, Pensacola Historical Society Board of Directors
Past President, Booker T. Washington High School Baseball Booster Club Board of Directors
Graduate, Leadership Pensacola (Class of 1999)

Other civic involvements include various fund raising activities for Boy Scouts of America, Junior Achievement, March of Dimes, American Cancer Society, Leukemia Society, and the American Heart Association.

APPRAISER'S QUALIFICATIONS

LISTING OF APPRAISER CLIENTS:

Mortgage Loan Purposes

Aegon Realty Advisors Company	Liberty Bank
Bank of America	Metric Realty
BBVA Compass	Metropolitan Life Insurance Company
Beach Community Bank	National Bank of Commerce (Alabama)
Branch Banking & Trust (BB&T)	Navy Federal Credit Union
Canadian Imperial Bank of Commerce	Pen Air Federal Credit Union
Centennial Bank	Pensacola Government Credit Union
Chase Manhattan Mortgage Corp.	PNC Bank
Charter Bank	Premier Bank (Louisiana)
Coastal Bank and Trust	RBC Bank
Colonial Bank of Alabama	Regions Bank
Cumberland Bank (Kentucky)	ServisFirst Bank
Dollar Bank	Smart Bank
Equity Valuation Partners	Statewide Mortgage Company
First American Bank	SunTrust Banks, Inc.
First City Bank of Fort Walton Beach	Travellers Realty Investment Company
First Coast Community Bank	Tyndall Federal Credit Union
First National Bank of Commerce (Louisiana)	United Bank (Alabama)
First National Bank of Florida	Valuation Management Group
First Navy Bank	Vanguard Bank & Trust Company
Gulf Coast Community Bank	Whitney National Bank
GulfSouth Private Bank	Wachovia Corporation
Hancock Bank	Wells Fargo Bank

Market Value Purposes

Aetna Realty Advisors	Ford Motor Company
Bank of Boston	Florida Department of Transportation
Bank South N. A.	Gulf American SBL, Inc.
Baptist Health Care Corp.	Lakeview Center
Barnett Banks, Inc.	Lasalle Realty Advisors
Barnett Bank Trust Company N. A.	Midway Water Company
Catholic Church Diocese	PHH Relocation and Real Estate
Chicago Title Company	Pensacola Area Chamber of Commerce
Citicorp Real Estate	Pensacola Historical Society
City of Fort Walton Beach	Pensacola State College
City of Milton	Pensacola Preservation Board (State of Florida)
City of Pensacola	Port of Pensacola
Dusco Property Management	Presbytery of Florida
Episcopal Church Diocese	Recoll Management Corporation Insurance Co.
Escambia County, Florida	Sacred Heart Hospital
Escambia County Employees' Credit Union	Saltmarsh, Cleaveland & Gund
Escambia County Utilities Authority	Southern Company
Fairfield Communities, Inc.	SouthTrust Bank of Alabama, N.A.
Federal Aviation Administration	Various Estates, Attorney's, Accountants, Insurance
Federal Deposit Insurance Corporation	Companies, Churches, & Property Owners
First Alabama Bank	Waterfront Rescue Mission
First National Bank of Georgia	Wachovia Settlement Services, LLC
Fisher Brown Insurance Company (Cost Analysis)	WSRE Television

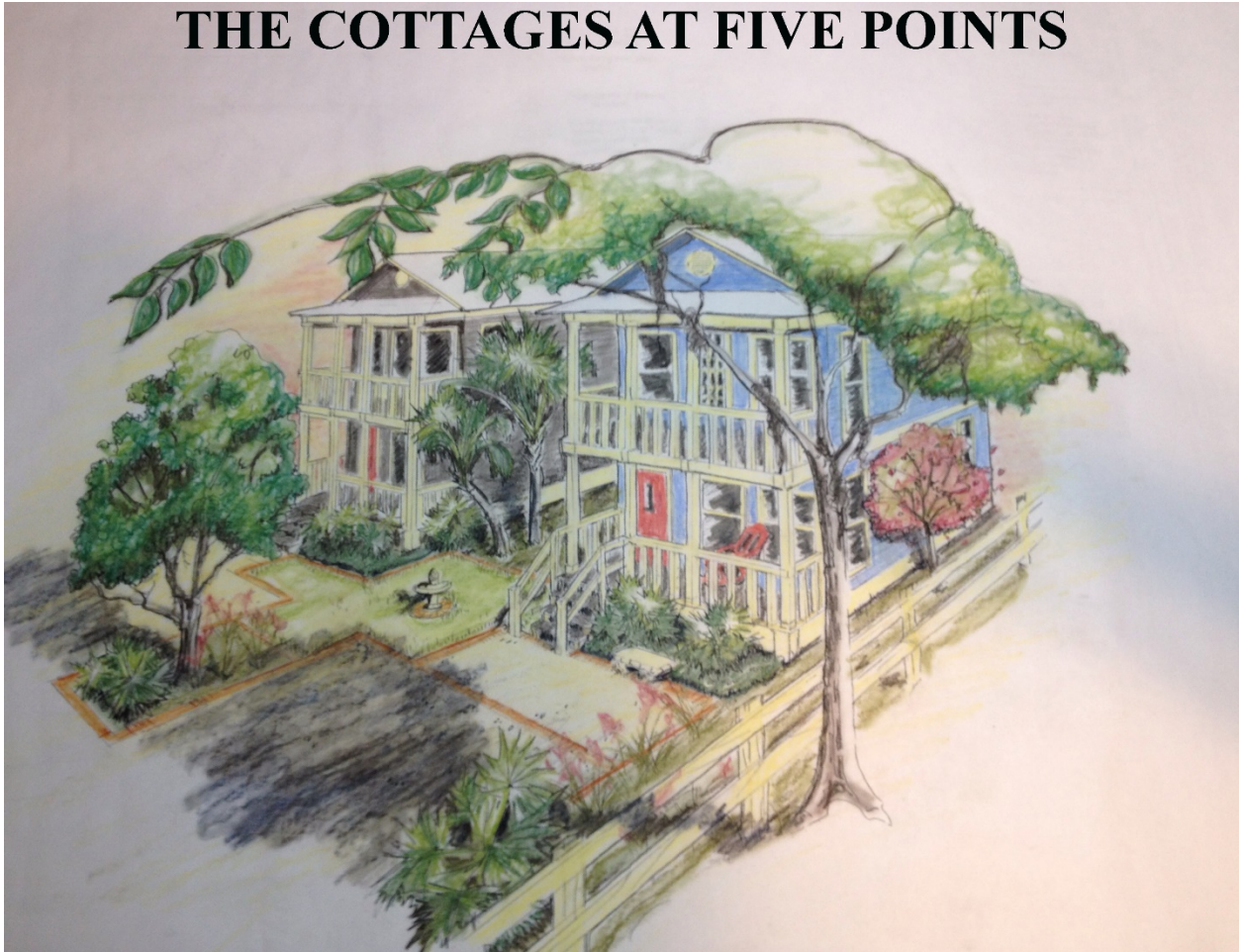
THE CITY OF PENSACOLA, FLORIDA

RFP #17-021

FORMER BLOUNT SCHOOL PROPERTY SALE

AND REDEVELOPMENT PROPOSAL

THE COTTAGES AT FIVE POINTS



SUBMITTED BY:



700 NORTH DE VILLIERS

PENSACOLA, FL 32501

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EXHIBIT “B” – TEAM RESUMES AND INFORMATION

EXHIBIT “C” – SITE PLANS

EXHIBIT “D” – OLD WEST KING COTTAGES RENDERINGS, FLOORPLANS, PERMIT PLANS

EXHIBIT “E” – DEVELOPMENT SCHEDULE

EXHIBIT “F” – ECUA SEWER MAP

EXHIBIT “G” – ECUA WATER MAP

EXHIBIT “H” – CMA DATA

EXHIBIT “I” – PAR MARKET DATA 2017 – 1ST QUARTER

EXHIBIT “J” – HUD 2017 MEDIAN FAMILY INCOME DATA

EXHIBIT “K” – WORKFORCE DIVERSIFICATION PLAN



General Contracting • Development • Construction Management

April 24, 2017

The City of Pensacola
RFP – Former Blount School Property Sale and Redevelopment
Proposal No.: 17-021
City Hall, 6th Floor
222 West Main Street
Pensacola, FL 32502

Dear Mr. George Maiberger, Purchasing Manager:

As requested in RFP #17-021, we respectfully present our proposal for the redevelopment of the Former Blount School property.

As the developer, ParsCo brings over 20 years and \$2 billion in construction and management experience. Our most recent multi-family project in the Pensacola area that we completed was the Summer Vista Senior Living Project at 3450 Wimbledon Drive. ParsCo is currently in the process of developing two new hotel projects and another Senior Living project in the City of Pensacola.

Our team is completing Phase 1 of the Old East King Cottages Residential development throughout the Eastside neighborhood of Pensacola, FL. Currently six (6) homes have been constructed or are nearing completion, and all have been pre-sold. The success in the Eastside Neighborhood is our design inspiration and the basis of our proposal for the redevelopment of the former Blount School site. Some examples of these homes can be seen at 414 Brainerd, 1201 N. Davis, and 1203 N. Davis.

In response to this Request for Proposals, we have included the attached resumes of our key personnel and a graphic form that depicts our organizational structure. Our team will consist of three entities:

-  Developer and Proposer: ParsCo, LLC – Amir Michael Fooladi
-  Contractor/Builder: Urban Infill Corporation – Robert “Chris” Vail
-  Real Estate Company: Voyage Real Estate, LLC – John David Ellis, Jr. & John Rickmon

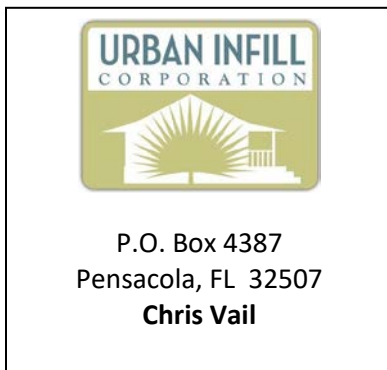
We have included resumes and Voyage Real Estate’s company profile – *Reference Exhibit “B”*.

ParsCo is a 100% minority owned, SBA 8(a) Certified Contractor dedicated to working with small disadvantaged businesses with a focus on our local community. Recent development efforts have been focused on revitalizing the Historic Belmont - De Villiers neighborhood. Both ParsCo and Voyage Real Estate have established our corporate headquarters in this neighborhood.

**DEVELOPER
& PROPOSER**



CONTRACTOR/BUILDER

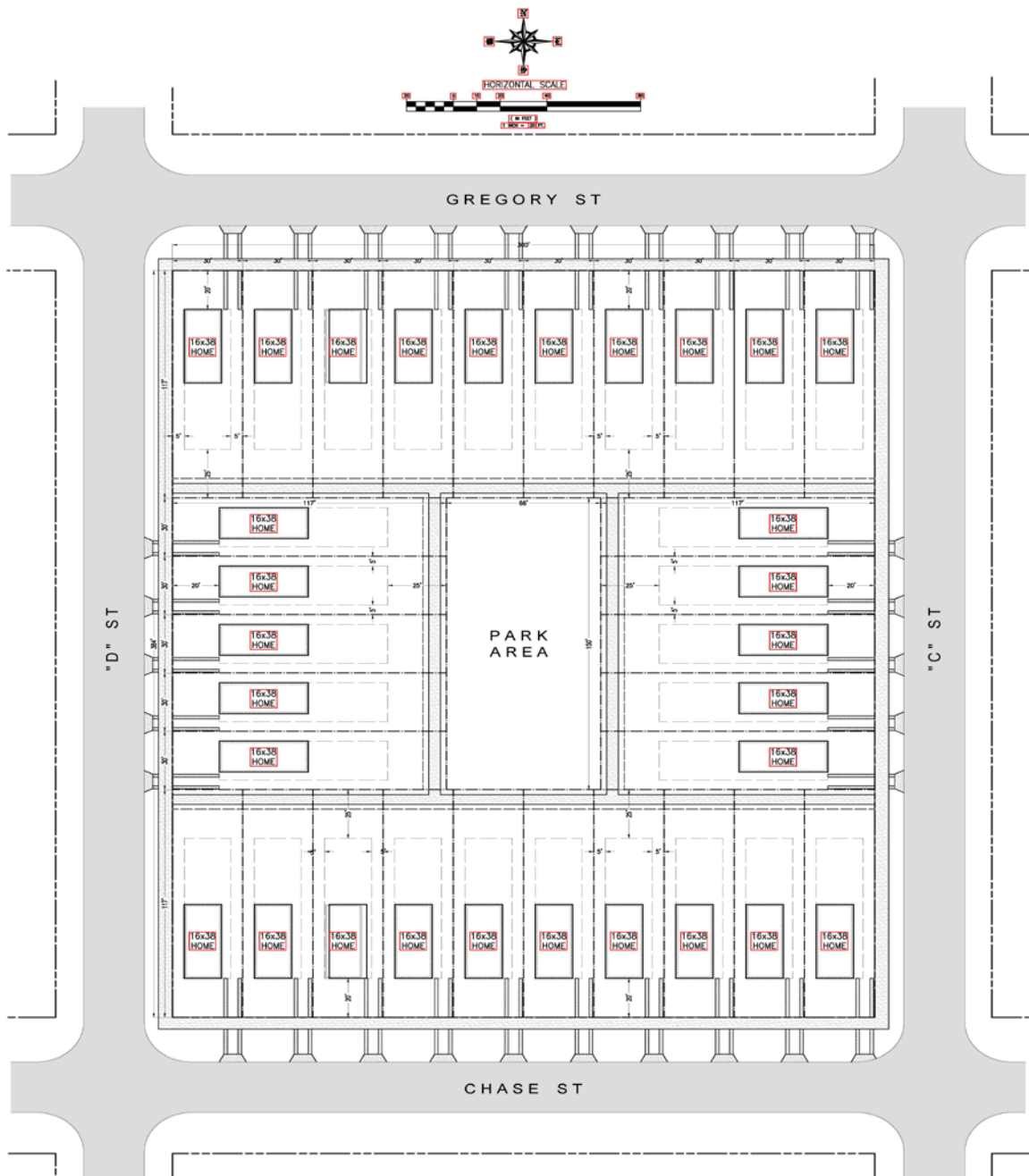


REAL ESTATE COMPANY



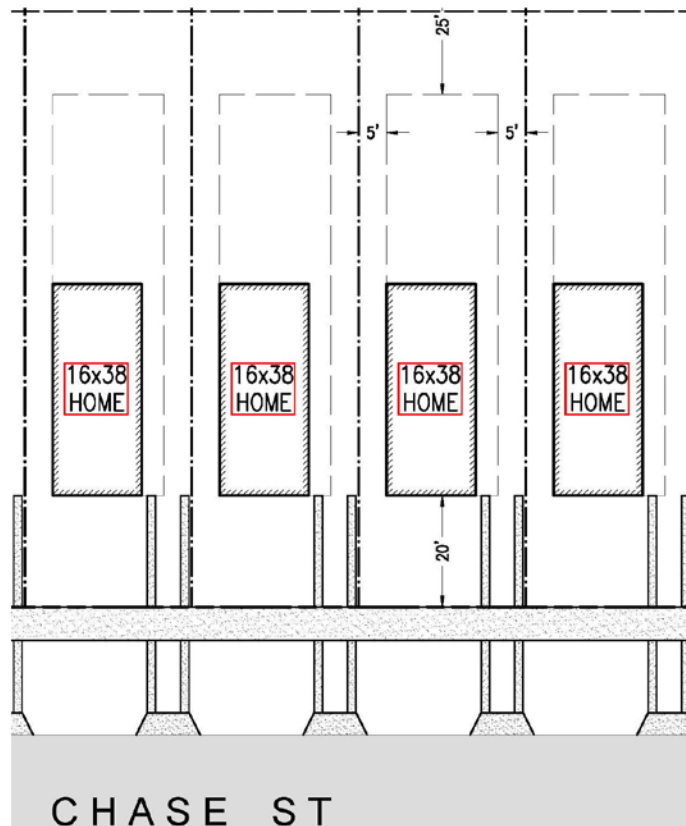
PARSCO PROJECT OVERVIEW

Our proposal is to return to the original plat that included thirty (30) parcels prior to the construction of the former Blount School. As shown below, this original plat and layout will provide the greatest density for single family dwellings and be most compatible with the current neighborhood design, the Westside plan, the adjacent blocks' parcel layout, and the City's desire for residential urban infill. *Reference Exhibit "C" for enlarged site plans.*



To provide linkage and cohesion with the surrounding neighborhood elements and additional enhancements that are most universally appealing, our plan includes a proposed center “core” for the block. It will serve as a greenspace for a future park area, community garden, playground, or common area.

The parcels will each remain within the current zoning requirements and have direct access to Chase Street, Gregory Street, “C”, and “D” streets for each resident. The parking configuration will be provided on-site adjacent to each residence, off-street.



ABOVE: TYPICAL RESIDENTIAL FOOTPRINT WITH DRIVEWAY

The landscape design will include plantings of trees and shrubs from the City of Pensacola approved planting list. It is our goal to provide an “enhanced” landscape design to include large canopy shade trees. Prior to our involvement, the parcel was completely clear cut. We will reestablish the ecosystem and build in harmony with the environment. We will employ a talented local landscape architect to provide designs which would provide an aesthetically pleasing landscape for each resident and the surrounding neighborhood.

The former Blount school property is within one of the old city blocks that originally contained 30 platted lots. The City allows these 30 lots to be reconfigured within the block if the new lots meet land development code requirements. In addition, because we are not exceeding the original density and reinstating the urban grid with single family detached homes, the project site shall be exempt from storm water management requirements.

“THE COTTAGES AT FIVE POINTS”

Located in West Downtown Pensacola, near the “Five Point” intersection, the project will be named “The Cottages at Five Points”.



Our proposed single family dwelling development will include thirty (30) new two-story homes with 2 bedrooms and 2 bathrooms. The size will be approximately a total of 1216 square feet of heated/cooled space and 168 square feet of exterior porches for a total of 1,384 gross square feet. “The Cottages at Five Points” standard specifications shall include:

- 2014 Florida Building Code Compliant Design
- On-site parking
- Stainless Steel Appliance package
- Stained concrete ground floor
- Carpet stairs and top floor
- Tile in upstairs baths
- Granite in kitchen
- Laminate tops in baths
- Standard lighting package
- Standard plumbing package
- Porch and balcony areas
- 14-SEER electric heat pump
- Concrete fiber cement board siding
- Vinyl Soffit
- 30-year Architectural shingle
- Non-impact doors/windows

The design of the “The Cottages at Five Points” will include architectural elements that include eaves, porches, balconies, hardi-plank siding, and other elements that are congruent to the existing architecture of the neighborhood. We have variations on different front elevations and roof configurations that we will offer buyers so the streetscape and each residence will have a feeling of uniqueness. *Reference Exhibit “D” for more information and floorplans.*



ABOVE: CONCEPTUAL ILLUSTRATION OF THE COTTAGES AT FIVE POINTS



ABOVE: ELEVATIONS OF FRONT, REAR, AND SIDES

ADA DESIGN OPTION

To provide a residential design that can be ADA accessible, our site plan allows for the use of a single-story, fully code compliant ADA residence. The design of this residence will be customized to each owner's preference.

COMMUNITY FORUM AND WORKSHOP

Prior to proceeding with the development, we strongly believe that a public input forum should be organized as referenced in the RFP. Our plans would include scheduling a community meeting with the assistance of the City of Pensacola Planning Department. Our approved site plan, proposed residences, and specifications would be provided to all that attend this meeting so we can inform and discuss the neighborhoods concerns and questions, and make any adjustments and changes the community and Developer agree upon. Once ParsCo is selected to redevelop this site, we would not just be investing into the City of Pensacola, but also this neighborhood and each resident that lives nearby. By creating a forum to discuss the project, our aim would be to make the neighboring community feel like partners in this project so they could help invite their future new neighbors we hope to bring into this area. We will endeavor to exceed the public and community needs by holding multiple forums so all voices can be heard.

PROJECT SCHEDULE

Reference Exhibit "E".

ACTIVITY	DAYS	START	FINISH
PROJECT PROPOSAL REVIEW PROCESS	23	24APR17	24MAY17
PROPOSAL AWARD	1	25MAY17	25MAY17
COMMUNITY FORUMS	60	26MAY17	18AUG17
DUE DILIGENCE	90	26MAY17	29SEP17
PRESALE/MARKETING START	30	21AUG17	29SEP17
CONSTRUCTION PLANS SUBMIT FOR APPROVAL	30	21AUG17	29SEP17
RESIDENTIAL SALES AND CLOSING PERIOD	120	02OCT17	20MAR18
CONSTRUCTION	400	13NOV17	31MAY19

Key Milestones:

-  Award : May 25, 2017
-  Community Forum: May 26 through August 18, 2017
-  Construction completion: June 1, 2019 or sooner

IDENTIFICATION OF VARIANCES OR INCENTIVES

To provide additional space adjacent to each of the Old King Cottages, we may request that the City grant a variance request on the side setback. This would be so that we could allow additional space for vehicles to park alongside each residence. This request will be determined before a final site plan is submitted for approval. By shifting the

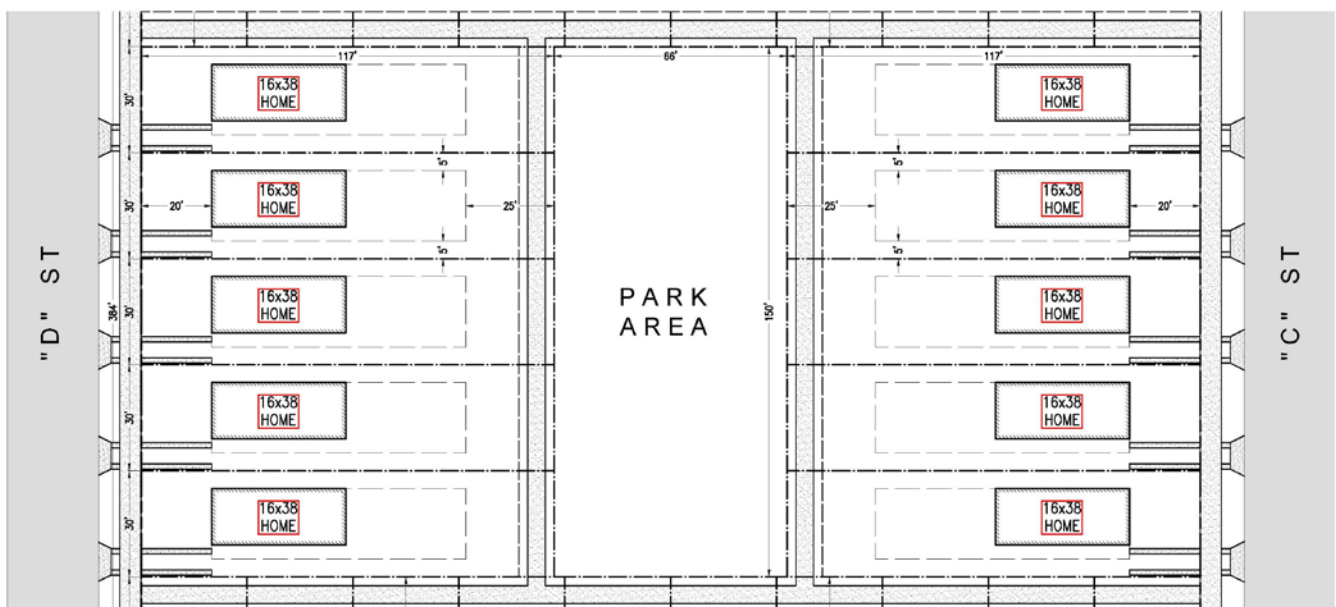
footprint of each residence over on one side we would have a larger side setback on the adjacent side. From the street view all residences would have identical spacing between them, however a “driveway” could be added along one side of each residence providing more access to the rear of the property as well. This request is not mandatory to our proposal but is an item that we may explore if awarded the sale of the property.

Additionally, we request that the City provide a Geotechnical Soils Report including a determination of subsurface conditions relating to existing structures, a Phase 1 ESA for the subject site and a Phase 2 if required. Our proposal is contingent on these studies being satisfactory to our project needs.

SITE UTILITIES

Please reference Exhibit “F” and “G” for the ECUA maps depicting the current water and sewer infrastructure in the area. Gravity sewer surrounds the site but a new 6” water main will have to be installed on “C” and “D” street to service the middle properties. Our proposal is contingent on ECUA providing these new water mains the entire block for each road. We have included a total of \$3,000.00 per residence for ECUA fees or a total of \$90,000.00 for site utility infrastructure to each residence.

Due to the nature of the RFP request to provide a “greenspace”, we also would like to explore the idea of allowing the “core” area to become part of the City of Pensacola’s Park and Recreation department’s jurisdiction. Our site plan depicts interior sidewalk easements and a “park area” that would need City of Pensacola approval along with maintenance of this area as required.



ABOVE: INTERIOR SIDEWALK EASEMENTS AND CITY OF PENSACOLA PARK AREA

RESIDENTIAL SALES PRICING AND MARKET STUDY

In order to verify that the sales of the new residential single family homes will be at market rate, Voyage Real Estate (Voyage) has provided a Comparative Market Analysis (CMA) based on similar size residential projects in the zip

code of 32501 and 32502.

Additionally, Voyage has provided the Pensacola Association of Realtors (PAR) Market Snapshot for our use in evaluating the market trends, market sales, and information regarding current residential inventory.

Please reference Exhibit “H” for the CMA data and Exhibit “I” for the PAR Market Snapshot.

Based on this information, our price point for sales on “The Cottages at Five Points” will be approximately \$199,000.00. Based on the current market trend and urban core demand, it is our goal to pre-sell all of the homes and build to suit.

Upon acceptance of this proposal and our due diligence period, our team would begin marketing efforts and construct a model home that may serve as an on-site sales center.

LAND SALE AND PUBLIC PRIVATE PARTNERSHIP (P3)

In accordance with our “Proposal Signature Form”, *Exhibit “A”*, we are proposing a minimum purchase price of \$240,000.00 (Two Hundred Forty-Thousand dollars and zero cents). This pricing is based on Thirty (30) parcels at \$8,000.00 each or 4% of sale price for each home, whichever is greater.

Our proposal is based on the City forming a Public Private Partnership with ParsCo where the payments for each parcel will be made at the time of closing on each pre-sale.

If the City prefers a lump sum purchase price for all thirty (30) parcels, our proposed purchase price would be reduced to \$200,000.00.

We believe it is in the City’s best interest to participate as a team member in this redevelopment opportunity. We share the City’s desire to have a housing development that is aesthetically pleasing and preserves the character of the neighborhood. Our proposal includes a greenspace “core” area that can remain as a City owned property which will benefit the entire neighborhood.

Based on the sales price of \$199,000.00 and thirty (30) homes, this project will provide a total of \$5,970,000.00 in property values. If all thirty (30) homeowners claim Homestead exemption, our estimate is that the taxable property values will be \$5,220,000.00.

This will be a significant source of additional revenue and additional monies to the CRA for the Urban Core.

The economic value for this project will not just be limited to property tax revenues. Our local utilities shall benefit from the additional services as well.

In the private sector, this project will provide local subcontractors and suppliers additional revenues. The local furniture stores, retail shops, restaurants, grocery stores, and even the downtown YMCA would benefit from additional residents moving into the area.

RESIDENTIAL FINANCING

Voyage will pre-sell the residences via a variety of mortgage financing options. The traditional conventional loan as well as FHA loans will appeal to lenders and banking institutions for our new construction projects. ParsCo is also an approved VA Builder which will allow all veterans to utilize a VA loan to purchase our homes.

With a price point of \$199,000.00, our evaluation on “affordability” for these projects to serve our local workforce as a viable option has resulted in the following analysis:

Based on HUD 2017 Median Family Income data, The Pensacola-Ferry Pass-Brent area is \$62,000.00. (*Reference Exhibit “J”*). This is equivalent to \$5,160.00 approximately in gross monthly income.

At a purchase price of \$189,000.00 (95/5 LTV), a 30-year mortgage with 4% interest, .75% property tax, and PMI of 0.5%, and \$1,000/year in home insurance would have a total mortgage payment of \$1,180.00 approximately.

Mortgage lenders typically prefer a debt to income ratio of 36% or less. Using the hypothetical numbers above, the debt to income ratio in this situation would be:

Gross Monthly Income = \$5,160.00 approximately

Estimated Monthly Expense = \$1,180.00 approximately

Debt to Income Ratio = 22.8%

EQUAL EMPLOYMENT OPPORTUNITIES

Our team provides equal employment opportunities and will initiate a Workforce Initiative that requires 75% of all construction workers on the project to live in either Escambia or Santa Rosa Counties – *Reference Exhibit “K”*.

In closing, ParsCo’s proposal for the former Blount school site is the best choice for redevelopment based on the following reasons:

- ▮ Our site plan restores the original plat which reinforces the historic, urban grid.
- ▮ Our site plan creates the greatest opportunity for home ownership while being sensitive to the surrounding neighborhood.
- ▮ Our Architectural design is consistent with the neighborhood - utilizing aesthetically pleasing, historical details.
- ▮ Valuable space has been designated for the City of Pensacola to utilize as a community garden, playground, or park area
- ▮ Our Public Private Partnership arrangement with the City increases the value of the land 20%.
- ▮ Side access and onsite parking for each resident provides function while maintaining the streetscape.
- ▮ The Residential price points are in-line with median income for Pensacola and financially ideal for workforce housing with a 22% DTI on average for mortgage payment.
- ▮ Enhanced landscape design provides necessary shade trees and restores the city's landscape.
- ▮ Our workforce initiative employs local residents and keeps money local.

- Our EEO Policy places a tremendous focus on minority participation.
- Our project will create an economic “ripple effect”, providing additional revenues to local vendors, retailers, hospitality, suppliers, and increase private sector demand.
- Developer and team are locally owned small businesses with headquarters within walking distance to site.
- Increases in property tax revenues and CRA Urban Core funds through maximized density is financially appealing to the City.
- Our design activates all four (4) sides of the block, bringing vibrancy to the neighborhood.
- Our development team is comprised of locally owned small businesses with a proven record of success.
- We offer an ADA design for single-story residences to be inclusive of individual's needs.
- Architectural variations create uniqueness along street frontage.
- We will host multiple community forums to discuss ideas with neighbors in the community to insure inclusiveness.
- Our proposal will encourage a true “live, work, play” environment for all residents by reducing the commute time for those that work downtown.

Lastly, we wish to thank the City of Pensacola for creating this Request for Proposal and allowing the public to participate and help shape our community. It is our hope that our vision for the former Blount school site will be selected.

Respectfully,

ParsCo, LLC

Amir Michael Fooladi
President/CEO

ENCLOSED ATTACHMENTS:

EXHIBIT “A” - PROPOSAL SIGNATURE FORM RFP 17-021

EXHIBIT “B” – TEAM RESUMES AND INFORMATION

EXHIBIT “C” – SITE PLANS

EXHIBIT “D” – THE COTTAGES AT FIVE POINTS RENDERINGS & PLANS

EXHIBIT “E” – DEVELOPMENT SCHEDULE

EXHIBIT “F” – ECUA SEWER MAP

EXHIBIT “G” – ECUA WATER MAP

EXHIBIT “H” – CMA DATA

EXHIBIT “I” – PAR MARKET DATA 2017 – 1ST QUARTER

EXHIBIT “J” – HUD 2017 MEDIAN FAMILY INCOME DATA

EXHIBIT “K” – WORKFORCE DIVERSIFICATION PLAN



EXHIBIT “A”

EXHIBIT "A"

PROPOSAL SIGNATURE FORM
RFP 17-021

FORMER BLOUNT SCHOOL PROPERTY SALE AND REDEVELOPMENT

I (WE) Parsco, LLC - Amir Michael Fooladi

certify that this Proposal is true and correct to the best of my (our) knowledge and belief, that no other persons other than those herein named has any interest in this proposal or in the contract to be taken, and that it is made without any connection with any other person or persons making a proposal for the same articles, and it is in all respects fair and without collusion or fraud. The undersigned further declares that he has carefully examined the Request For Proposals and is thoroughly familiar with their provisions and penalties.

PURCHASE PRICE (DOLLARS): \$240,000.00 - payable as \$8,000.00 per lot at time of pre-sale or 4% of sales price, whichever is greater. Reference page 9 for additional info.
WRITTEN PURCHASE PRICE: Two-hundred Forty thousand dollars.

Name and telephone number of person to contact concerning bid. Amir M. Fooladi 850-696-7656

Date: 4/24/17

Signature: Amir Michael Fooladi Firm: Parsco, LLC

Name: Amir Michael Fooladi Address: 700 N. De Villiers

Title: President / CEO City: Pensacola State/ZIP: FL, 92501

Telephone: 850-696-7656 Fax: 850-898-3423

Email: amir@pars-co.net

Date: _____

Signature: _____ Firm: _____

Name: _____ Address: _____

Title: _____ City: _____ State/ZIP: _____

Telephone: _____ Fax: _____

Email: _____

Attest: _____

Attest: _____

To receive consideration for award, this signature sheet must be returned as part of your response.



EXHIBIT “B”

Amir Michael Fooladi

PO Box 12862
Pensacola, FL 32591

amir@pars-co.net
(850) 696-7656

EDUCATION & INSTITUTIONAL SERVICE:

The University of Southern Mississippi, B.S., Construction Engineering & Management

Honors Graduate 3.5 GPA – Presidents/Deans List
Sigma Lambda Chi Honor Society for Architects and Engineers – Vice President
Phi Sigma Pi Honor Society – Secretary
USM Scholar Day Award
Student Constructors Organization, President
Resident Assistant – Three Years
RA of the Year 1998-1999
Team Captain of Flag Football Team 1998-1999
Boys & Girls Club of Hattiesburg, Tutor/Volunteer
Christian Services, Volunteer

The University of Texas at El Paso, Civil Engineering Bachelors of Science

Chess Club, President
Radio Club, DJ and Producer

CERTIFICATIONS AND TRAINING:

NASCLA Certified Contractor Competency in 14 States throughout the USA
Certified General Contractor – State of Florida #1512307
Certified General Contractor – State of Alabama #49330
Certified General Contractor – State of Louisiana #59911
U.S. Army Corp of Engineers – Construction Quality Management Certification
OSHA 30 Hour Certificate
PMP Certification Training
HAZWOPER Training
CPR & First Aid Certified
Civil Works/Surveying & AASHTO Survey Data Management Systems (SDMS)
ArcGIS - Planning/Analysis, Data Management Training
Building Envelope, Mold/Mildew, and Remediation Certification – W.M.C.
USGBC NC v.2.1
Primavera Expedition/ConstructWare/Viewpoint/Bidtek/ComputerEase
Primavera P3/SureTrak/Microsoft Project - CPM Scheduling Certifications
Proficiency Microsoft Office Software
Timberline/MC²/Xactimate - Estimating Software
AutoCAD/Revit/Navisworks/Horizontal Glue – Design/BIM modeling software training

PROFESSIONAL EXPERIENCE:

- 2005 – Present
ParsCo, LLC
President/CEO
- 2015 – Present
University of West Florida
Adjunct Professor, Building Construction Program

- 1998 – 2008 W.G. Yates & Sons Construction Company
Senior Project Manager
- 1997-1998 Roy Anderson Corporation
Project Engineer/Estimator

HONORS, AWARDS, COMMITTEES:

2006	Construction Excellence Award-Association of Builders and Contractors (ABC)
2007	Excellence in Construction Award – ABC
2006-2007	ABC Project Manager of the Gulf Coast Award
2012 - PRESENT	Varco Pruden Pre-Engineered Metal Building Builder of the Southeast
2015 – PRESENT	1620 AM Radio Host – Restaurant Realty Show with Michael Carro
2015 – PRESENT	All Ears Gulf Coast Podcast Founder and Host
2015 – PRESENT	Belmont DeVilliers Neighborhood Association Member
2015 – PRESENT	Belmont DeVilliers Art Committee Board Member
2015 – PRESENT	University of West Florida Building Construction Program Board of Directors
2016 – PRESENT	Pensacola Airport Master Planning Board Committee – Belmont DeVilliers
2014	ACUMEN Human Centered Design Team – Pensacola, FL
Ranked 25 th in the	USA in Chess in 1990 – United States Chess Federation (USCF)
2016 – PRESENT	City of Pensacola Construction Board of Adjustments and Appeals
2016	ENTRECON Award – Entrepreneurs' Champion Finalist – 2 nd place

PROFESSIONAL EXPERIENCE:

Amir has 20 years and more than \$2 billion dollars of construction and management experience. He has successfully completed a wide variety of private and public sector projects, including medical, hospitals, assisted living facilities, restaurant, retail, hospitality, resort, casino, office, renovation, multi-family, institutional, military, civil, industrial, and state/government projects. Amir began his career early, working as an Estimator and Project Engineer while attending college, and later after graduation, he continued his progression into the roles of Lead Estimator, Project Manager, Senior Project Manager, and now President/CEO of his own successful firm. Amir has contractor licensure approval in 14 states and is responsible for all the aspects required to manage a project successfully and oversees all operations for ParsCo, LLC.

COMPETENCIES:

- Management duties including turn-key supervisory and management of all phases of construction on multiple projects including all subcontractor coordination, scheduling, safety, contracts, subcontractor and owner billings, purchase orders, submittals, change orders, requests for information (RFI's), and tracking of job costs. Responsible for hiring, coordinating, and supervising the tasks of internal staff and assigning work as required to execute projects. Responsible for overseeing all subcontractor activities and ensuring that they execute work in accordance with contractual and quality control/quality assurance goals. Oversee all project schedules to ensure timely or early completion dates. Manage all change orders and change management programs to maintain profits and minimize exposure.
- Safety Management duties including managing safety or occupational health program elements. Developing and recommending safety and occupational health policy to higher levels of management. Applying safety and occupational health laws, regulations, principles, theories, practices, and procedures to advise on or resolve technical matters dealing with occupational safety and health requirements. Developing safety and occupational health standards, regulations, practices, and procedures to eliminate or control potential hazards. Developing or implementing programs to reduce the frequency, severity, and cost of accidents and occupational injuries. Analyzing or evaluating new and existing jobs, processes, products, or other systems to determine the existence, severity, probability, and outcome of hazards. Designing or modifying workplaces, processes, products, or other systems to control or eliminate hazards. Inspecting or

surveying workplaces, processes, products, or other systems for compliance with established safety and occupational health policies or standards and to identify potential new hazards. Training of workers, supervisors, managers, or other safety and occupational health personnel in safety or occupational health subjects.

- Estimating duties including quantity takeoffs, budget analysis, value engineering, bid solicitation, request for proposals (RFP's), and bid day activities.
- Pre-construction duties including due diligence, feasibility studies, design coordination, consultant hiring, design/build, RFPs, review of plans/specifications, program management, and generation of drawings as required for bidding, construction, estimating, and field use.
- Marketing duties including business development and solicitation of work through contacts and relationships with area developers, architects/engineers, and contacts throughout the Southeast.
- Administrative duties including overseeing payables and receivables, generation of pay applications, development of procedures and systems to create organization within the company.
- Management and coordination of projects from conceptual design stages to construction phase to closeout/start-up, and final commissioning. Responsible for all planning and organizational decisions to ensure project success including staff hiring, jobsite setup, subcontractor design/build coordination, value engineering, Owner contract negotiations, and final coordination between Consultants to make projects a reality.

NOTABLE PROJECTS:

Portofino Condominium Phase 1
Pensacola Beach, FL

Palms of Destin Resort
Destin, FL

Restaurant Iron
Pensacola, FL

The Ruby Slipper Café
Pensacola, FL

Summer Vista
Pensacola, FL

VA Hospital Renovations
Tuscaloosa, AL

Federal Bureau of Prisons
Yazoo City, MS

Auburn University Wellness & Rec
Auburn, AL

LSU UMC Hospital
New Orleans, LA

University of Alabama Student Center
Tuscaloosa, AL

Seminole Hard Rock Café Casino
Tampa, FL

Silver Beach Condos
Destin, FL

Destin West Gulfside Condominium
Okaloosa Island, FL

St. Barth/St. Lucia Silver Shells Condominiums
Destin, FL

Grand Sandestin Hotel
Sandestin, FL

The Village of Baytowne Wharf
Sandestin, FL

UMC Acute Care Health Tower
Jackson, MS

Portofino Spa & Lifestyle Center
Pensacola Beach, FL

Wal-Mart Supercenter #182
Greenville, MS

Wal-Mart Supercenter Expansion #534
Lafayette, LA

Scarborough Middle School Renovation
Mobile, AL

Grand Casino Hotel Renovations
Biloxi, MS

The Blake at Gulf Breeze
Gulf Breeze, FL

Semmes Middle School Addition
Semmes, AL

Highland Plaza Office Complex
Jackson, MS

Hinds County Courthouse
Jackson, MS

Rankin County Public School CMA
Rankin County, MS

Russell County Detention Center
Phenix City, AL

The Blake at Malbis
Daphne, AL

The Blake at Township
Ridgeland, MS

Badlands a Roadside Bar
Pensacola, FL

Tarantola Historic Residence
Pensacola, FL

Hawkins Waterfront Residence
Gulf Breeze, FL

Zimet Loft Residence
Pensacola, FL

PERSONAL:

Married, with 3 children.

Former drummer for Church Worship Team

Member of First United Methodist Church of Robertsedale, AL

Enjoys playing chess, sports, and being outdoors.

Owns and operates the "Razzle Dazzle Farm" with his wife in Baldwin County, AL

Foster Home – State Certified.

Volunteer Work: Boys & Girls Club, Pensacola Chess Club, University of West Florida.

Resume

EDUCATION

B.S. Environmental Engineering, University of Florida, 1997

A.A. Pre-Engineering, Pensacola Junior College, 1993

AREAS OF SPECIALIZATION

Single-Family Residential Home Construction (both affordable and custom), Residential, Residential Building Renovation, Residential, Commercial and Industrial Land Development (including landscape design), Storm Water and Industrial Wastewater Treatment Systems Design and Permitting, Surface Water Permitting (including NPDES storm water), Mineral Mine Design and Permitting (including mining reclamation), Contamination Assessment, and Project Management and Business Development.

EXPERIENCE

Mr. Vail has over twenty (20) years of professional experience managing building construction, engineering and environmental projects. His initial experience was acquired while working for the Southern Company, Gulf Power Division, in environmental field operations. Current work is in building construction and land development, storm water, industrial waste water, water quality investigation, and environmental permitting. He currently simultaneously serves as President of Urban Infill Corporation and Vail Engineering and Environmental, Inc. (VEE).

REGISTRATIONS AND AFFILIATIONS

Certified Building Contractor, Florida (#CBC1256598)

Registered Professional Engineer, Florida (#59527)

The Homebuilders Association of Northwest Florida (HBA)

Florida Engineering Society (FES)

American Society of Civil Engineers (ASCE)

National Society of Professional Engineers (NSPE)

National Association of Environmental Professionals

Florida Association of Environmental Professionals

Congress for the New Urbanism

Seaside Institute

Resume

Urban Infill Corporation

Pensacola, Florida

President

July 2006 to Present

Recent Building Projects:

4021 Azure Way, Pensacola, Florida – Preparation of bid, coordination with client, performed all project management duties associated with approximately 3,700 SF main house and detached 3-car garage with loft apartment (5950 sf of total area). All exterior walls constructed using Insulated Concrete Forms (ICF), siding consists of James Hardie Colorplus Lap Siding and Azek trim, and metal AG panel roofing. New porcelain tile, slate tile, glass tile, and hand-carved Armstrong wood flooring, custom cabinetry and built-ins, granite counter tops, tray ceilings, impact resistant doors and windows, home automation and security system, natural gas fireplace, Kohler plumbing fixtures, Rinnai Tankless Hotwater heaters, Rocky Mountain door hardware, Carrier HVAC systems, Stand-by Generator with automatic transfer switch, Trex porch decking, Harmony no VOC paint, and Insul-Soy Spray Foam insulation.

2732 Sunrunner Lane, Gulf Breeze, Florida – Preparation of bid, coordination with client, performed all project management duties associated with approximately 700 SF addition to an existing single family home. The addition consists of an elevated slab with 2x6 exterior stud wall construction. Stained concrete and bamboo flooring, new impact resistant windows, new HVAC system, new recessed lighting, new custom shoe closet, new slate tile walk-in shower with three (3) shower heads, new bar and cabinetry with Shirestone Counter tops and a 110-gallon aquarium, pine tongue and groove coffered ceilings, and home entertainment system. This home also included an Argentinean "Parilla" (barbeque) constructed from reinforced block with a dry stacked stone and stucco veneer, and lined with fire-brick in a herringbone pattern.

437 Creary Street, Pensacola, Florida – Preparation of bid, coordination with client, performed all project management duties associated with approximately 900 SF house built upon concrete block pilings. All exterior walls constructed using 2x6 studs, siding consists of James Hardie lap siding with Myratek trim, roofing is metal AG panel. New Brazilian Taurai flooring, pine tongue and groove ceilings and soffits, Trex porch decking, Paloma Tankless hotwater heater, impact resistant doors and windows, natural gas fireplace, custom built-in cabinetry and office desk, and radiant barrier roof decking.

Disaster Recovery, Baton Rouge, Louisiana – Recovery services included coordination with Insurance Adjusters and Insurance Companies, review of

Resume

existing insurance policies, preparation of new adjustments, mobilization and setup of work crews from Florida in disaster area, project management of multiple houses requiring structural repair, new roofing, interior demolition, new drywall and paint, and privacy fencing.

Old East King Cottages, City of Pensacola, Florida, President - Setup, organization and management of business. Coordinate all aspects of accounting, financial planning, marketing, sales, property management, proposals, contracts, presentations and general operations.

Project consists of twelve (12) inner-city residential lots slated for affordable home construction. Three (3) homes have been completed and qualified for the Hurricane Housing Relief Program for first-time homebuyers earning between 80 and 120% of the areas average median income.

413 E. Lloyd Street, Pensacola, Florida— Construction of a 2-bedroom, 2.5-bath, single family home consisting of 1216 SF of living area and 192 SF of front porches. This two-story home was constructed off-grade, and has 2x4 exterior walls clad with James Hardie lap and panel siding and an asphalt shingle roof. Work included all project management duties.

415 E. Lloyd Street, Pensacola, Florida – Construction of a 2-bedroom, 2.5-bath, single family home consisting of 1216 SF of living area and 192 SF of front porches. This two-story home was constructed off-grade, and has 2x4 exterior walls clad with vinyl siding and an asphalt shingle roof. Work included all project management duties.

1213 N. Davis Street, Pensacola, Florida – Construction of a 3-bedroom, 2-bath single family home consisting of 1272 SF of living area and 240 SF of front porch. This one-story home was constructed off-grade, and has 2x4 exterior walls clad with vinyl siding and an asphalt shingle roof. Work included all project management duties.

Arrowhead Coastal Cottages, Escambia County, Florida, President - Setup, organization and management of business. Coordinate all aspects of accounting, financial planning, marketing, sales, property management, proposals, contracts, presentations and general operations.

Project consists of eighteen (18) residential lots slated for affordable home construction.

928 NW 16th Avenue, Gainesville, Florida – Renovation of an existing 1910 Folk Victorian multi-family home (3-one bedroom units). Work included replacing all plumbing supply and drain lines, all electrical wiring with three (3) new panels, three (3) new HVAC systems, refinish flooring, metal roof repair, interior and exterior paint, plaster wall repair, etc.

502 NW 15th Avenue, Gainesville, Florida – Renovation of an existing 1946 Craftsman Style home constructed of limestone boulders. Work included

Robert C. Vail, PE
CBC1256598

PO Box 4387
Pensacola, FL 32507
(850) 457-4706

Email: urbaninfill@bellsouth.net

Resume

refinishing all four (4) bedroom floors, upgrading plumbing, electrical wiring and HVAC system for the main house. A complete tear-down and remodel of the kitchen was performed. Complete renovation of the two-story, two-unit mother-in-law apartment. Work included all new plumbing, electrical wiring, HVAC systems, flooring, and replacement of an asbestos tiled roof.

609 North Spring Street, Pensacola, Florida – Renovation of an existing 1900 Folk Victorian duplex. Home was reconfigured to a single-family residential home. Work included upgrading plumbing, electrical wiring, HVAC, and flooring. One and a half baths were added to the home and walls (including load bearing) were modified to create a more modern floor plan.

Simpatico at Leeward Estates Phase I, LLC

Gainesville, Florida

President

January 2002 to June 2006

Projects:

Residential Subdivision, Leeward Subdivision, Escambia County, Florida, President – Setup, organization and management of business. Coordinate all aspects of accounting, financial planning, marketing, sales, property management, proposals, contracts, presentations and general operations.

Vail Engineering and Environmental, Inc.

Gainesville, Florida

Project Manager, Senior Engineer and President

September 2001 to Present

Projects:

Residential Subdivision, Leeward Subdivision, Escambia County, Florida, Project Manager - Development of a 42.34-acre subdivision in Pensacola, Florida. Prepared conceptual layouts and managed preparation of Master Plan, coordinated and managed surveyors, geotechnical and environmental consultants, attended pre-application meetings with Escambia County, prepared architectural standards, prepared homeowners association documents, and coordinated meetings with local home builders and realtors. Provided on-site construction observations in conjunction with prime and sub-contractor coordination. Construction included land clearing, earthwork, underground utility installation (sewer, water, stormwater, electrical, natural gas, cable and telephone cable), road construction, signage and striping, community pool and bath house construction, fencing and landscaping.

Resume

Couch Ready Mix USA, Various Locations, Project Manager - Provided environmental engineering design and permitting of industrial waste water treatment systems. Design included: site reconnaissance, sub-surface soil investigations, site plan layout and design, structural engineering, water resources engineering, stormwater engineering and watershed analysis. Provided on-site construction management, development of BMPs, development of final operation and maintenance manuals, and permitting with the Department of Environmental Protection and governing municipalities.

Creative Environmental Solutions, Inc. (CES)

Gainesville, Florida

Project Manager/Senior Engineer/ Business Partner,

August 1997 to May 2003

Projects:

Residential Subdivision, Pearl Estates, Hernando County, Florida, Project Manager -Development of a 20-acre subdivision in Spring Hill, Florida. Prepared conceptual layouts and Master Plan, coordinated and managed surveyors, geotechnical and environmental consultants, performed presentations for the Planning and Zoning Board and the Board of County Commissioners, prepared construction drawings, prepared Conditional and Record Plats, and coordinated with utility agencies. Permits applications submitted to the Southwest Florida Water Management District, Florida Department of Environmental Protection, US Army Corps of Engineers, Fish and Wildlife Service, Florida Water Services, Time Warner, Spring Hill Fire Department, and Hernando County.

Wetland Mitigation Bank Permitting, Cherry Creek Properties, Inc., Valdosta, Georgia, Senior Engineer - Development of a Wetland Mitigation Banking Instrument for a 600 acre wetland bank along the Withlacoochee River. Performed wetland assessments, design of wetland restoration areas including the restoration of a black-water creek system, storm water and stream modeling, wildlife assessments and report preparation. Banking instrument was submitted to the USACOE (Savannah District), USFWS, USEPA and Georgia EPD.

Wetland Mitigation Bank Permitting, Wachovia Bank N.A., F&W Forestry, Services, Inc., Clay County, Florida, Senior Engineer - Development of a wetland mitigation bank feasibility Study for a proposed 2900 acre wetland bank adjacent to Greens and Rice Creeks in southern Clay County. Performed wetland assessments, design of wetland restoration areas including the restoration of a hardwood wetlands, storm water modeling, wildlife assessments and report preparation. Banking instrument was submitted to the USACOE (Jacksonville District), USFWS, USEPA and St. Johns River Water Management District.

Resume

Wetland Mitigation Bank Permitting, Richardson's Dairy, Baker County, Florida, Senior Engineer - Development of a wetland mitigation feasibility study for a proposed 640 acre wetland bank adjacent to the Nassau River in Baker County. Performed wetland assessments, design of wetland restoration areas including the restoration of a hardwood wetlands, storm water modeling, wildlife assessments and report preparation. Banking instrument was submitted to the USACOE (Jacksonville District), USFWS, USEPA and St. Johns River Water Management District.

Industrial Waste Water Systems Design, State of Florida, Tarmac America, Inc., Project Manager/Engineer - Provided environmental engineering design and permitting of industrial waste water treatment systems. Design included: site reconnaissance, sub-surface soil investigations, site plan layout and design, structural engineering, water resources engineering, stonnwater engineering and watershed analysis. Provided on-site construction management, development of BMPs, development of final operation and maintenance manuals, and permitting with various agencies including the Department of Environmental Protection and governing municipalities.

Industrial Waste Water Systems Design, Northwest Florida, Couch Ready-Mix USA., Project Manager/Engineer - Provided environmental engineering design and permitting of industrial waste water treatment systems. Design included: site reconnaissance, sub-surface soil investigations, site plan layout and design, structural engineering, water resources engineering, stormwater engineering and watershed analysis. Provided on-site construction management, development of BMPs, development of final operation and maintenance manuals, and permitting with the Department of Environmental Protection and governing municipalities.

Environmental Resource Permit and Stormwater and Industrial Wastewater Design, E.R. Jahna Industries, Inc., Cabbage Grove Mine (450 AC), Perry, Florida, Project Engineer - Developed and/or provided: Environmental Resource Permit Application, wetland mitigation plan, mining reclamation plan, stormwater system design, industrial wastewater system design, conservation easement language, surface and ground water sampling and analysis program, on- site construction management, BMP, Stormwater Pollution Prevention Plan (SWP3), and Spill Prevention, Control and Countermeasures Plan (SPCCP)

Environmental Resource Permit and Stormwater and Industrial Wastewater Design, Grubbs Construction, Lecanto Mine (148 AC), Lecanto, Florida, Project Engineer - Provided environmental resource application permit, conceptual mining reclamation plan, storm water and industrial waste water system design, and water quality monitoring and analysis program, and air quality permitting.

Industrial Waste Permitting at Concrete Batch Plants, CEMEX/Southdown, Inc., Central FL, Project Engineer - Provided environmental engineering design

Resume

and permitting of industrial waste water treatment systems. Design included: site reconnaissance, sub-surface soil investigations, site plan layout and design, structural engineering, water resources engineering, stormwater engineering and watershed analysis. Provided on-site construction management, development of BMPs, development of final operation and maintenance manuals, and permitting with various agencies including the Department of Environmental Protection and governing municipalities.

Industrial Waste Permitting at Concrete Batch Plants, Schwab Ready-Mix, Ft. Myers, Florida, Project Engineer - Provided environmental engineering design and permitting of industrial waste water treatment systems. Design included: site reconnaissance, sub-surface soil investigations, site plan layout and design, structural engineering, water resources engineering, stormwater engineering and watershed analysis. Provided on-site construction management, development of BMPs, development of final operation and maintenance manuals, and permitting with various agencies including the Department of Environmental Protection and governing municipalities.

Florida Rock and Sand Company, Inc., Concrete Batch Plants, Florida Keys, Project Engineer - CES was responsible for the design and permitting of a concrete batch plant. This also encompassed ground and surface water studies.

Cady Industries, Inc., Pearson, Georgia, Project Engineer - CES has completed several environmental projects for Cady including environmental compliance audits the development of a Storm Water Pollution Prevention Plan, Spill Control and Countermeasures Plan, engineering design for a new hazardous waste storage building, air permitting and NPDES industrial wastewater permitting through the Georgia EPD. Investigations included air sampling, surface water sampling and flow monitoring in the Alapaha basin.

City of Valdosta, Water Sewer, and Drainage Department, Wetland Permitting, Project Engineer – EAA/CES has been recently awarded a contract to provide the city with environmental permitting services for the construction of a 1.5 mile sewer access road in the Alapaha basin. The work will include wetland delineations, permit submittal to USACOE, development of a wetland mitigation plan and surveying.

Cone Constructors, Inc., Tampa, Florida, Project Engineer - CES provides Cone with a variety of environmental services including wetland delineations and permitting, groundwater/hydrogeological studies and sampling, surface water studies and sampling, environmental assessments and wildlife investigations.

OUR STORY

"Voyage is born in a city that was experiencing growth like never before." Our journey has just begun.

Page 4

MEET THE TEAM

Committed to bringing each client their best version of the Pensacola lifestyle; Meet our team.

Page 6

OUR PRODUCTS

Every industry has a product. Ours is a special brand of customer representation that is rooted in trust and authenticity. See why we are the best fit for you.

Page 9

VOYAGE REAL ESTATE



Company Profile





Voyage Real Estate

03

VOYAGE REAL ESTATE

ESTABLISHED
01.21.16

MISSION

To leave a legacy of genuine relationships, passion for our community, and knowledgeable, trustworthy agents committed to providing the best for our clients.

Your Journey
Starts Here

Your Journey Starts Here

04



OUR STORY

IT BEGINS IN 2016...

Voyage is born in a city that was experiencing growth like never before. Surrounding neighborhoods, places that had been forgotten and overlooked, were beginning to get attention again. Some neighborhoods, like Belmont-DeVilliers, had been fighting for a long time for revitalization. A neighborhood that had once been the epicenter of the city's musical and cultural heritage was reversing the impacts of suburban sprawl. Synergy amongst residents, business owners, and others in the community began to change the perception of the neighborhood from being an unsafe and undesirable part of the city to restoring the vibrant, vital, and diverse neighborhood that it once was.



"I believe in the Belmont-DeVilliers neighborhood, and I believe in the people who live and work here. So much so, that I chose to make the Belmont-DeVilliers neighborhood the headquarters for Voyage Real Estate."

-JOHN ELLIS



BUILDING COMMUNITY

Our company takes a principles-based approach to real estate, and our community, the neighborhoods we serve, are at the heart of that.



WWW.VOYAGEGULFCOAST.COM

OUR TEAM

JOHN DAVID
ELLIS, JR.



Owner & Broker

JOHN
RICKMON



broker + director of sales

TRICIA
ANDERSON



agent

DAWN
ROMINE



SHERY
RICHARDSON



&

THE ROMINE-
RICHARDSON TEAM

agents

PATRICK
FOLEY



&

VICKI
PAULCHEK



TEAM PAULCHEK

agents

KARLIE
TRULL



marketing

OUR VISION + CORE VALUES

Voyage is a neighborhood Real Estate company in the greater Pensacola area with a strong commitment to honest relationships, clear knowledge of the local market, and dedication to ensuring straightforward transactions. The principle of "Highest and Best" guides our actions for our employees, our clients, and our community. We believe in Pensacola.

1

AUTHENTICITY

4

HONEST
RELATIONSHIPS

2

ETHICAL
BEHAVIOR

5

COMMUNITY
CITIZENSHIP

3

PROMOTING TRUST

6

HIGHEST + BEST

Your Journey Starts Here

08



OUR COMMITMENT

HIGHEST + BEST

While the concept of “Highest and Best” is fundamental in real estate and development, we extend its application to our community, our agents, and our clients.

COMMUNITY

Trust that their agents will advocate for policies that will result in the best quality of life for the people of our community.

AGENT

Being surrounded with a team of people who focus on building lasting relationships, practical knowledge, and personal growth.

CLIENT

Belief that they can depend on their agent to provide a smooth transaction, strong representation, & the ability to live the American dream.

Voyage Real Estate

OUR PRODUCTS

Our agents specialize in different locations and property types, and assist clients looking to buy, sell, and invest in residential, commercial, and ground-up development. Here's a taste of some of our work.

NEIGHBORHOOD DEVELOPMENT



WWW.OLDEASTKINGCOTTAGES.COM

DOWNTOWN CONDOS



WWW.THEWARFIELDPENSACOLA.COM

LAND + COMMERCIAL



BEACH GET-AWAYS





OUR SALES | YEAR 1

Our goal at Voyage is to grow with the Pensacola community in a way that leaves a lasting impression, and stills hope and pride for future generations. In 2016 our company represented 46 sides and was responsible for over \$6.5 million dollars in transactions.

\$6,585,673.50

46 SIDES

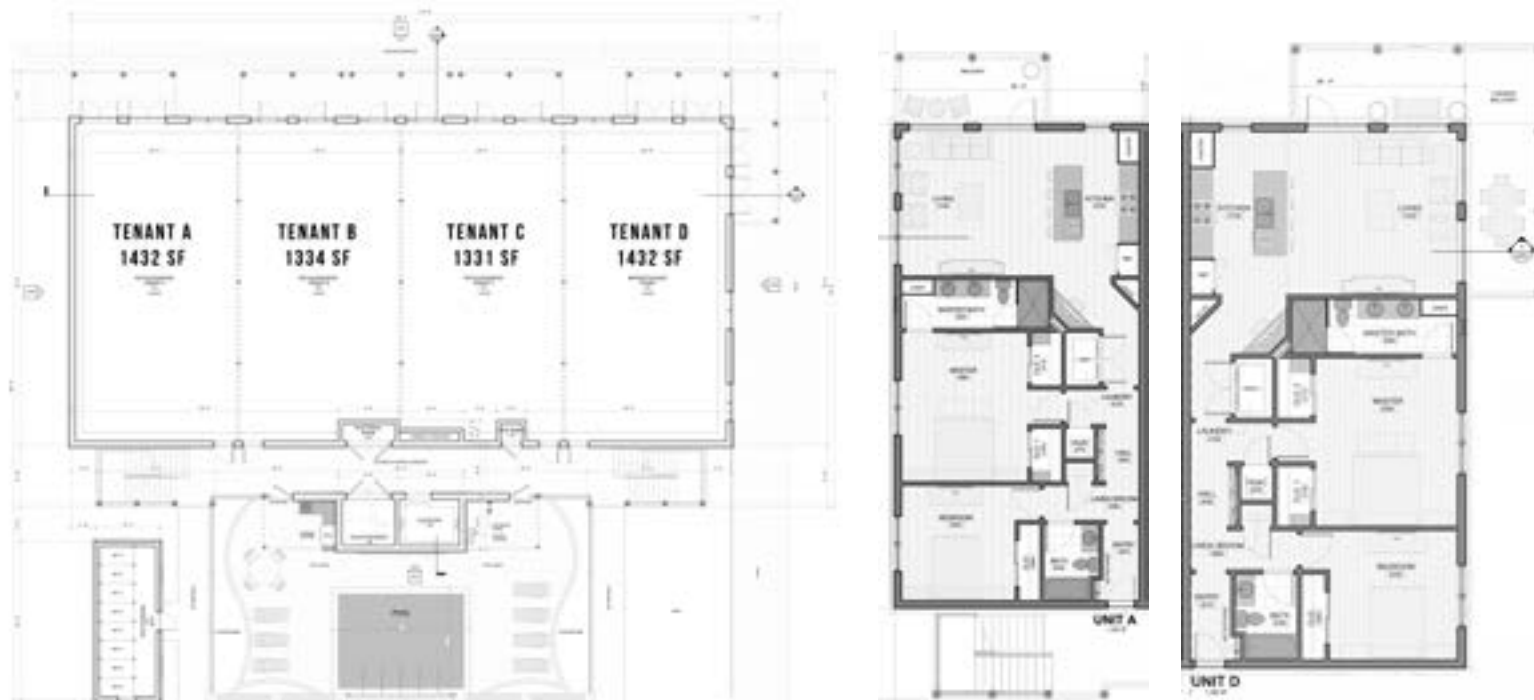
Your Journey Starts Here

012

CURRENT DEVELOPMENT

THE WARFIELD

- Represents over 5 million dollars in residential sales and commercial leases
- Created a comprehensive marketing campaign to attract residential buyers and commercial tenants
- Coordinated communication between the developer, legal, and design teams



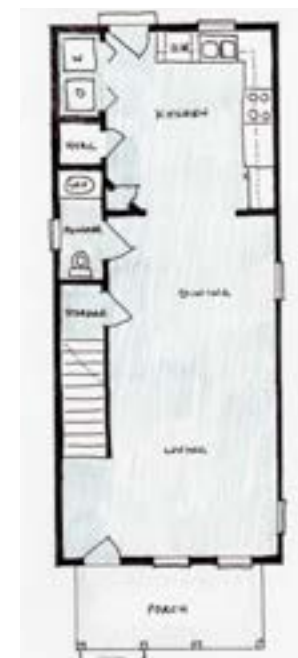
Voyage Real Estate

013

CURRENT DEVELOPMENT

OLD EAST KING COTTAGES

- Nearly 1 million dollars in residential sales
- Collaborated with local lenders to secure pre-sale financing
- Generated sales through social media marketing and personal meetings with the builder/developer.



Your Journey Starts Here

014

YOU WANT TO LEAVE A LEGACY

WE DO TOO





ADDRESS

Voyage Real Estate,
LLC
700 Belmont DeVilliers
St
Pensacola, FL
32501

ONLINE

Website
voyagegulfcoast.com

Social Media
[@voyagegulfcoast](#)
[@voyagesalesteam](#)

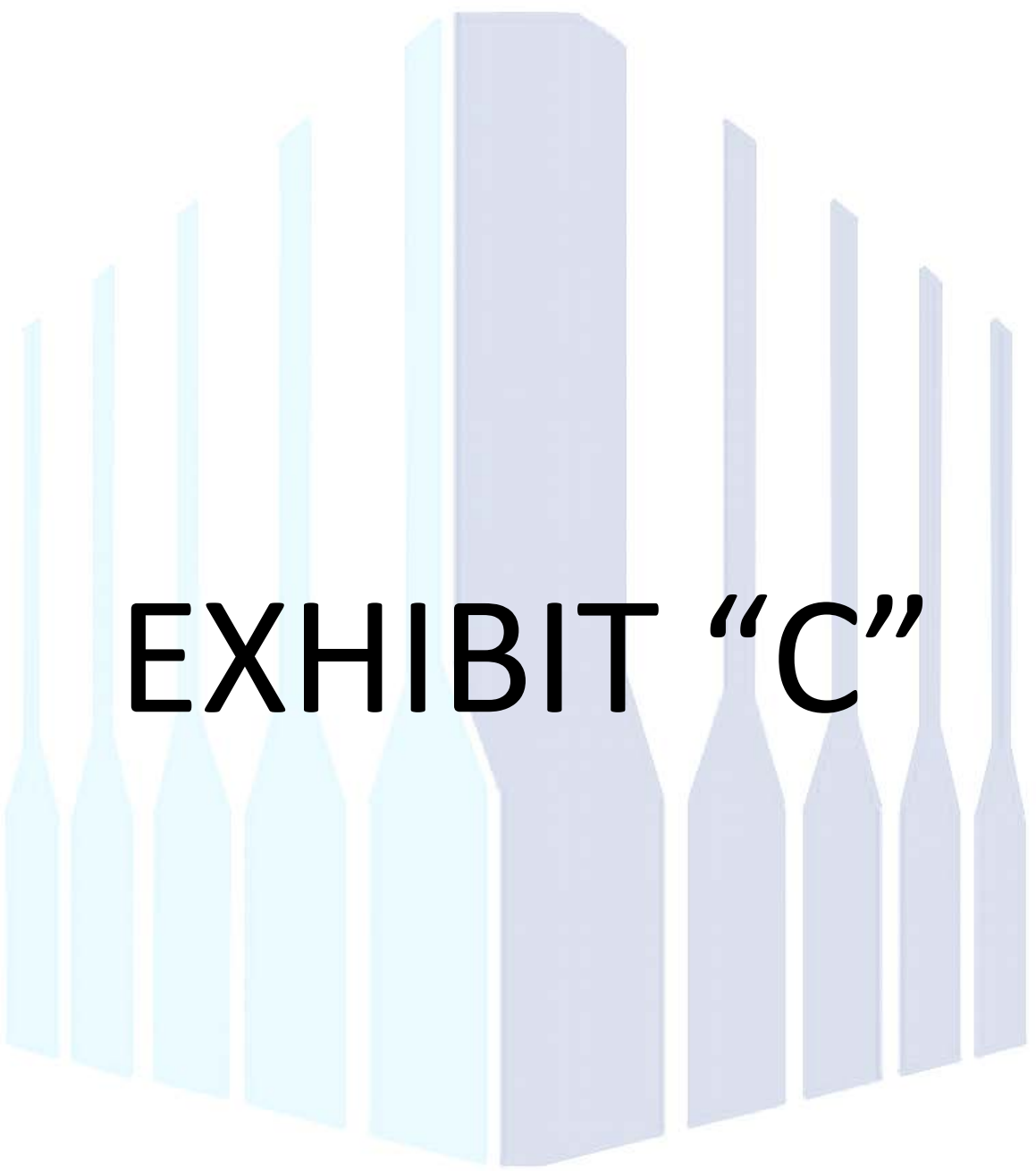
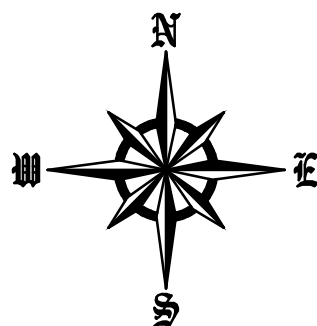


EXHIBIT “C”





HORIZONTAL SCALE



(IN FEET)

1 INCH = 20 FT.

GREGORY ST

"D" ST

"C" ST

PARK
AREA

CHASE ST

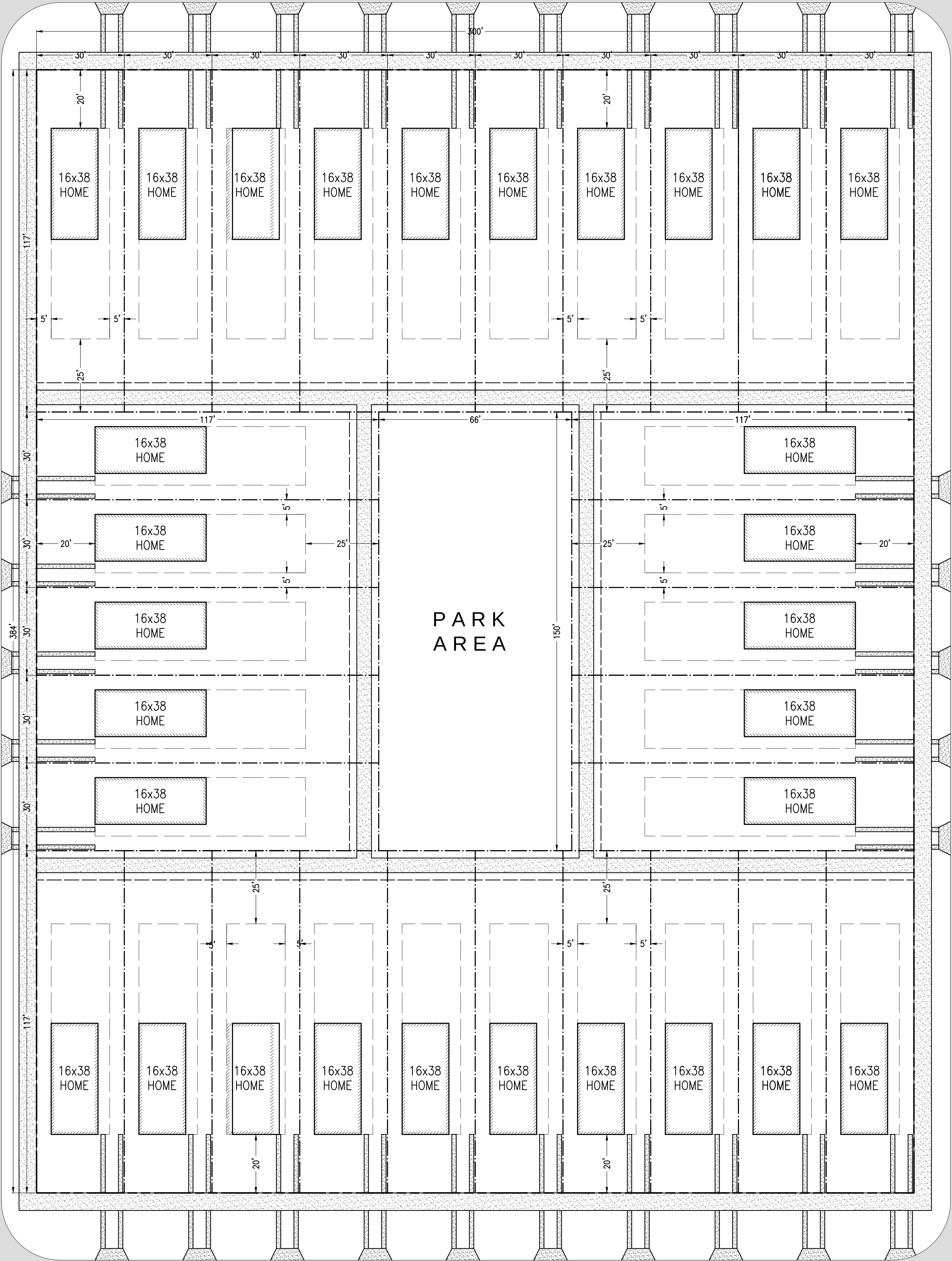
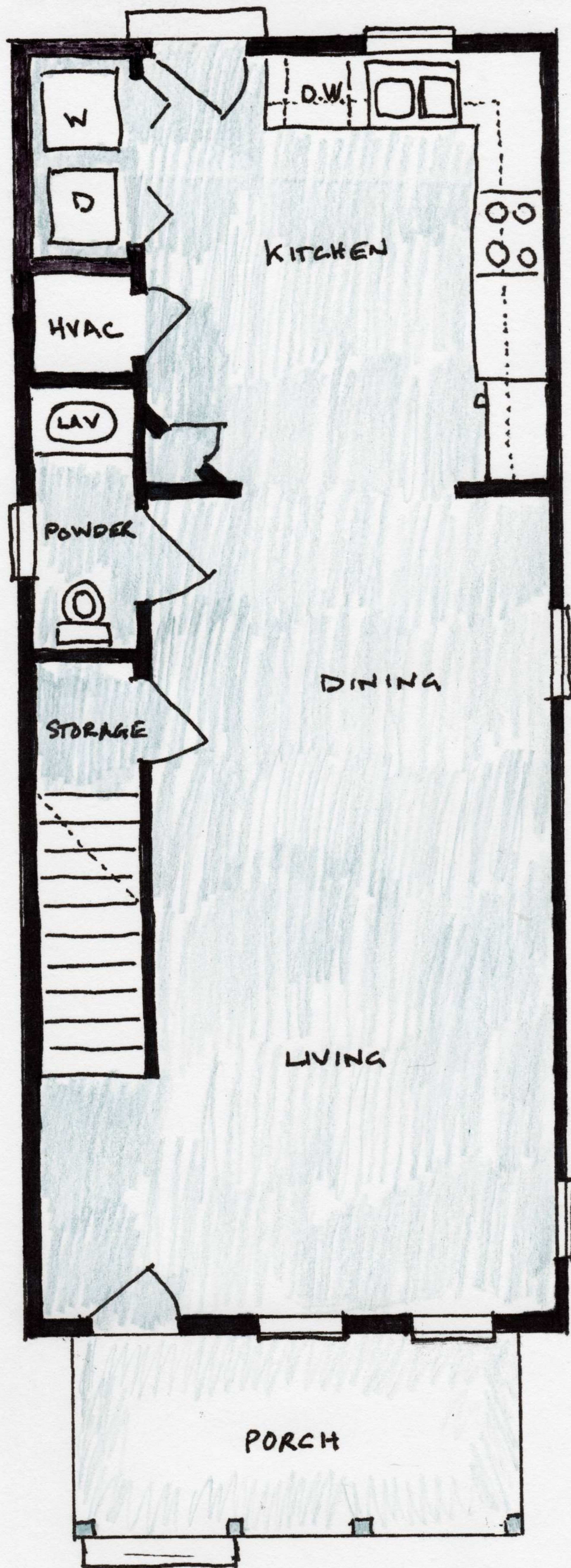
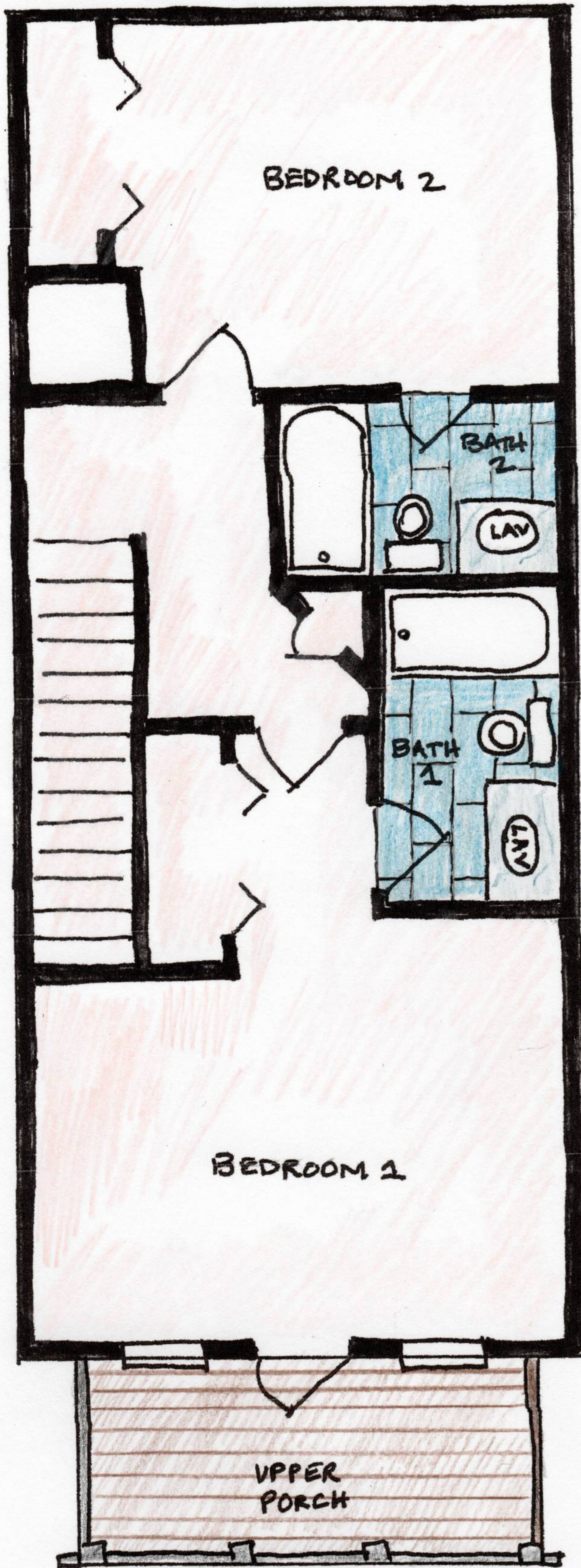




EXHIBIT “D”







THE COTTAGES AT FIVE POINTS

PRELIMINARY SPECIFICATIONS

Standard Features:

1216 SF of Living Area on two (2) floors
180 SF of double gallery front porches
2 Bedrooms, 2.5 Baths
150 MPH wind speed design
10' High ceilings on first level
Ceiling fans in bedrooms and living room
Stainless steel appliance package
30-year architectural shingle roofing
Cement fiber lap siding
Stained concrete flooring on first level, tile in bathrooms and carpet in bedrooms
All plywood cabinetry
Granite countertops
Wooden privacy fencing

Builder Allows the Following Client Selections:

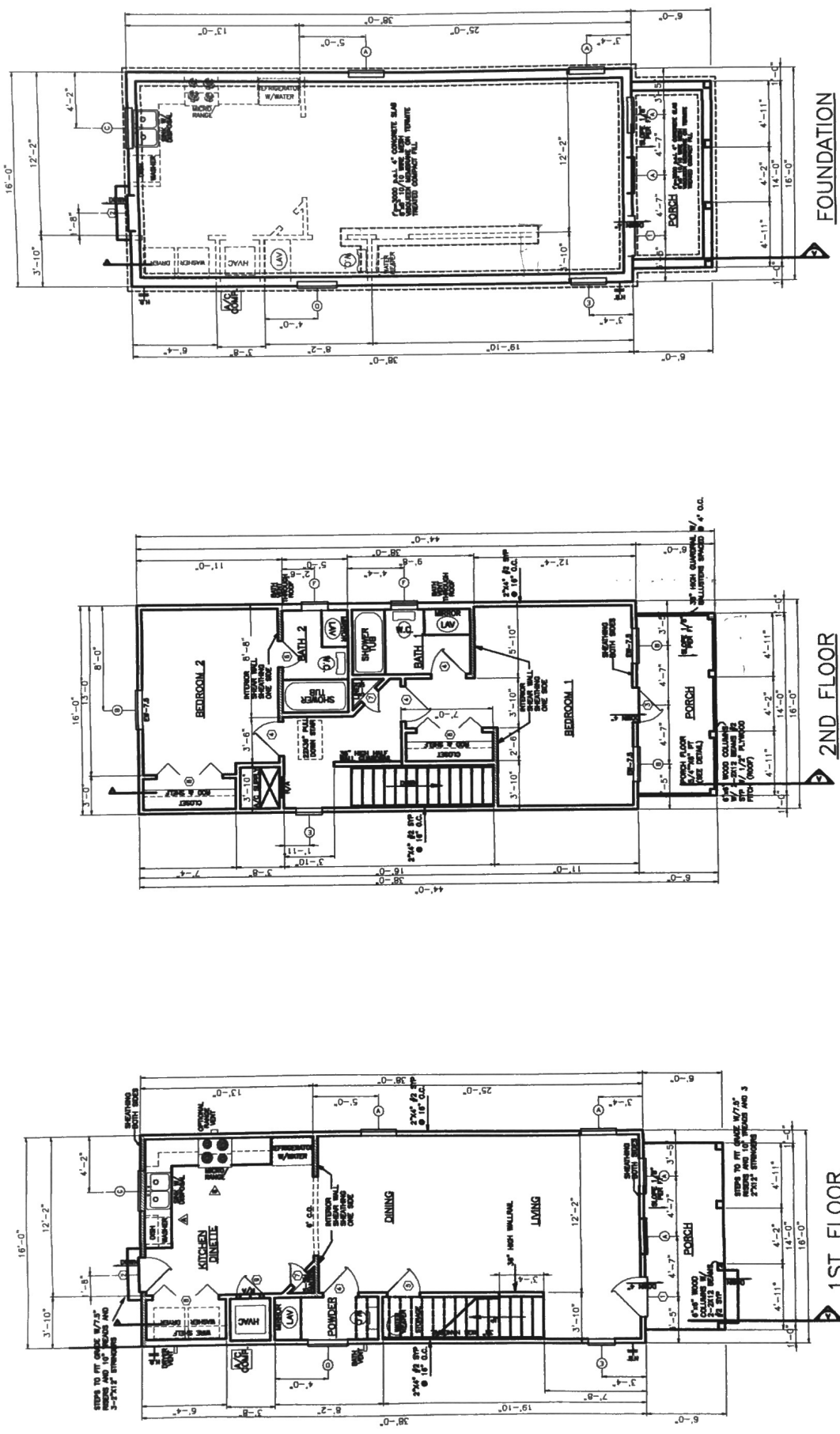
- Interior and exterior paint colors
- Carpeting, tile and stained concrete flooring colors
- Cabinet, Door, and hardware colors
- Interior door panel configuration

Available Custom Upgrade Options Include:

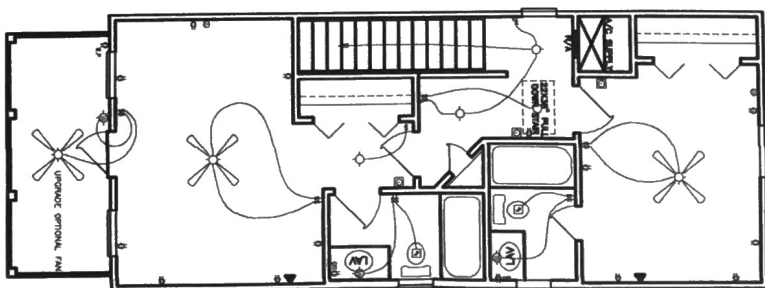
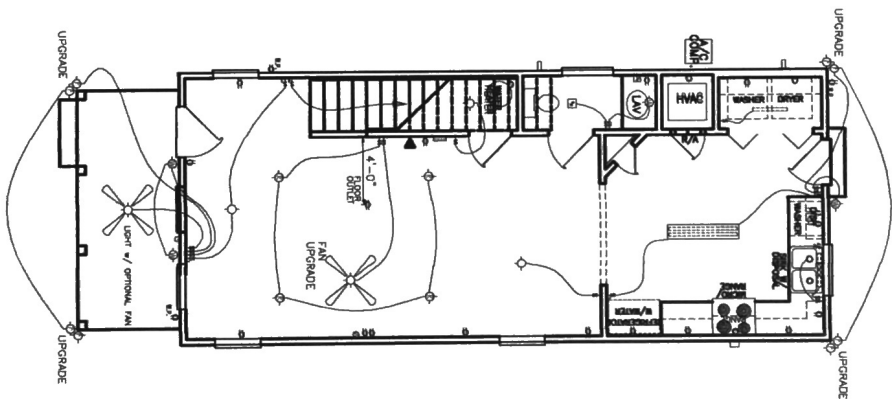
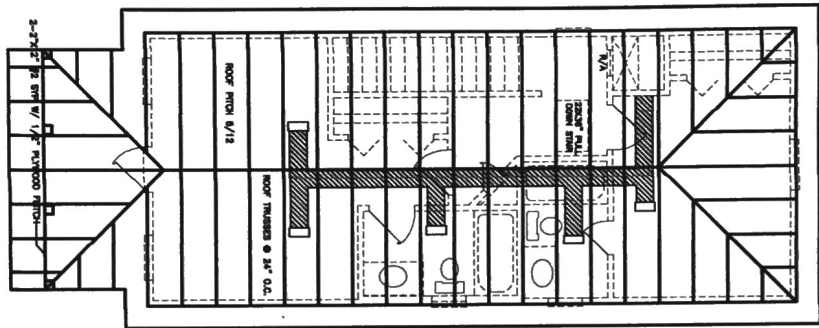
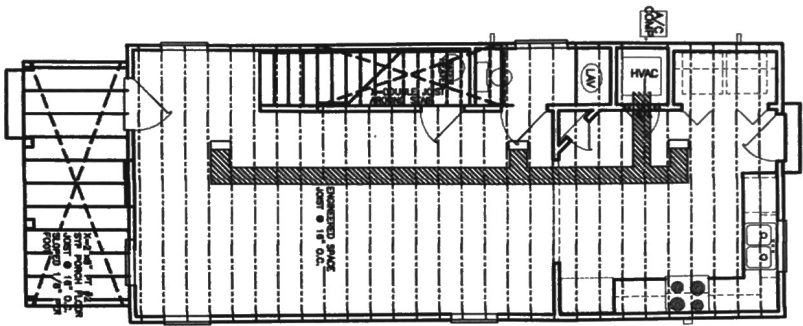
- Decorative wood interior staircase
- Impact resistant doors and windows
- Wood or tile flooring for first level
- Metal roofing
- Fireplace
- Spray foam insulation in attic
- Irrigation system

Base Price: \$199,000.00*

***-Does not include construction financing, but financing may be available for qualified buyers**



ROOM	FLOOR	FINISH ROOM/CELL	NO	SET	DESCRIPTION	PANELS	SIZE	TYPE OF GLASS	REMARKS
LIVING ROOM	1ST	CHANG PRL	1	3'-0" x 4'-0" x 1/4"	2'-0" x 1'-0" TRANSOM	INSULATED	3000	WNTL SINGLE HUNG	INSULATED
KITCHEN	1ST	CHANG PRL	2	2'-0" x 4'-0" x 1/4"	15-LITE	INSULATED	3000	WNTL SINGLE HUNG	INSULATED
BATH 1	1ST	CHANG PRL	3	2'-0" x 4'-0" x 1/4"	15-LITE	INSULATED	3000	WNTL SINGLE HUNG	INSULATED
BATH 2	1ST	CHANG PRL	4	2'-0" x 4'-0" x 1/4"	15-LITE	INSULATED	3000	WNTL SINGLE HUNG	INSULATED
BEDROOM 1	1ST	CHANG PRL	5	2'-0" x 4'-0" x 1/4"	15-LITE	INSULATED	3000	WNTL SINGLE HUNG	INSULATED
BEDROOM 2	1ST	CHANG PRL	6	2'-0" x 4'-0" x 1/4"	15-LITE	INSULATED	3000	WNTL SINGLE HUNG	INSULATED
BEDROOM 3	1ST	CHANG PRL	7	2'-0" x 4'-0" x 1/4"	15-LITE	INSULATED	3000	WNTL SINGLE HUNG	INSULATED
BEDROOM 4	1ST	CHANG PRL	8	2'-0" x 4'-0" x 1/4"	15-LITE	INSULATED	3000	WNTL SINGLE HUNG	INSULATED
BEDROOM 5	1ST	CHANG PRL	9	2'-0" x 4'-0" x 1/4"	15-LITE	INSULATED	3000	WNTL SINGLE HUNG	INSULATED
BEDROOM 6	1ST	CHANG PRL	10	2'-0" x 4'-0" x 1/4"	15-LITE	INSULATED	3000	WNTL SINGLE HUNG	INSULATED
BEDROOM 7	1ST	CHANG PRL	11	2'-0" x 4'-0" x 1/4"	15-LITE	INSULATED	3000	WNTL SINGLE HUNG	INSULATED
BEDROOM 8	1ST	CHANG PRL	12	2'-0" x 4'-0" x 1/4"	15-LITE	INSULATED	3000	WNTL SINGLE HUNG	INSULATED
BEDROOM 9	1ST	CHANG PRL	13	2'-0" x 4'-0" x 1/4"	15-LITE	INSULATED	3000	WNTL SINGLE HUNG	INSULATED
BEDROOM 10	1ST	CHANG PRL	14	2'-0" x 4'-0" x 1/4"	15-LITE	INSULATED	3000	WNTL SINGLE HUNG	INSULATED
BEDROOM 11	1ST	CHANG PRL	15	2'-0" x 4'-0" x 1/4"	15-LITE	INSULATED	3000	WNTL SINGLE HUNG	INSULATED
BEDROOM 12	1ST	CHANG PRL	16	2'-0" x 4'-0" x 1/4"	15-LITE	INSULATED	3000	WNTL SINGLE HUNG	INSULATED
BEDROOM 13	1ST	CHANG PRL	17	2'-0" x 4'-0" x 1/4"	15-LITE	INSULATED	3000	WNTL SINGLE HUNG	INSULATED
BEDROOM 14	1ST	CHANG PRL	18	2'-0" x 4'-0" x 1/4"	15-LITE	INSULATED	3000	WNTL SINGLE HUNG	INSULATED
BEDROOM 15	1ST	CHANG PRL	19	2'-0" x 4'-0" x 1/4"	15-LITE	INSULATED	3000	WNTL SINGLE HUNG	INSULATED
BEDROOM 16	1ST	CHANG PRL	20	2'-0" x 4'-0" x 1/4"	15-LITE	INSULATED	3000	WNTL SINGLE HUNG	INSULATED
BEDROOM 17	1ST	CHANG PRL	21	2'-0" x 4'-0" x 1/4"	15-LITE	INSULATED	3000	WNTL SINGLE HUNG	INSULATED
BEDROOM 18	1ST	CHANG PRL	22	2'-0" x 4'-0" x 1/4"	15-LITE	INSULATED	3000	WNTL SINGLE HUNG	INSULATED
BEDROOM 19	1ST	CHANG PRL	23	2'-0" x 4'-0" x 1/4"	15-LITE	INSULATED	3000	WNTL SINGLE HUNG	INSULATED
BEDROOM 20	1ST	CHANG PRL	24	2'-0" x 4'-0" x 1/4"	15-LITE	INSULATED	3000	WNTL SINGLE HUNG	INSULATED
BEDROOM 21	1ST	CHANG PRL	25	2'-0" x 4'-0" x 1/4"	15-LITE	INSULATED	3000	WNTL SINGLE HUNG	INSULATED
BEDROOM 22	1ST	CHANG PRL	26	2'-0" x 4'-0" x 1/4"	15-LITE	INSULATED	3000	WNTL SINGLE HUNG	INSULATED
BEDROOM 23	1ST	CHANG PRL	27	2'-0" x 4'-0" x 1/4"	15-LITE	INSULATED	3000	WNTL SINGLE HUNG	INSULATED
BEDROOM 24	1ST	CHANG PRL	28	2'-0" x 4'-0" x 1/4"	15-LITE	INSULATED	3000	WNTL SINGLE HUNG	INSULATED
BEDROOM 25	1ST	CHANG PRL	29	2'-0" x 4'-0" x 1/4"	15-LITE	INSULATED	3000	WNTL SINGLE HUNG	INSULATED
BEDROOM 26	1ST	CHANG PRL	30	2'-0" x 4'-0" x 1/4"	15-LITE	INSULATED	3000	WNTL SINGLE HUNG	INSULATED
BEDROOM 27	1ST	CHANG PRL	31	2'-0" x 4'-0" x 1/4"	15-LITE	INSULATED	3000	WNTL SINGLE HUNG	INSULATED
BEDROOM 28	1ST	CHANG PRL	32	2'-0" x 4'-0" x 1/4"	15-LITE	INSULATED	3000	WNTL SINGLE HUNG	INSULATED
BEDROOM 29	1ST	CHANG PRL	33	2'-0" x 4'-0" x 1/4"	15-LITE	INSULATED	3000	WNTL SINGLE HUNG	INSULATED
BEDROOM 30	1ST	CHANG PRL	34	2'-0" x 4'-0" x 1/4"	15-LITE	INSULATED	3000	WNTL SINGLE HUNG	INSULATED
BEDROOM 31	1ST	CHANG PRL	35	2'-0" x 4'-0" x 1/4"	15-LITE	INSULATED	3000	WNTL SINGLE HUNG	INSULATED
BEDROOM 32	1ST	CHANG PRL	36	2'-0" x 4'-0" x 1/4"	15-LITE	INSULATED	3000	WNTL SINGLE HUNG	INSULATED
BEDROOM 33	1ST	CHANG PRL	37	2'-0" x 4'-0" x 1/4"	15-LITE	INSULATED	3000	WNTL SINGLE HUNG	INSULATED
BEDROOM 34	1ST	CHANG PRL	38	2'-0" x 4'-0" x 1/4"	15-LITE	INSULATED	3000	WNTL SINGLE HUNG	INSULATED
BEDROOM 35	1ST	CHANG PRL	39	2'-0" x 4'-0" x 1/4"	15-LITE	INSULATED	3000	WNTL SINGLE HUNG	INSULATED
BEDROOM 36	1ST	CHANG PRL	40	2'-0" x 4'-0" x 1/4"	15-LITE	INSULATED	3000	WNTL SINGLE HUNG	INSULATED
BEDROOM 37	1ST	CHANG PRL	41	2'-0" x 4'-0" x 1/4"	15-LITE	INSULATED	3000	WNTL SINGLE HUNG	INSULATED
BEDROOM 38	1ST	CHANG PRL	42	2'-0" x 4'-0" x 1/4"	15-LITE	INSULATED	3000	WNTL SINGLE HUNG	INSULATED
BEDROOM 39	1ST	CHANG PRL	43	2'-0" x 4'-0" x 1/4"	15-LITE	INSULATED	3000	WNTL SINGLE HUNG	INSULATED
BEDROOM 40	1ST	CHANG PRL	44	2'-0" x 4'-0" x 1/4"	15-LITE	INSULATED	3000	WNTL SINGLE HUNG	INSULATED
BEDROOM 41	1ST	CHANG PRL	45	2'-0" x 4'-0" x 1/4"	15-LITE	INSULATED	3000	WNTL SINGLE HUNG	INSULATED
BEDROOM 42	1ST	CHANG PRL	46	2'-0" x 4'-0" x 1/4"	15-LITE	INSULATED	3000	WNTL SINGLE HUNG	INSULATED
BEDROOM 43	1ST	CHANG PRL	47	2'-0" x 4'-0" x 1/4"	15-LITE	INSULATED	3000	WNTL SINGLE HUNG	INSULATED
BEDROOM 44	1ST	CHANG PRL	48	2'-0" x 4'-0" x 1/4"	15-LITE	INSULATED	3000	WNTL SINGLE HUNG	INSULATED
BEDROOM 45	1ST	CHANG PRL	49	2'-0" x 4'-0" x 1/4"	15-LITE	INSULATED	3000	WNTL SINGLE HUNG	INSULATED
BEDROOM 46	1ST	CHANG PRL	50	2'-0" x 4'-0" x 1/4"	15-LITE	INSULATED	3000	WNTL SINGLE HUNG	INSULATED
BEDROOM 47	1ST	CHANG PRL	51	2'-0" x 4'-0" x 1/4"	15-LITE	INSULATED	3000	WNTL SINGLE HUNG	INSULATED
BEDROOM 48	1ST	CHANG PRL	52	2'-0" x 4'-0" x 1/4"	15-LITE	INSULATED	3000	WNTL SINGLE HUNG	INSULATED
BEDROOM 49	1ST	CHANG PRL	53	2'-0" x 4'-0" x 1/4"	15-LITE	INSULATED	3000	WNTL SINGLE HUNG	INSULATED
BEDROOM 50	1ST	CHANG PRL	54	2'-0" x 4'-0" x 1/4"	15-LITE	INSULATED	3000	WNTL SINGLE HUNG	INSULATED
BEDROOM 51	1ST	CHANG PRL	55	2'-0" x 4'-0" x 1/4"	15-LITE	INSULATED	3000	WNTL SINGLE HUNG	INSULATED
BEDROOM 52	1ST	CHANG PRL	56	2'-0" x 4'-0" x 1/4"	15-LITE	INSULATED	3000	WNTL SINGLE HUNG	INSULATED
BEDROOM 53	1ST	CHANG PRL	57	2'-0" x 4'-0" x 1/4"	15-LITE	INSULATED	3000	WNTL SINGLE HUNG	INSULATED
BEDROOM 54	1ST	CHANG PRL	58	2'-0" x 4'-0" x 1/4"	15-LITE	INSULATED	3000	WNTL SINGLE HUNG	INSULATED
BEDROOM 55	1ST	CHANG PRL	59	2'-0" x 4'-0" x 1/4"	15-LITE	INSULATED	3000	WNTL SINGLE HUNG	INSULATED
BEDROOM 56	1ST	CHANG PRL	60	2'-0" x 4'-0" x 1/4"	15-LITE	INSULATED	3000	WNTL SINGLE HUNG	INSULATED
BEDROOM 57	1ST	CHANG PRL	61	2'-0" x 4'-0" x 1/4"	15-LITE	INSULATED	3000	WNTL SINGLE HUNG	INSULATED
BEDROOM 58	1ST	CHANG PRL	62	2'-0" x 4'-0" x 1/4"	15-LITE	INSULATED	3000	WNTL SINGLE HUNG	INSULATED
BEDROOM 59	1ST	CHANG PRL	63	2'-0" x 4'-0" x 1/4"	15-LITE	INSULATED	3000	WNTL SINGLE HUNG	INSULATED
BEDROOM 60	1ST	CHANG PRL	64	2'-0" x 4'-0" x 1/4"	15-LITE	INSULATED	3000	WNTL SINGLE HUNG	INSULATED
BEDROOM 61	1ST	CHANG PRL	65	2'-0" x 4'-0" x 1/4"	15-LITE	INSULATED	3000	WNTL SINGLE HUNG	INSULATED
BEDROOM 62	1ST	CHANG PRL	66	2'-0" x 4'-0" x 1/4"	15-LITE	INSULATED	3000	WNTL SINGLE HUNG	INSULATED
BEDROOM 63	1ST	CHANG PRL	67	2'-0" x 4'-0" x 1/4"	15-LITE	INSULATED	3000	WNTL SINGLE HUNG	INSULATED
BEDROOM 64	1ST	CHANG PRL	68	2'-0" x 4'-0" x 1/4"	15-LITE	INSULATED	3000	WNTL SINGLE HUNG	INSULATED
BEDROOM 65	1ST	CHANG PRL	69	2'-0" x 4'-0" x 1/4"	15-LITE	INSULATED	3000	WNTL SINGLE HUNG	INSULATED
BEDROOM 66	1ST	CHANG PRL	70	2'-0" x 4'-0" x 1/4"	15-LITE	INSULATED	3000	WNTL SINGLE HUNG	INSULATED
BEDROOM 67	1ST	CHANG PRL	71	2'-0" x 4'-0" x 1/4"	15-LITE	INSULATED	3000	WNTL SINGLE HUNG	INSULATED
BEDROOM 68	1ST	CHANG PRL	72	2'-0" x 4'-0" x 1/4"	15-LITE	INSULATED	3000	WNTL SINGLE HUNG	INSULATED
BEDROOM 69	1ST	CHANG PRL	73	2'-0" x 4'-0" x 1/4"	15-LITE	INSULATED	3000	WNTL SINGLE HUNG	INSULATED
BEDROOM 70	1ST	CHANG PRL	74	2'-0" x 4'-0" x 1/4"	15-LITE	INSULATED	3000	WNTL SINGLE HUNG	INSULATED
BEDROOM 71	1ST	CHANG PRL	75	2'-0" x 4'-0" x 1/4"	15-LITE	INSULATED	3000	WNTL SINGLE HUNG	INSULATED
BEDROOM 72	1ST	CHANG PRL	76	2'-0" x 4'-0" x 1/4"	15-LITE	INSULATED	3000	WNTL SINGLE HUNG	INSULATED
BEDROOM 73	1ST	CHANG PRL	77	2'-0" x 4'-0" x 1/4"	15-LITE	INSULATED	3000	WNTL SINGLE HUNG	INSULATED
BEDROOM 74	1ST	CHANG PRL	78	2'-0" x 4'-0" x 1/4"	15-LITE	INSULATED	3000	WNTL SINGLE HUNG	INSULATED
BEDROOM 75	1ST	CHANG PRL	79	2'-0" x 4'-0" x 1/4"	15-LITE	INSULATED	3000	WNTL SINGLE HUNG	INSULATED
BEDROOM 76	1ST	CHANG PRL	80	2'-0" x 4'-0" x 1/4"	15-LITE	INSULATED	3000	WNTL SINGLE HUNG	INSULATED
BEDROOM 77	1ST	CHANG PRL	81	2'-0" x 4'-0" x 1/4"	15-LITE	INSULATED	3000	WNTL SINGLE HUNG	INSULATED
BEDROOM 78	1ST	CHANG PRL	82	2'-0" x 4'-0" x 1/4"	15-LITE	INSULATED	3000	WNTL SINGLE HUNG	INSULATED
BEDROOM 79	1ST	CHANG PRL	83	2'-0" x 4'-0" x 1/4"	15-LITE	INSULATED	3000	WNTL SINGLE HUNG	INSULATED
BEDROOM 80	1ST	CHANG PRL	84	2'-0" x 4'-0" x 1/4"	15-LITE	INSULATED	3000	WNTL SINGLE HUNG	INSULATED
BEDROOM 81	1ST	CHANG PRL	85	2'-0" x 4'-0" x 1/4"	15-LITE	INSULATED	3000	WNTL SINGLE HUNG	INSULATED
BEDROOM 82	1ST	CHANG PRL	86	2'-0" x 4'-0" x 1/4"	15-LITE	INSULATED	3000	WNTL SINGLE HUNG	INSULATED
BEDROOM 83	1ST	CHANG PRL	87	2'-0" x 4'-0" x 1/4"	15-LITE	INSULATED	3000	WNTL SINGLE HUNG	INSULATED
BEDROOM 84	1ST	CHANG PRL	88	2'-0" x 4'-0" x 1/4"	15-LITE	INSULATED	3000	WNTL SINGLE HUNG	INSULATED
BEDROOM 85	1ST	CHANG PRL	89	2'-0" x 4'-0" x 1/4"	15-LITE	INSULATED	3000	WNTL SINGLE HUNG	INSULATED
BEDROOM 86	1ST	CHANG PRL	90	2'-0" x 4'-0" x 1/4"	15-LITE	INSULATED	3000	WNTL SINGLE HUNG	INSULATED
BEDROOM 87	1ST	CHANG PRL	91	2'-0" x 4'-0" x 1/4"	15-LITE	INSULATED	3000	WNTL SINGLE HUNG	INSULATED
BEDROOM 88	1ST	CHANG PRL	92	2'-0" x 4'-0" x 1/4"	15-LITE	INSULATED	3000	WNTL SINGLE HUNG	INSULATED
BEDROOM 89	1ST	CHANG PRL	93	2'-0" x 4'-0" x 1/4"	15-LITE	INSULATED	3000	WNTL SINGLE HUNG	INSULATED
BEDROOM 90	1ST	CHANG PRL	94	2'-0" x 4'-0" x 1/4"	15-LITE	INSULATED	3000	WNTL SINGLE HUNG	INSULATED
BEDROOM 91	1ST	CHANG PRL	95	2'-0" x 4'-0" x 1/4"	15-LITE	INSULATED	3000	WNTL SINGLE HUNG	INSULATED
BEDROOM 92	1ST	CHANG PRL	96	2'-0" x 4'-0" x 1/4"	15-LITE	INSULATED	3000	WNTL SINGLE HUNG	INSULATED
BEDROOM 93	1ST	CHANG PRL	97	2'-0" x 4'-0" x 1/4"	15-LITE	INSULATED	3000	WNTL SINGLE HUNG	INSULATED
BEDROOM 94	1ST	CHANG PRL	98	2'-0" x 4'-0" x 1/4"	15-LITE	INSULATED	3000	WNTL SINGLE HUNG	INSULATED
BEDROOM 95	1ST	CHANG PRL	99	2'-0" x 4'-0" x 1/4"	15-LITE	INSULATED	3000	WNTL SINGLE HUNG	INSULATED
BEDROOM 96	1ST	CHANG PRL	100	2'-0" x 4'-0" x 1/4"	15-LITE	INSULATED	3000	WNTL SINGLE HUNG	INSULATED
BEDROOM 97	1ST	CHANG PRL	101	2'-0" x 4'-0" x 1/4"	15-LITE	INSULATED	3000	WNTL SINGLE HUNG	INSULATED
BEDROOM 98	1ST	CHANG PRL	102	2'-0" x 4'-0" x 1/4"	15-LITE	INSULATED	3000	WNTL SINGLE HUNG	INSULATED
BEDROOM 99	1ST	CHANG PRL	103	2'-0" x 4'-0" x 1/4"	15-LITE	INSULATED	3000	WNTL SINGLE HUNG	INSULATED
BEDROOM 100	1ST	CHANG PRL	104	2'-0" x 4'-0" x 1/4"	15-LITE	INSULATED	3000	WNTL SINGLE HUNG	INSULATED
BEDROOM 101	1ST	CHANG PRL	105	2'-0" x 4'-0" x 1/4"	15-LITE	INSULATED	3000	WNTL SINGLE HUNG	INSULATED
BEDROOM 102	1ST	CHANG PRL	106	2'-0" x 4'-0" x 1/4"	15-LITE	INSULATED	3000	WNTL SINGLE HUNG	INSULATED
BEDROOM 103	1ST	CHANG PRL	107	2'-0" x 4'-0" x 1/4"	15-LITE	INSULATED	3000	WNTL SINGLE HUNG	INSULATED
BEDROOM 104	1ST	CHANG PRL	108	2'-0" x 4'-0" x 1/4"	15-LITE	INSULATED	3000	WNTL SINGLE HUNG	INSULATED
BEDROOM 105	1ST	CHANG PRL	109	2'-0" x 4'-0" x 1/4"	15-LITE	INSULATED	3000	WNTL SINGLE HUNG	INSULATED
BEDROOM 106	1ST	CHANG PRL	110	2'-0" x 4'-0" x 1/4"	15-LITE	INSULATED	3000	WNTL SINGLE HUNG	INSULATED
BEDROOM 107	1ST	CHANG PRL	111	2'-0" x 4'-0" x 1/4"	15-LITE	INSULATED	3000	WNTL SINGLE HUNG	INSULATED
BEDROOM 108	1ST	CHANG PRL	112	2'-0" x 4'-0" x 1/4"	15-LITE	INSULATED	3000	WNTL SINGLE HUNG	INSULATED
BEDROOM 109	1ST	CHANG PRL	113	2'-0" x 4'-0" x 1/4"	15-LITE	INSULATED	3000	WNTL SINGLE HUNG	INSULATED
BEDROOM 110	1ST	CHANG PRL	114	2'-0" x 4'-0" x 1/4"	15-LITE	INSULATED	3000	WNTL SINGLE HUNG	INSULATED
BEDROOM 111	1ST	CHANG PRL	115	2'-0" x 4'-0" x 1/4"	15-LITE	INSULATED	3000	WNTL SINGLE HUNG	INSULATED
BEDROOM 112	1ST	CHANG PRL	116	2'-0" x 4'-0" x 1/4"	15-LITE	INSULATED	3000	WNTL SINGLE HUNG	INSULATED
BEDROOM 113	1ST	CHANG PRL	117	2'-0" x 4'-0" x 1/4"	15-LITE	INSULATED	3000	WNTL SINGLE HUNG	INSULATED
BEDROOM 114	1ST	CHANG PRL	118	2'-0" x 4'-0" x 1/4"	15-LITE	INSULATED	3000	WNTL SINGLE HUNG	INSULATED
BEDROOM 115	1ST	CHANG PRL	119	2'-0" x 4'-0" x 1/4"	15-LITE	INSULATED	3000	WNTL SINGLE HUNG	INSULATED
BEDROOM 116	1ST	CHANG PRL	120	2'-0" x 4'-0" x 1/4"	15-LITE	INSULATED	3000	WNTL SINGLE HUNG	INSULATED
BEDROOM 117	1ST	CHANG PRL	121	2'-0" x 4'-0" x					



TRUSS LAYOUT FLOOR JOIST & HVAC

1ST FLOOR ELECTRICAL

2ND FLOOR ELECTRICAL

GENERAL NOTES :

ENGINEERED TRUSSES @ 24" ON CENTER
TRUSS MANUFACTURERS TO VERIFY TRUSS
LAYOUT AND FINISH TRUSS DESIGN WITH
ENGINEERS SEAL.
MECHANICAL CONTRACTOR TO VERIFY DUCT
LAYOUT AND GRILL SIZE TO UNIT SPECIFICATIONS.
CONTRACTOR TO VERIFY UNIT SIZE.

ELECTRICAL LEGEND:

- CABLE T.V. OUTLET
- 110V ELECTRICAL OUTLET
- 220V OUTLET
- 2-WAY WALL SWITCH
- 3-WAY WALL SWITCH
- 4-WAY WALL SWITCH
- 5-WAY WALL SWITCH
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- 97-WAY WALL SWITCH
- 98-WAY WALL SWITCH
- 99-WAY WALL SWITCH
- 100-WAY WALL SWITCH

Today's Homes of Northwest Florida, Inc.

DESIGNER: JAMES C. BOZEMAN
101 ALCAZAR ST. PENSACOLA, FL 32501
(850) 432-3510 FAX: 434-2375

DRAWING NO.: B-1738-WF

DRAWN BY: JASON BALTIMORE
SCALE: 1/4" = 1'

DATE: MARCH 2007
SHEET NUMBER: 4 OF 7

DESCRIPTION: TRUSS / HVAC / ELECTRICAL VAIL

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OF JAMES C. BOZEMAN, OR TODAY'S HOMES OF NORTHWEST FLORIDA, INC.
VERIFY DIMENSIONS BEFORE CONSTRUCTION.
DESIGNER IS NOT RESPONSIBLE FOR ANY CHANGES TO ORIGINAL DESIGNS.

TODAY'S 39th HOMES
1999 AN EXCELLENCE AWARD

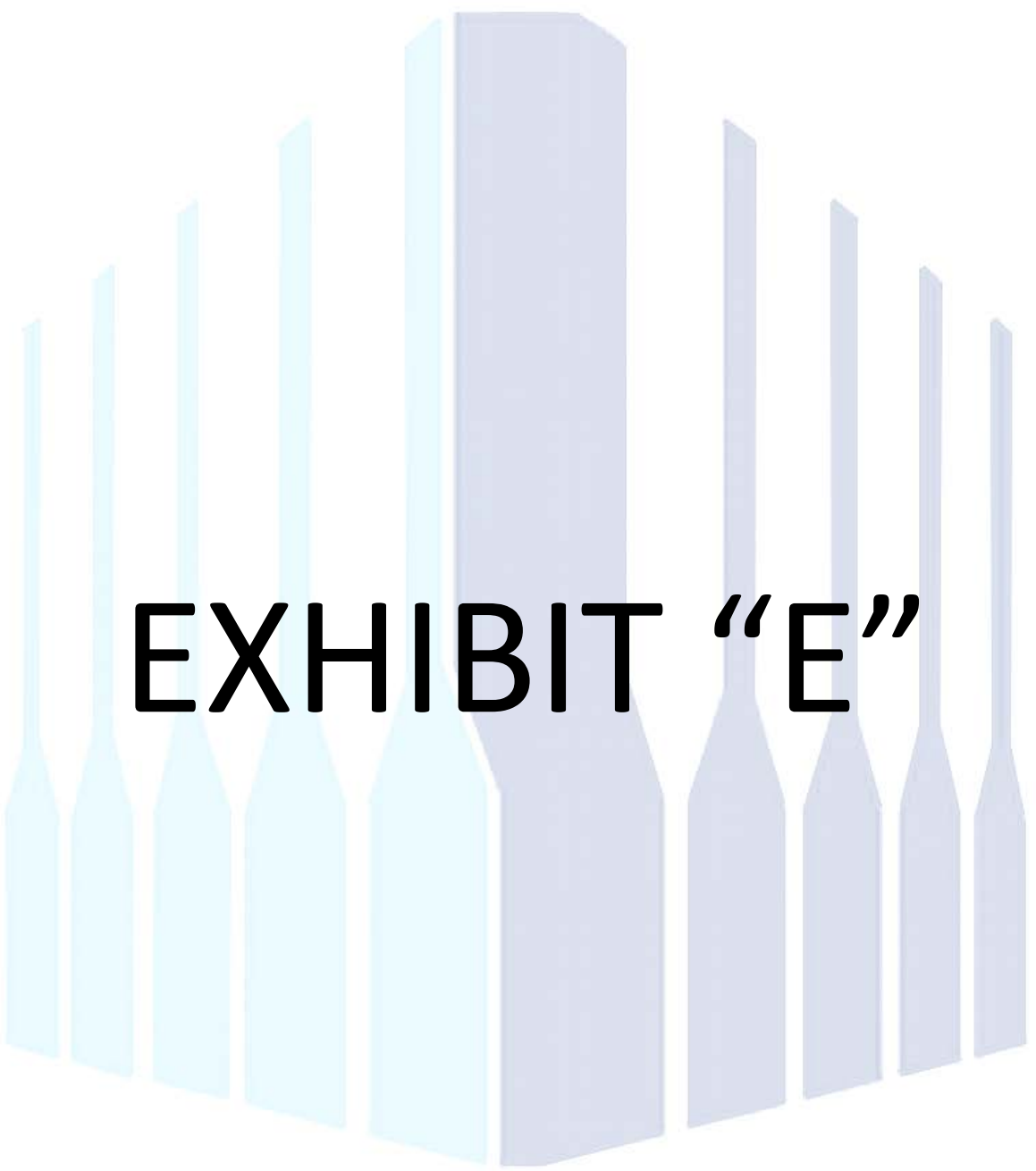


EXHIBIT “E”



ACTIVITY	DAYS	START	FINISH	2017												2018												2019					
				APR	MAY	JUN	JUL	AUG	SEP	OCT	NOV	DEC	JAN	FEB	MAR	APR	MAY	JUN	JUL	AUG	SEP	OCT	NOV	DEC	JAN	FEB	MAR	APR	MAY	JUN			
PROJECT PROPOSAL REVIEW PROCESS	23	24APR17	24MAY17	PROJECT PROPOSAL REVIEW PROCESS																													
PROPOSAL AWARD	1	25MAY17	25MAY17	I PROPOSAL AWARD																													
COMMUNITY FORUMS	60	26MAY17	18AUG17	COMMUNITY FORUMS																													
DUE DILIGENCE	90	26MAY17	29SEP17	DUE DILIGENCE																													
PRESALE/MARKETING START	30	21AUG17	29SEP17	PRESALE/MARKETING START																													
CONSTRUCTION PLANS SUBMIT FOR APPROVAL	30	21AUG17	29SEP17	CONSTRUCTION PLANS SUBMIT FOR APPROVAL																													
RESIDENTIAL SALES AND CLOSING PERIOD	120	02OCT17	20MAR18	RESIDENTIAL SALES AND CLOSING PERIOD																													
CONSTRUCTION	400	13NOV17	31MAY19	CONSTRUCTION																													

Start date	24APR17
Finish date	31MAY19
Data date	24APR17
Run date	22APR17
Page number	1A
© Primavera Systems, Inc.	

Blount School Redevelopment

- Early bar
- Progress bar
- Critical bar
- Summary bar
- Start milestone point
- Finish milestone point



EXHIBIT “F”

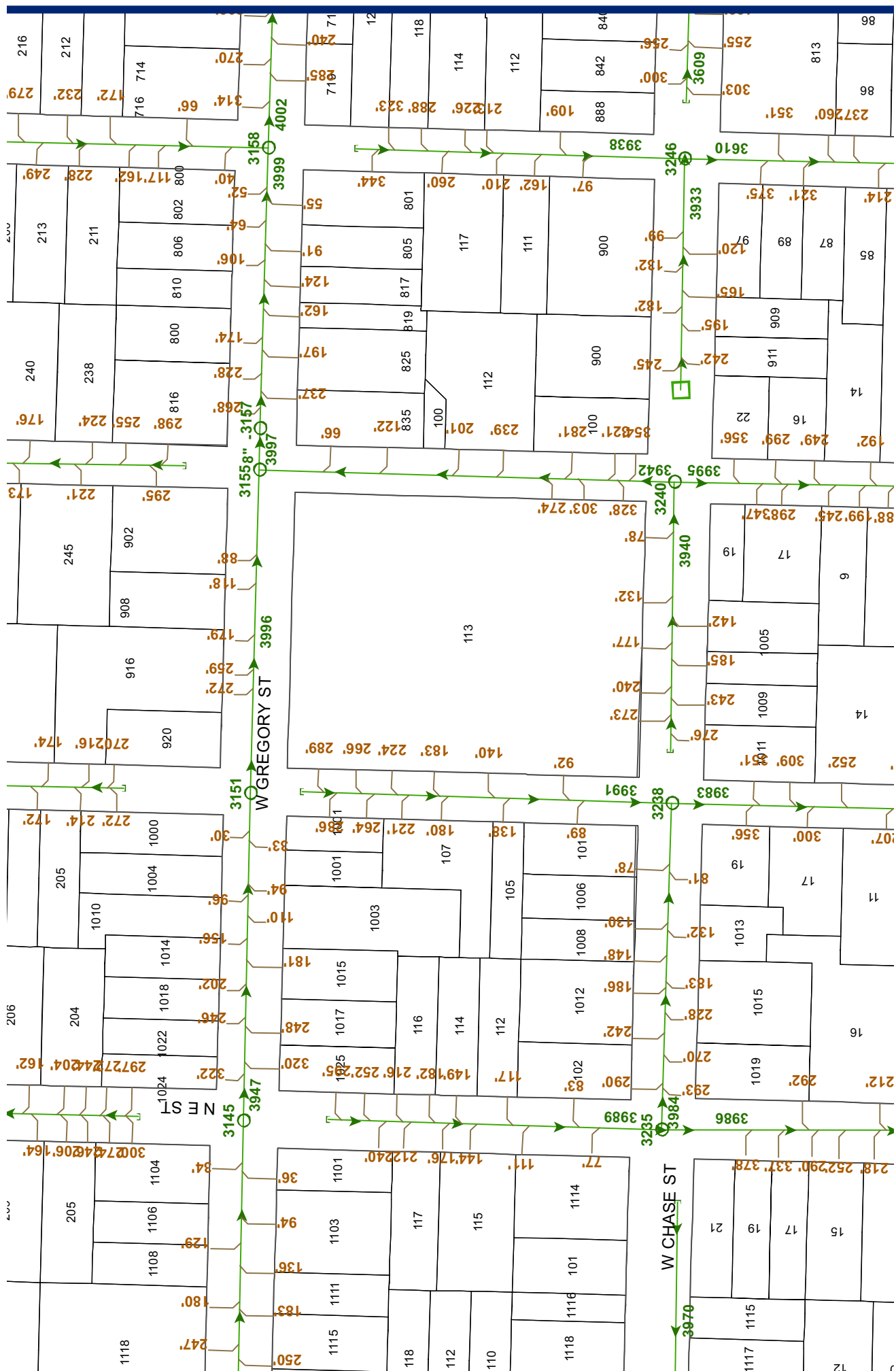




EXHIBIT “G”





EXHIBIT “H”

No two homes are identical, which is why choosing a sales price or offer price for a home can be challenging. That's where the comparable market analysis, or CMA, can be useful.

What is a CMA?

The CMA is a side-by-side comparison of homes for sale and homes that have recently sold in the same neighborhood and price range. This information is further sorted by data fields such as single-family or condo, number of bedrooms, number of baths, postal codes, and many other factors. Its purpose is to show fair market value, based on what other buyers and sellers have determined through past sales, pending sales and homes recently put on the market.

How is the CMA created?

CMAs are generated by a computer program supplied by your real estate agent's multiple listing service (MLS). The MLS is available to licensed members only, including brokers, salespeople, and appraisers, who pay dues to gain access to the service's public and proprietary data, including tax roll information, sold transactions, and listings input by all cooperating MLS members.

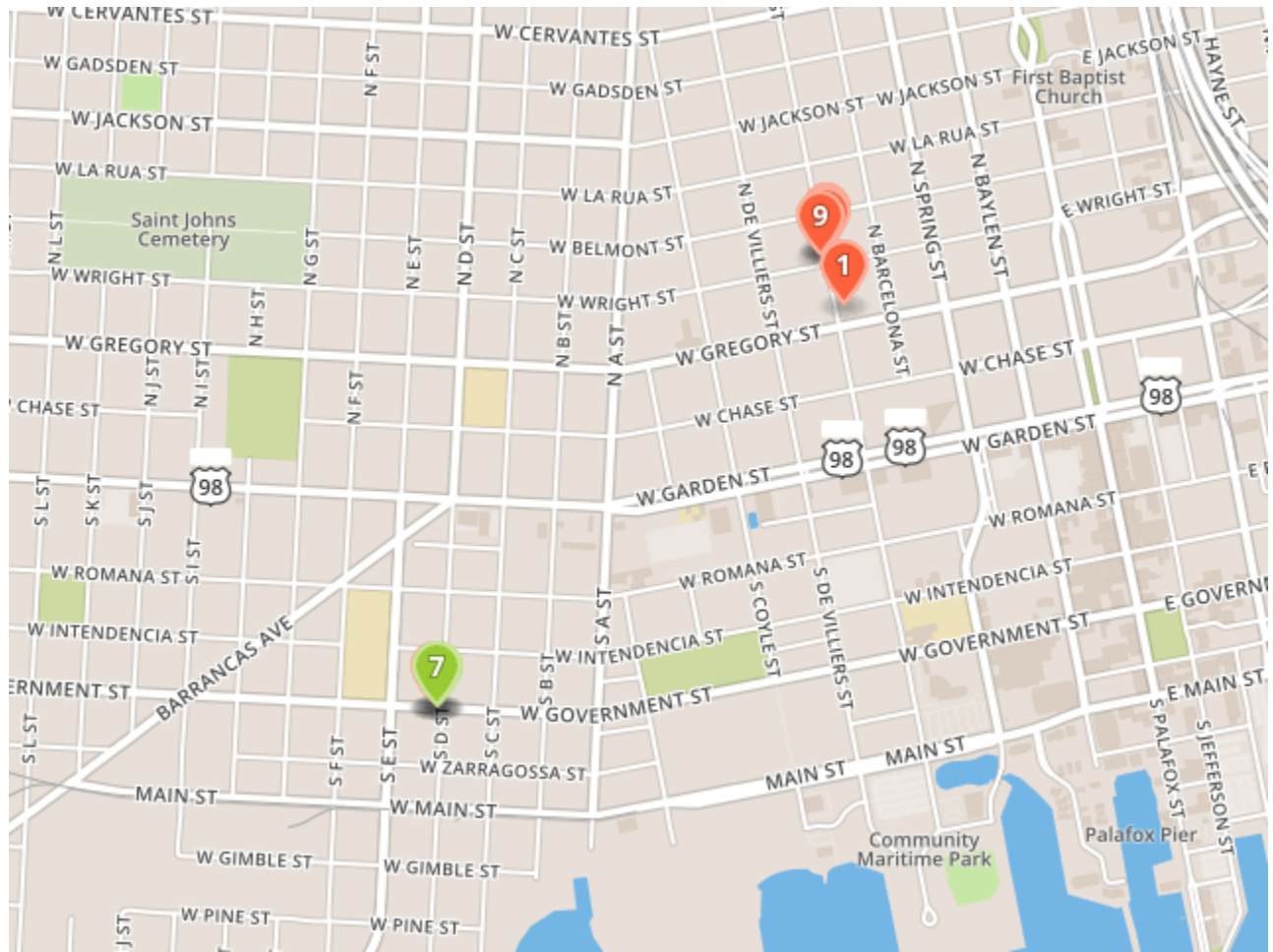
Listing agents generate CMAs for their sellers, and buyer's agents create them for their buyers so both sides know what current market conditions are for the homes they're interested in comparing.

How accurate are CMAs?

The CMA is a here-and-now snapshot of the market, based on the most recent data available, but it can instantly be rendered obsolete by a new listing, or a change of status in a home with the same criteria. Why? The market is constantly changing – new listings, pending sales, closed sales, price reductions, and expired listings.

CMAs can vary widely, depending on the knowledge and skill of the person inputting the search parameters to the software as well as the number and type of data fields that are chosen. That means some features may not be included.

As informative as the CMA is, it should only be used as a tool and should not substitute for your real estate professional's knowledge and advice.



	MLS #	Status	Address	Price
1	510338	S	230 N REUS ST	\$172,900
2	497799	S	327 N REUS ST	\$180,928
3	497800	S	323 N REUS ST	\$181,352
4	497013	S	331 N REUS ST	\$185,175
5	512822	S	1117 W GOVERNMENT ST	\$195,000
6	512623	A	1111 W GOVERNMENT ST	\$199,000
7	512833	A	1113 W GOVERNMENT ST	\$199,000
8	512832	A	1115 W GOVERNMENT ST	\$199,000
9	497801	S	319 N REUS ST	\$199,616

Status: S = Sold, A = Contingent, A = Active

SUMMARY OF COMPARABLE PROPERTIES

INTRO

Sold Listings

Address	Beds	Baths	YrBlt	SqFt	Lotsize	Price	Sold Price	Sold Date
230 N REUS ST	2	2.00	2017	1,040		\$172,900	\$172,900	3/7/17
327 N REUS ST	2	2.00	2016	1,040		\$180,928	\$180,928	8/22/16
323 N REUS ST	2	2.00	2016	1,040		\$181,352	\$181,352	8/22/16
331 N REUS ST	2	2.00	2016	1,040		\$185,175	\$185,175	9/15/16
1117 W GOVERNMENT ST	3	2.00	2017	1,219		\$195,000	\$195,000	4/21/17
319 N REUS ST	2	2.00	2016	1,040		\$199,616	\$199,616	8/22/16
Averages				1,069	0	\$173,417	\$185,829	

Active Listings

Address	Beds	Baths	YrBlt	SqFt	Lotsize	Price	Sold Price	Sold Date
1111 W GOVERNMENT ST	3	2.00	2017	1,219		\$199,000		
1113 W GOVERNMENT ST	3	2.00	2017	1,219		\$199,000		
1115 W GOVERNMENT ST	3	2.00	2017	1,219		\$199,000		
Averages				1,219	0	\$199,000		

PROPERTY DETAILS

MLS #510338

S 230 N REUS ST, Pensacola

\$172,900

Listing information

Courtesy of Berkshire Hathaway HomeServices PenFed Realty

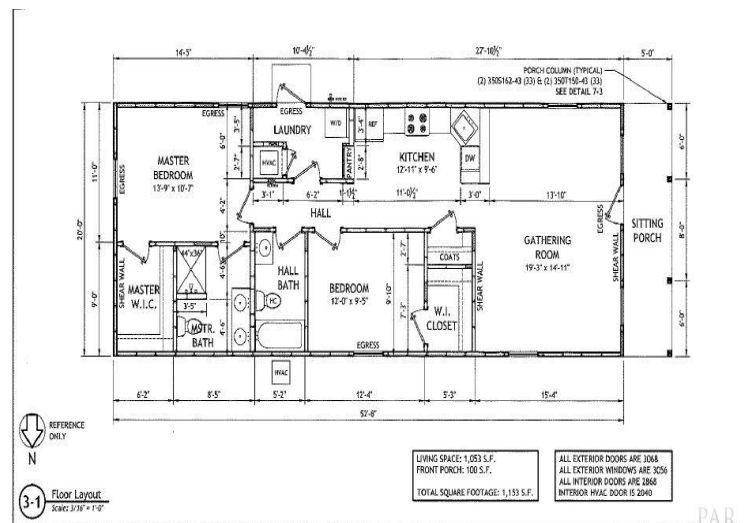
MLS#: 510338	Beds: 2	Sq Ft: 1,040	Sold Date: 3/7/17
Status: Sold	Baths: 2.00	Year Built: 2017	DOM: 78

Features

Construction: STEEL **Cooling:** CENTRAL ELECTRIC **Heating:** CENTRAL ELECTRIC **Energy:** DOUBLE PANE **Equipment:** SMOKE DETECTOR **Floor:** SEE REMARKS **Dining Room:** LIVING/DINING COMBO **Kitchen:** DISHWASHER, REFRIGERATOR, SELF CLEAN OVEN **Pool:** NONE **Water/Sewer:** SEWER AVAILABLE **Roof:** METAL **Style:** COTTAGE **Zoning:** CITY **Acres:** 0.2506

Remarks

Welcome to the "Best Little Cottage in Pensacola". Unique to the marketplace our homes are built using steel components for our wall and roof systems. These homes are Hurricane resistant, mold and mildew resistant, termite resistant and fire resistant. Home features fiberglass entry door, galvulume roofing, Hardi Plank Color Plus siding, Renai continuous hot water gas system, Kenmore stainless steel appliances, double pane vinyl insulated windows, laundry room with space for a stackable washer/dryer, large master bedroom walk in closet, ceiling fans in both bedrooms and living room, irrigation system and sodded yard.



Information is deemed reliable but not guaranteed.

Source: PAOR

John Rickmon | Voyage RE, LLC | goodcleanliving@gmail.com

PROPERTY DETAILS

MLS #497799

S 327 N REUS ST, Pensacola

\$180,928

Listing information

Courtesy of Berkshire Hathaway HomeServices PenFed Realty

MLS#: 497799	Beds: 2	Sq Ft: 1,040	Sold Date: 8/22/16
Status: Sold	Baths: 2.00	Year Built: 2016	DOM: 136

Features

Construction: STEEL **Cooling:** CENTRAL ELECTRIC **Heating:** CENTRAL ELECTRIC **Energy:** DOUBLE PANE **Equipment:** SMOKE DETECTOR **Floor:** SEE REMARKS **Dining Room:** LIVING/DINING COMBO **Kitchen:** DISHWASHER, REFRIGERATOR, SELF CLEAN OVEN **Pool:** NONE **Water/Sewer:** SEWER AVAILABLE **Roof:** METAL **Style:** COTTAGE **Zoning:** CITY **Acres:** 0.08

Remarks

Welcome to the "Best Little Cottage in Pensacola". This unique home was designed using new techniques for residential home construction. This home offers the following features not found in conventionally constructed homes. *Fiberglass Entry Door *Steel Wall and Roof Construction *Metal "Energy Saver" Roof by Union Corrugating Company Co. Hardi Plank Exterior Siding, Interior Wall finish is Georgia Pacific Marsh Plus Mold and Fire resistant. *Double Pain Vinyl 1/1 Insulated Windows *Luxury Vinyl Plank Flooring. Fire and Mold Resistant. *Tough Rock All Wood shaker style kitchen cabinets, 10 years warranty, laminate tops *Tankless Water Heater *House is Hurricane Resistant - withstands winds up to 160 MPH *House is Fire, Mold and Termite Resistant *Kitchen has large pantry and Kenmore Stainless Steel Appliances: Free standing Electric Range 1.6 CuFt Over-the-range Microwave Hood Dishwas...



Information is deemed reliable but not guaranteed.

Source: PAOR

John Rickmon | Voyage RE, LLC | goodcleanliving@gmail.com

PROPERTY DETAILS

MLS #497800

S 323 N REUS ST, Pensacola

\$181,352

Listing information

Courtesy of Berkshire Hathaway HomeServices PenFed Realty

MLS#: 497800	Beds: 2	Sq Ft: 1,040	Sold Date: 8/22/16
Status: Sold	Baths: 2.00	Year Built: 2016	DOM: 136

Features

Construction: STEEL **Cooling:** CENTRAL ELECTRIC **Heating:** CENTRAL ELECTRIC **Energy:** DOUBLE PANE **Equipment:** SMOKE DETECTOR **Floor:** SEE REMARKS **Dining Room:** LIVING/DINING COMBO **Kitchen:** DISHWASHER, REFRIGERATOR, SELF CLEAN OVEN **Pool:** NONE **Water/Sewer:** SEWER AVAILABLE **Roof:** METAL **Style:** COTTAGE **Zoning:** CITY **Acres:** 0.08

Remarks

Welcome to the "Best Little Cottage in Pensacola". This unique home was designed using new techniques for residential home construction. This home offers the following features not found in conventionally constructed homes. *Fiberglass Entry Door *Steel Wall and Roof Construction *Metal "Energy Saver" Roof by Union Corrugating Company Co. Hardi Plank Exterior Siding, Interior Wall finish is Georgia Pacific Marsh Plus Mold and Fire resistant. *Double Pain Vinyl 1/1 Insulated Windows *Luxury Vinyl Plank Flooring. Fire and Mold Resistant. *Tough Rock All Wood shaker style kitchen cabinets, 10 years warranty, laminate tops *Tankless Water Heater *House is Hurricane Resistant - withstands winds up to 160 MPH *House is Fire, Mold and Termite Resistant *Kitchen has large pantry and Kenmore Stainless Steel Appliances: Free standing Electric Range 1.6 CuFt Over-the-range Microwave Hood Dishwas...



Information is deemed reliable but not guaranteed.

Source: PAOR

John Rickmon | Voyage RE, LLC | goodcleanliving@gmail.com

PROPERTY DETAILS

MLS #497013

S 331 N REUS ST, Pensacola

\$185,175

Listing information

Courtesy of Berkshire Hathaway HomeServices PenFed Realty

MLS#: 497013	Beds: 2	Sq Ft: 1,040	Sold Date: 9/15/16
Status: Sold	Baths: 2.00	Year Built: 2016	DOM: 178

Features

Construction: STEEL **Cooling:** CENTRAL ELECTRIC **Heating:** CENTRAL ELECTRIC **Energy:** DOUBLE PANE **Equipment:** SMOKE DETECTOR **Floor:** SEE REMARKS **Dining Room:** LIVING/DINING COMBO **Kitchen:** DISHWASHER, REFRIGERATOR, SELF CLEAN OVEN **Pool:** NONE **Water/Sewer:** SEWER AVAILABLE **Roof:** METAL **Style:** COTTAGE **Zoning:** CITY **Acres:** 0.08

Remarks

Welcome to the "Best Little Cottage in Pensacola". This unique home was designed using new techniques for residential home construction. This home offers the following features not found in conventionally constructed homes. *Fiberglass Entry Door *Steel Wall and Roof Construction *Metal "Energy Saver" Roof by Union Corrugating Company Co. Hardi Plank Exterior Siding, Interior Wall finish is Georgia Pacific Marsh Plus Mold and Fire resistant. *Double Pain Vinyl 1/1 Insulated Windows *Luxury Vinyl Plank Flooring. Fire and Mold Resistant. *Tough Rock All Wood shaker style kitchen cabinets, 10 years warranty, laminate tops *Tankless Water Heater *House is Hurricane Resistant - withstands winds up to 160 MPH *House is Fire, Mold and Termite Resistant *Kitchen has large pantry and Kenmore Stainless Steel Appliances: Free standing Electric Range 1.6 CuFt Over-the-range Microwave Hood Dishwas...



Information is deemed reliable but not guaranteed.

Source: PAOR

John Rickmon | Voyage RE, LLC | goodcleanliving@gmail.com

PROPERTY DETAILS

MLS #512822

S 1117 W GOVERNMENT ST, Pensacola

\$195,000

Listing information

Courtesy of EXIT REALTY N. F. I.

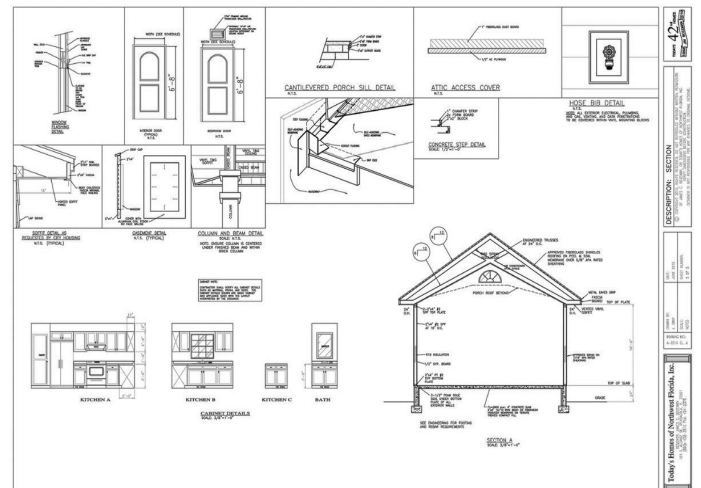
MLS#: 512822	Beds: 3	Sq Ft: 1,219	Sold Date: 4/21/17
Status: Sold	Baths: 2.00	Year Built: 2017	DOM: 70

Features

Construction: FRAME **Exterior:** BACKYARD FENCE, PORCH **Interior:** CABLE AVAILABLE, CEILING FANS, HIGH SPEED INTERNET AVAIL, LAUNDRY INSIDE **Cooling:** CENTRAL ELECTRIC **Heating:** CENTRAL ELECTRIC **Energy:** CEILING FANS, DOUBLE PANE, INSULATED CEILINGS, INSULATED DOORS, INSULATED WALLS **Equipment:** NONE **Floor:** VINYL, W/W CARPET **Dining Room:** KITCHEN/DINING COMBO **Kitchen:** BUILT-IN MICROWAVE, DISHWASHER, DISPOSAL, ELECTRIC STOVE, GRANITE COUNTERTOPS **Pool:** NONE **Water Feat.:** NONE **WaterFront:** NONE **Water/Sewer:** PUBLIC SEWER, PUBLIC WATER **Roof:** COMPOSITE SHINGLE **Style:** COTTAGE **View:** NONE **Zoning:** RES SINGLE

Remarks

Brand new affordable downtown living ! 2 blocks from Maritime Park and the newly developed Corrine Jones Park. Beautiful 3 bedroom 2 bath home with cathedral ceiling and recessed lighting and Granite counter tops with stainless steel appliances. The master bath has double vanity and tile walk in shower . This house is total electric.

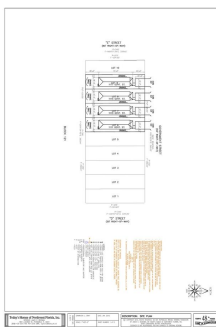
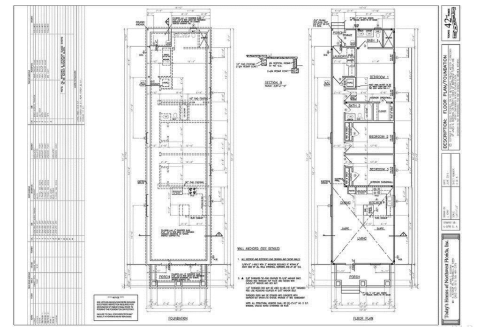
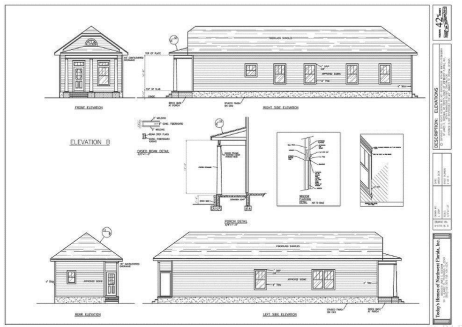
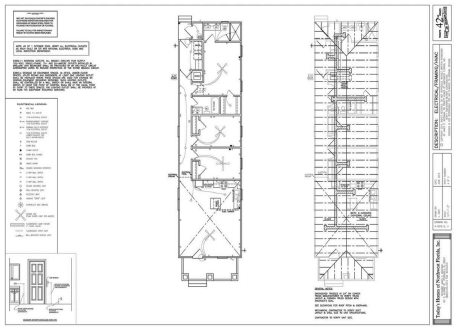


Information is deemed reliable but not guaranteed.

Source: PAOR

John Rickmon | Voyage RE, LLC | goodcleanliving@gmail.com

S 1117 W GOVERNMENT ST, Pensacola **\$195,000**



PROPERTY DETAILS

MLS #512623

A 1111 W GOVERNMENT ST, Pensacola

\$199,000

Listing information

Courtesy of EXIT REALTY N. F. I.

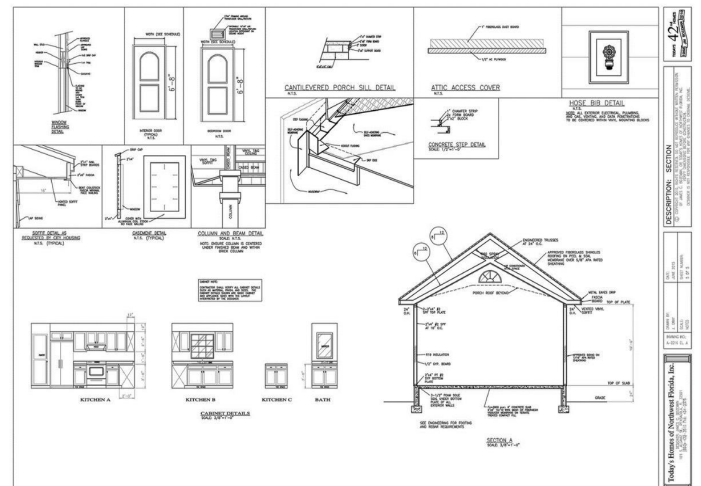
MLS#: 512623	Beds: 3	Sq Ft: 1,219	List Date: 2/9/17
Status: Contingent	Baths: 2.00	Year Built: 2017	DOM: 72

Features

Construction: FRAME **Exterior:** BACKYARD FENCE, PORCH **Interior:** CABLE AVAILABLE, CEILING FANS, HIGH SPEED INTERNET AVAIL, LAUNDRY INSIDE **Cooling:** CENTRAL ELECTRIC **Heating:** CENTRAL ELECTRIC **Energy:** CEILING FANS, DOUBLE PANE, INSULATED CEILINGS, INSULATED DOORS, INSULATED WALLS **Equipment:** NONE **Floor:** VINYL, W/W CARPET **Dining Room:** KITCHEN/DINING COMBO **Kitchen:** BUILT-IN MICROWAVE, DISHWASHER, DISPOSAL, ELECTRIC STOVE, GRANITE COUNTERTOPS **Pool:** NONE **Water Feat.:** NONE **WaterFront:** NONE **Water/Sewer:** PUBLIC SEWER, PUBLIC WATER **Roof:** COMPOSITE SHINGLE **Style:** COTTAGE **View:** NONE **Zoning:** RES SINGLE

Remarks

Brand new affordable downtown living ! 2 blocks from Maritime Park and the newly developed Corrine Jones Park. Beautiful 3 bedroom 2 bath home with cathedral ceiling and recessed lighting and Granite counter tops with stainless steel appliances. The master bath has double vanity and tile walk in shower . This home is energy efficient and has gas appliance's including tank less hot water heater.

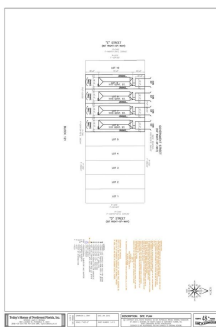
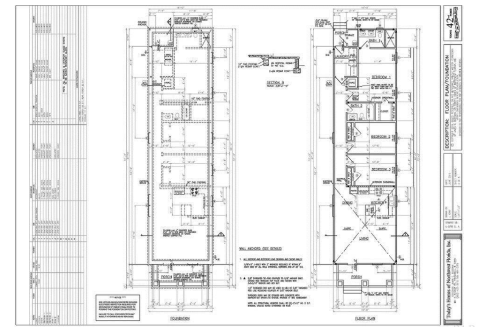
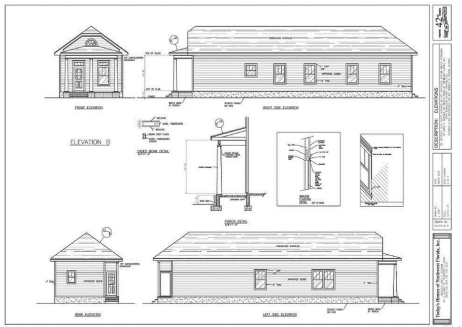
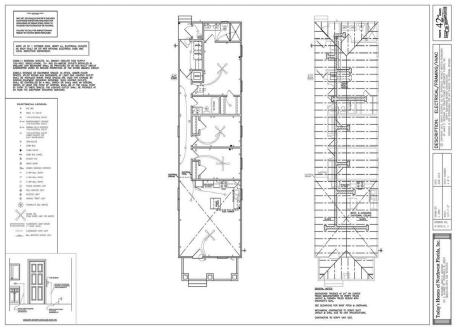


Information is deemed reliable but not guaranteed.

Source: PAOR

John Rickmon | Voyage RE, LLC | goodcleanliving@gmail.com

A 1111 W GOVERNMENT ST, Pensacola \$199,000



A 1113 W GOVERNMENT ST, Pensacola

\$199,000

Listing information

Courtesy of EXIT REALTY N. F. I.

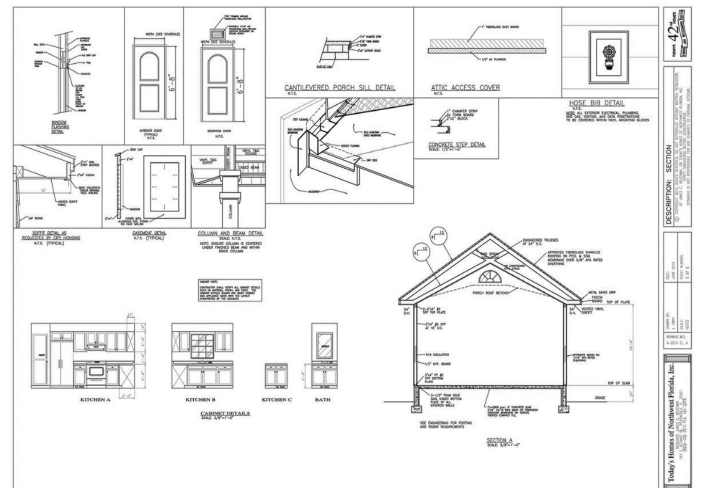
MLS#: 512833	Beds: 3	Sq Ft: 1,219	List Date: 2/10/17
Status: Active	Baths: 2.00	Year Built: 2017	DOM: 71

Features

Construction: FRAME **Exterior:** BACKYARD FENCE, PORCH **Interior:** CABLE AVAILABLE, CEILING FANS, HIGH SPEED INTERNET AVAIL, LAUNDRY INSIDE **Cooling:** CENTRAL ELECTRIC **Heating:** CENTRAL ELECTRIC **Energy:** CEILING FANS, DOUBLE PANE, INSULATED CEILINGS, INSULATED DOORS, INSULATED WALLS **Equipment:** NONE **Floor:** VINYL, W/W CARPET **Dining Room:** KITCHEN/DINING COMBO **Kitchen:** BUILT-IN MICROWAVE, DISHWASHER, DISPOSAL, ELECTRIC STOVE, GRANITE COUNTERTOPS **Pool:** NONE **Water Feat.:** NONE **WaterFront:** NONE **Water/Sewer:** PUBLIC SEWER, PUBLIC WATER **Roof:** COMPOSITE SHINGLE **Style:** COTTAGE **View:** NONE **Zoning:** RES SINGLE

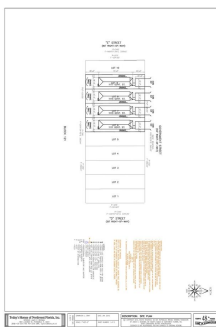
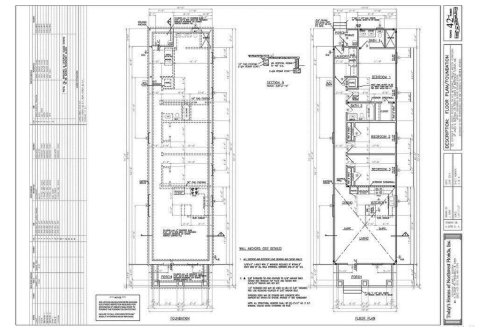
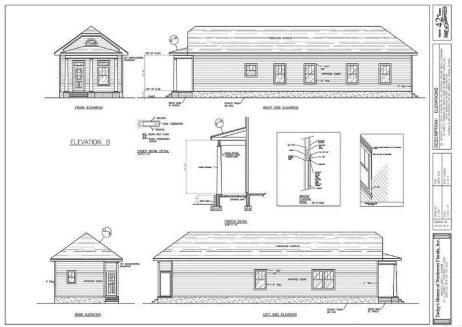
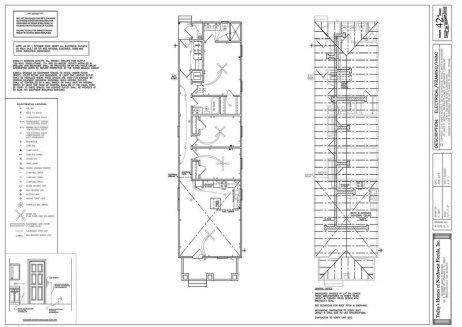
Remarks

Brand new affordable downtown living ! 2 blocks from Maritime Park and the newly developed Corrine Jones Park. Beautiful 3 bedroom 2 bath home with cathedral ceiling and recessed lighting and Granite counter tops with stainless steel appliances. The master bath has double vanity and tile walk in shower . This home is energy efficient and has gas appliance's including tank less hot water heater.



A 1113 W GOVERNMENT ST, Pensacola

\$199,000



TAK

PROPERTY DETAILS

MLS #512832

A 1115 W GOVERNMENT ST, Pensacola

\$199,000

Listing information

Courtesy of EXIT REALTY N. F. I.

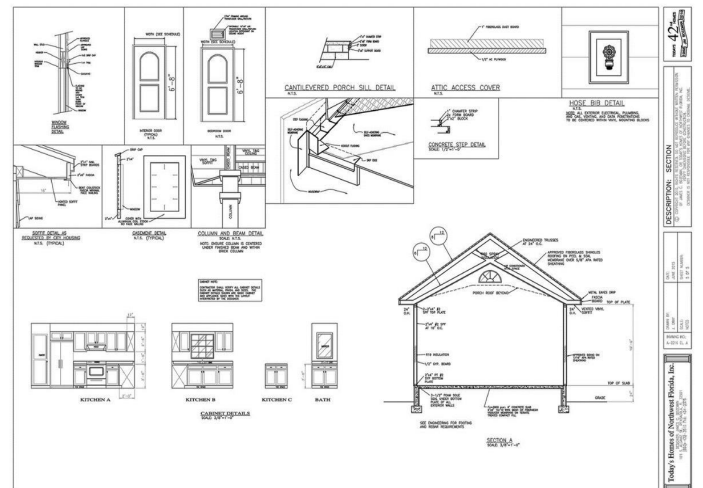
MLS#: 512832	Beds: 3	Sq Ft: 1,219	List Date: 2/10/17
Status: Contingent	Baths: 2.00	Year Built: 2017	DOM: 71

Features

Construction: FRAME **Exterior:** BACKYARD FENCE, PORCH **Interior:** CABLE AVAILABLE, CEILING FANS, HIGH SPEED INTERNET AVAIL, LAUNDRY INSIDE **Cooling:** CENTRAL ELECTRIC **Heating:** CENTRAL ELECTRIC **Energy:** CEILING FANS, DOUBLE PANE, INSULATED CEILINGS, INSULATED DOORS, INSULATED WALLS **Equipment:** NONE **Floor:** VINYL, W/W CARPET **Dining Room:** KITCHEN/DINING COMBO **Kitchen:** BUILT-IN MICROWAVE, DISHWASHER, DISPOSAL, ELECTRIC STOVE, GRANITE COUNTERTOPS **Pool:** NONE **Water Feat.:** NONE **WaterFront:** NONE **Water/Sewer:** PUBLIC SEWER, PUBLIC WATER **Roof:** COMPOSITE SHINGLE **Style:** COTTAGE **View:** NONE **Zoning:** RES SINGLE

Remarks

Brand new affordable downtown living ! 2 blocks from Maritime Park and the newly developed Corrine Jones Park. Beautiful 3 bedroom 2 bath home with cathedral ceiling and recessed lighting and Granite counter tops with stainless steel appliances. The master bath has double vanity and tile walk in shower . This home is energy efficient and has gas appliance's including tank less hot water heater.



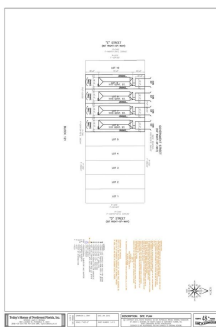
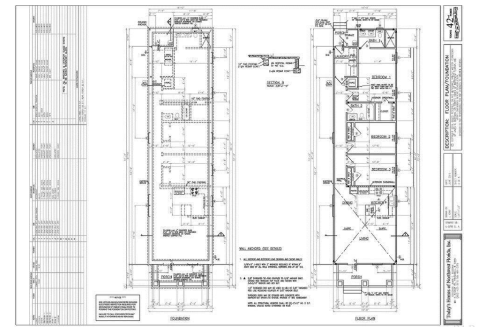
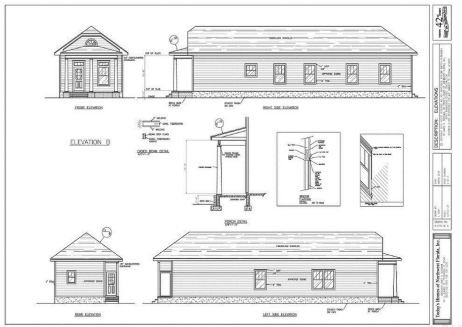
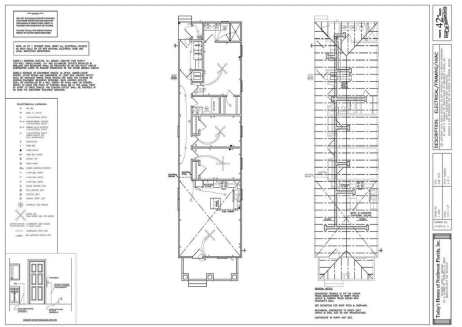
Information is deemed reliable but not guaranteed.

Source: PAOR

John Rickmon | Voyage RE, LLC | goodcleanliving@gmail.com

A 1115 W GOVERNMENT ST, Pensacola

\$199,000



TAK

PROPERTY DETAILS

MLS #497801

S 319 N REUS ST, Pensacola

\$199,616

Listing information

Courtesy of Berkshire Hathaway HomeServices PenFed Realty

MLS#: 497801	Beds: 2	Sq Ft: 1,040	Sold Date: 8/22/16
Status: Sold	Baths: 2.00	Year Built: 2016	DOM: 136

Features

Construction: STEEL **Cooling:** CENTRAL ELECTRIC **Heating:** CENTRAL ELECTRIC **Energy:** DOUBLE PANE **Equipment:** SMOKE DETECTOR **Floor:** SEE REMARKS **Dining Room:** LIVING/DINING COMBO **Kitchen:** DISHWASHER, REFRIGERATOR, SELF CLEAN OVEN **Pool:** NONE **Water/Sewer:** SEWER AVAILABLE **Roof:** METAL **Style:** COTTAGE **Zoning:** CITY **Acres:** 0.08

Remarks

Welcome to the "Best Little Cottage in Pensacola". This unique home was designed using new techniques for residential home construction. This home offers the following features not found in conventionally constructed homes. *Fiberglass Entry Door *Steel Wall and Roof Construction *Metal "Energy Saver" Roof by Union Corrugating Company Co. Hardi Plank Exterior Siding, Interior Wall finish is Georgia Pacific Marsh Plus Mold and Fire resistant. *Double Pain Vinyl 1/1 Insulated Windows *Luxury Vinyl Plank Flooring. Fire and Mold Resistant. *Tough Rock All Wood shaker style kitchen cabinets, 10 years warranty, laminate tops *Tankless Water Heater *House is Hurricane Resistant - withstands winds up to 160 MPH *House is Fire, Mold and Termite Resistant *Kitchen has large pantry and Kenmore Stainless Steel Appliances: Free standing Electric Range 1.6 CuFt Over-the-range Microwave Hood Dishwas...



Information is deemed reliable but not guaranteed.

Source: PAOR

John Rickmon | Voyage RE, LLC | goodcleanliving@gmail.com

Sold Listings

Number of listings	6
Lowest price	\$172,900
Average price	\$185,829
Highest price	\$199,616
Avg price per sqft	\$174
Avg DOM	122

**Active Listings**

Number of listings	3
Lowest price	\$199,000
Average price	\$199,000
Highest price	\$199,000
Avg price per sqft	\$163
Avg DOM	71



Sold Listings

Address	Sold Date	Sold Price	Zestimate	Difference
230 N REUS ST	3/7/17	\$172,900		
327 N REUS ST	8/22/16	\$180,928	\$83,267	-54.0%
323 N REUS ST	8/22/16	\$181,352	\$113,590	-37.4%
331 N REUS ST	9/15/16	\$185,175		
1117 W GOVERNMENT ST	4/21/17	\$195,000		
319 N REUS ST	8/22/16	\$199,616	\$108,064	-45.9%

Active Listings

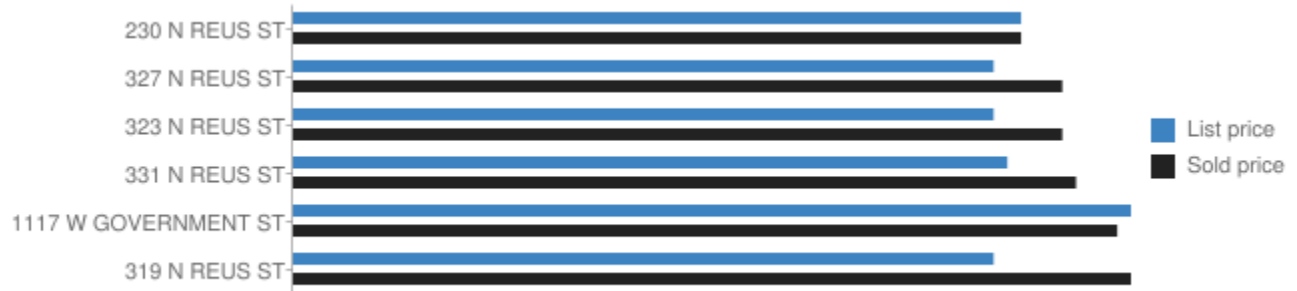
Address	Price	Zestimate	Difference
1111 W GOVERNMENT ST	\$199,000		
1113 W GOVERNMENT ST	\$199,000	\$113,659	-42.9%
1115 W GOVERNMENT ST	\$199,000		

Source: PAOR



SOLD PROPERTY ANALYSIS

ANALYSIS



Address	List Price	Sold Price	% of List Price	DOM	\$ per Sqft
230 N REUS ST	\$172,900	\$172,900	100.0%	78	\$166
327 N REUS ST	\$166,900	\$180,928	108.4%	136	\$174
323 N REUS ST	\$166,900	\$181,352	108.7%	136	\$174
331 N REUS ST	\$167,900	\$185,175	110.3%	178	\$178
1117 W GOVERNMENT ST	\$199,000	\$195,000	98.0%	70	\$160
319 N REUS ST	\$166,900	\$199,616	119.6%	136	\$192
Sold Averages	\$173,417	\$185,829	107.2%	122	\$174



EXHIBIT “I”



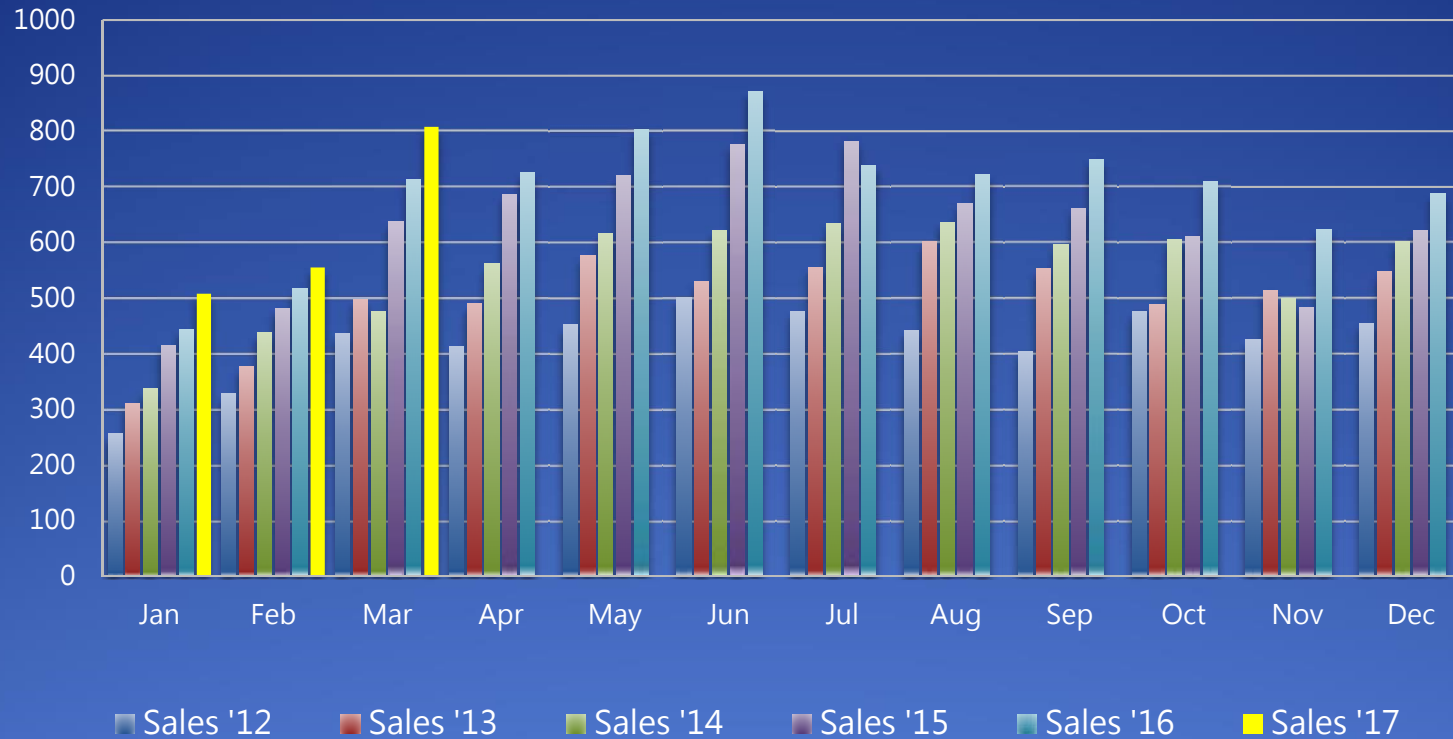
PAR Market Snapshot 04.17.17

copyright © 2017 Pensacola Association of REALTORS®, Inc.

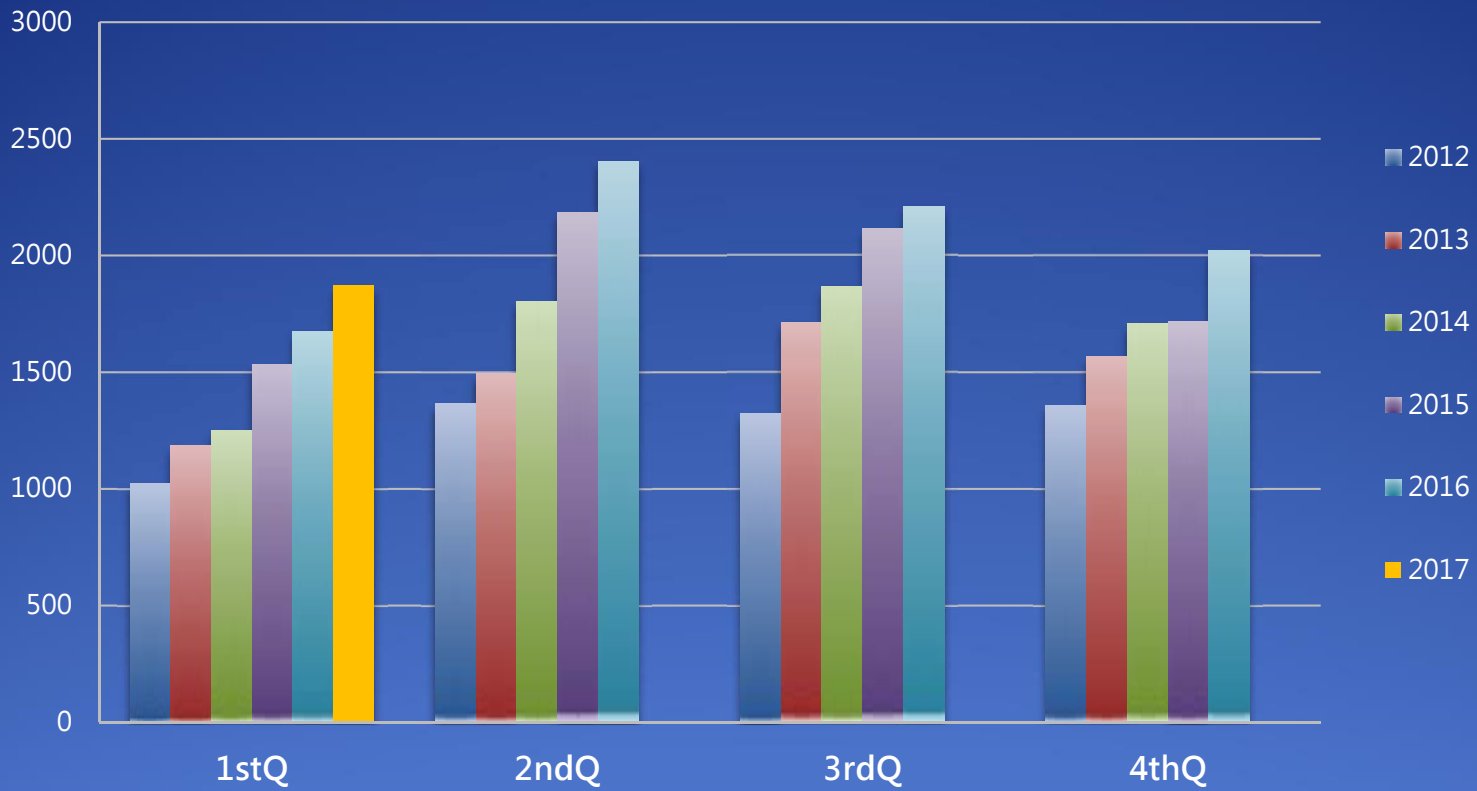
March Market Highlights

- March sales were up 46% over February and 12% ahead of the same month in 2016.
- 1st Quarter sales outpaced the same period last year by 12%
- Median sales price for March jumped to \$172K.
- Sales increased across all price ranges, with the biggest gain in the \$160K - \$199 range.
- Irrespective of the banner month in sales, Single Family inventory actually grew modestly across all price ranges.
- Distressed listings now account for just 3 % of total inventory.

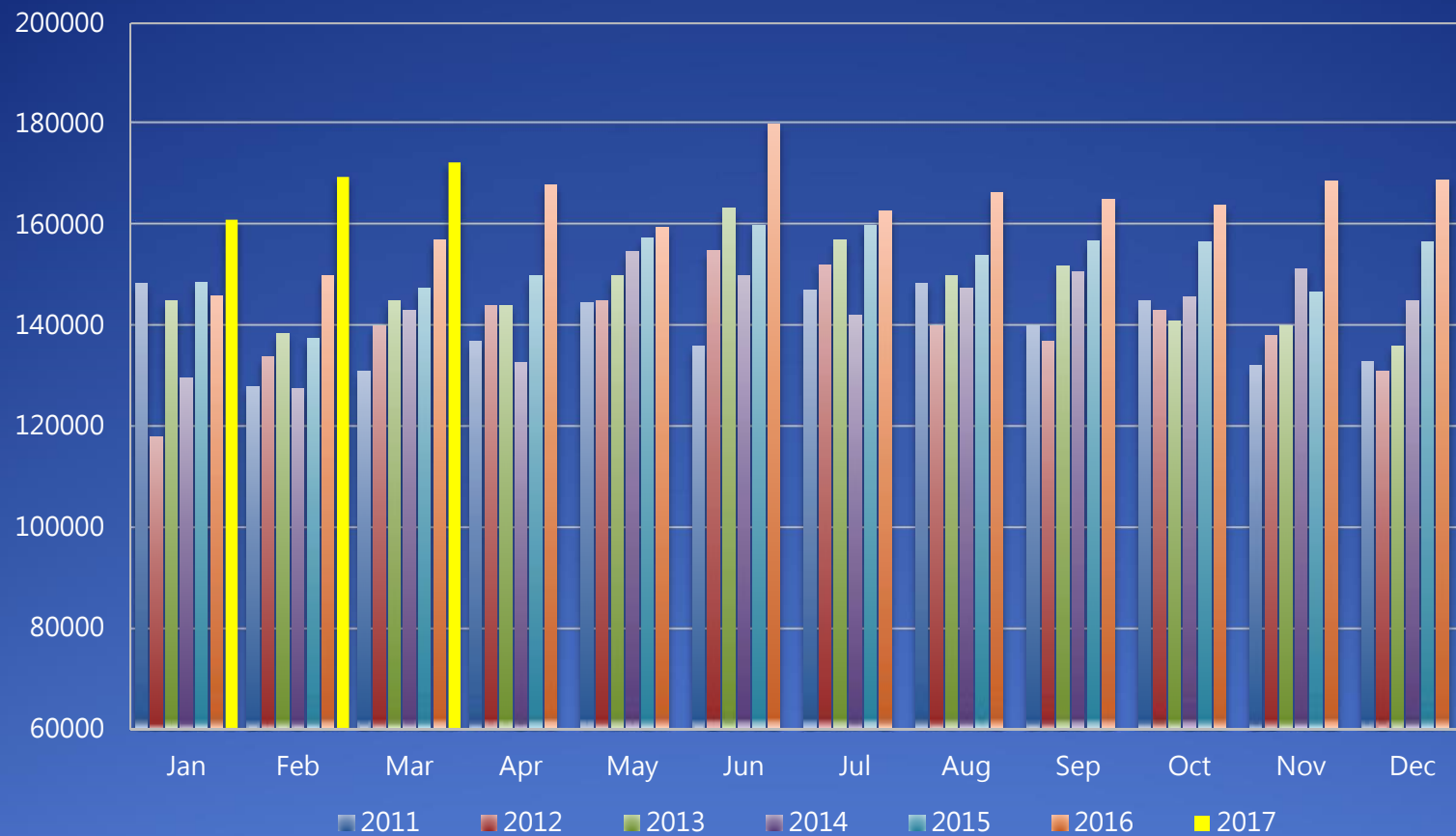
Monthly Sales 2012 - 2017



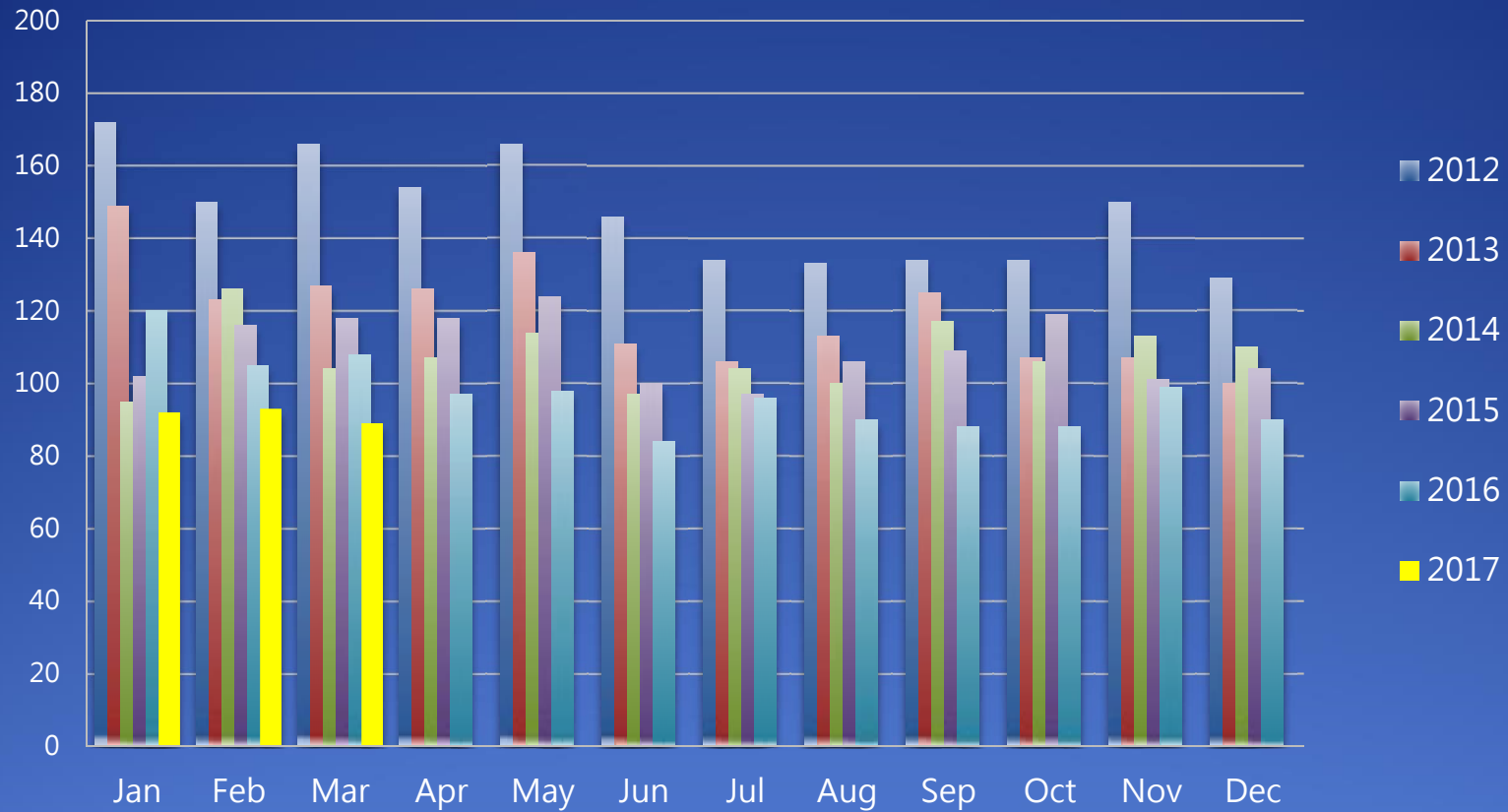
Quarterly Sales 2012 - 2017



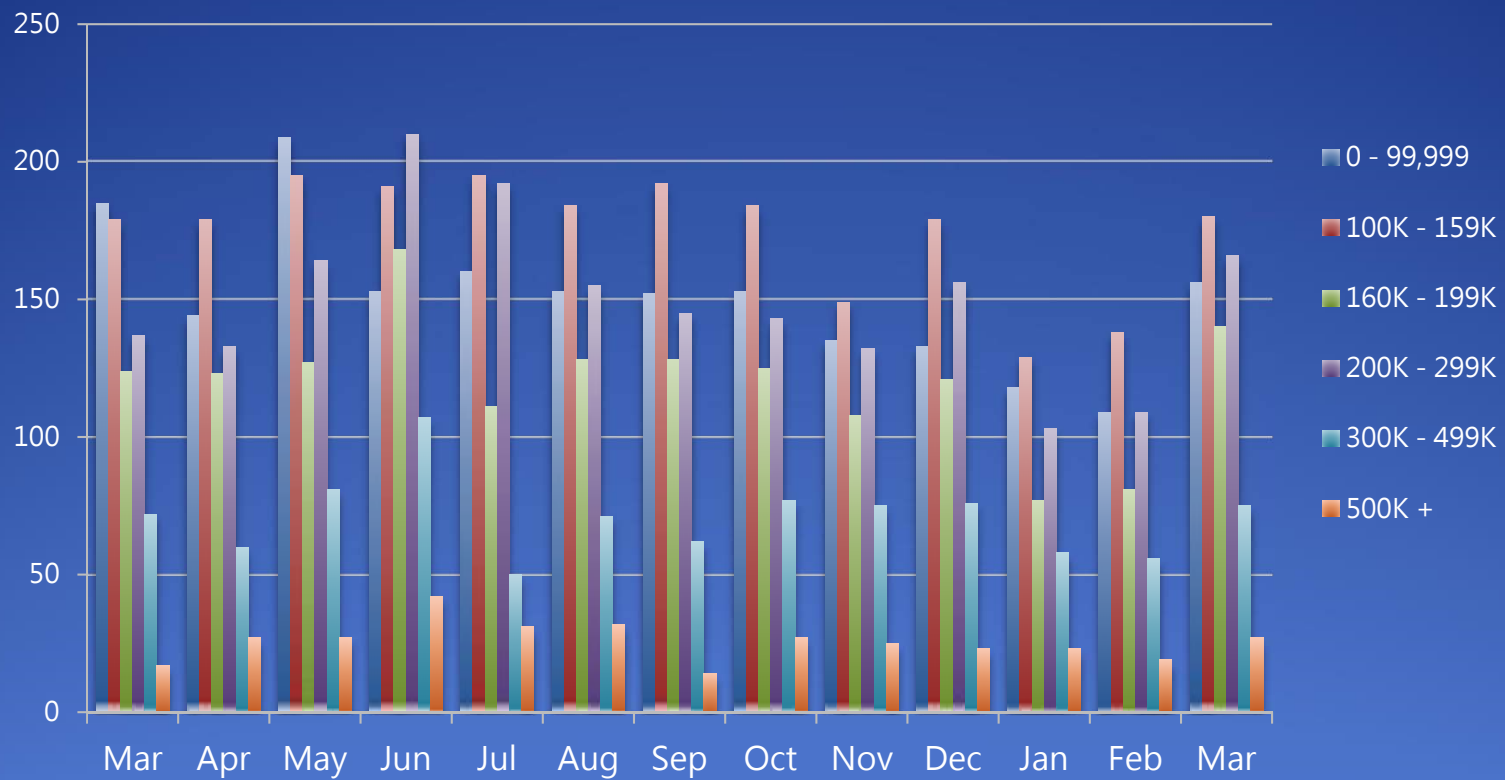
Median Sale Price



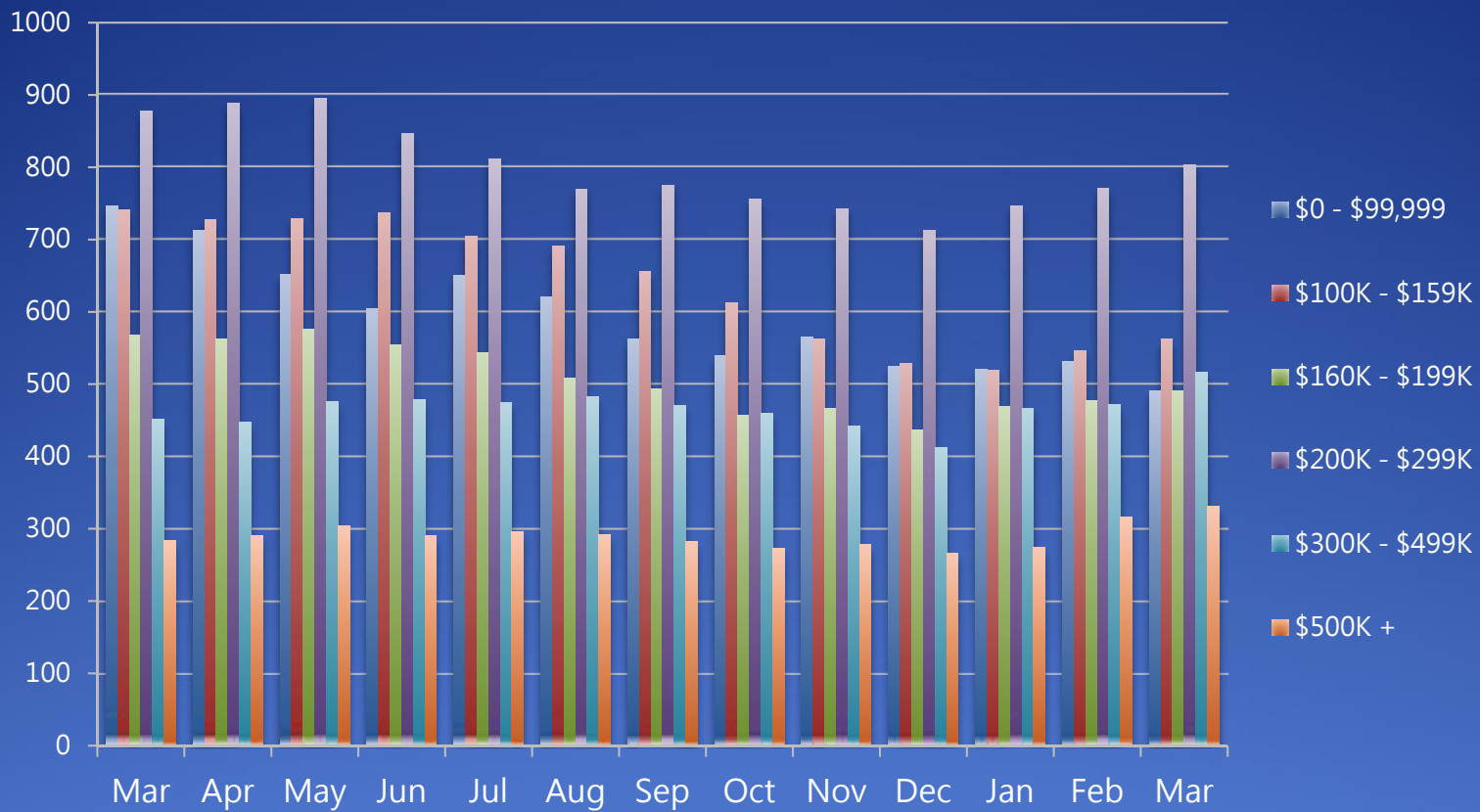
Avg. Days on Market 2012 - 2017



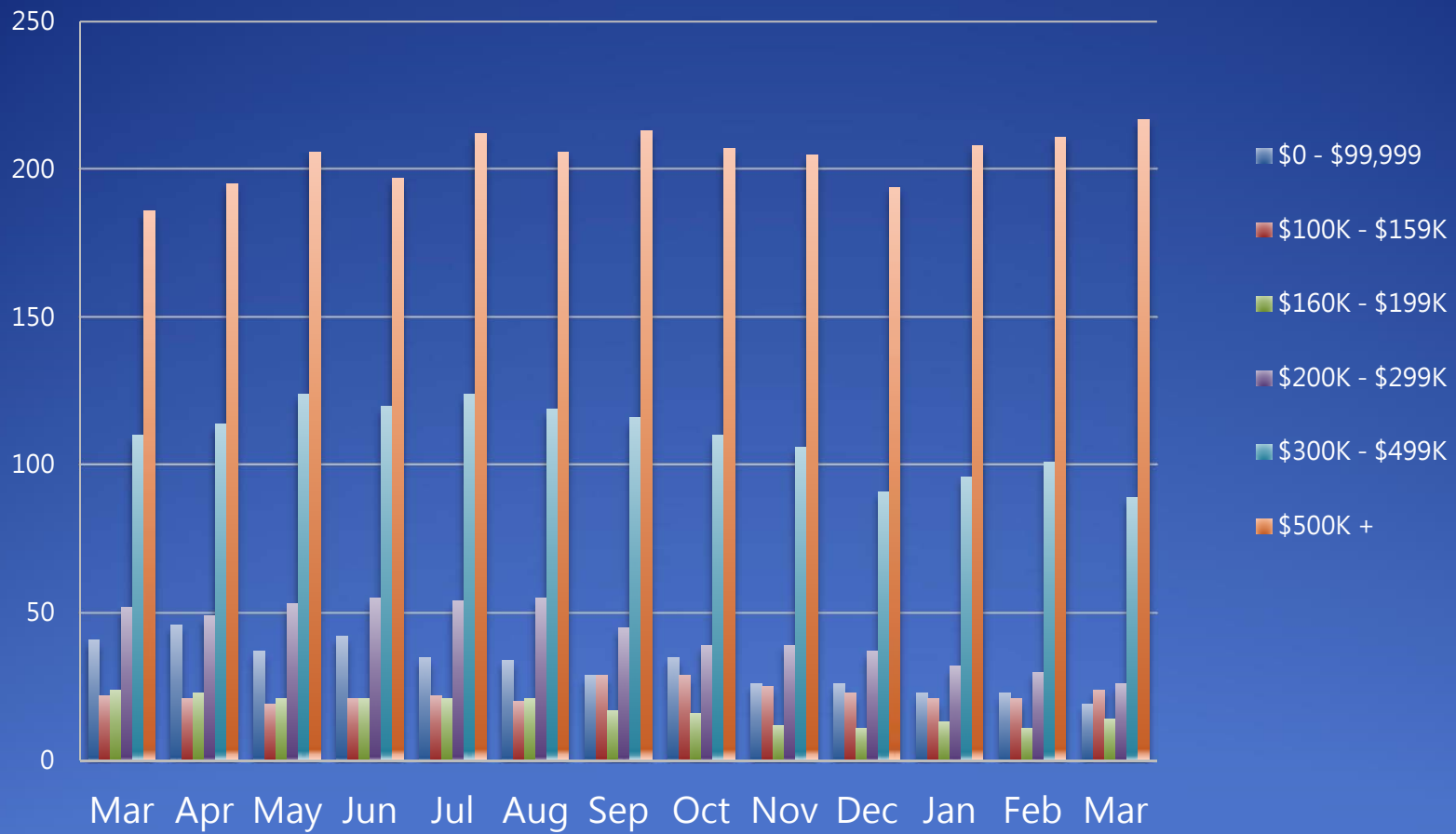
Sales by Price Range
Mar '16- Mar '17
(Residential & Condo)



Single Family Inventory by Price - 2016/17

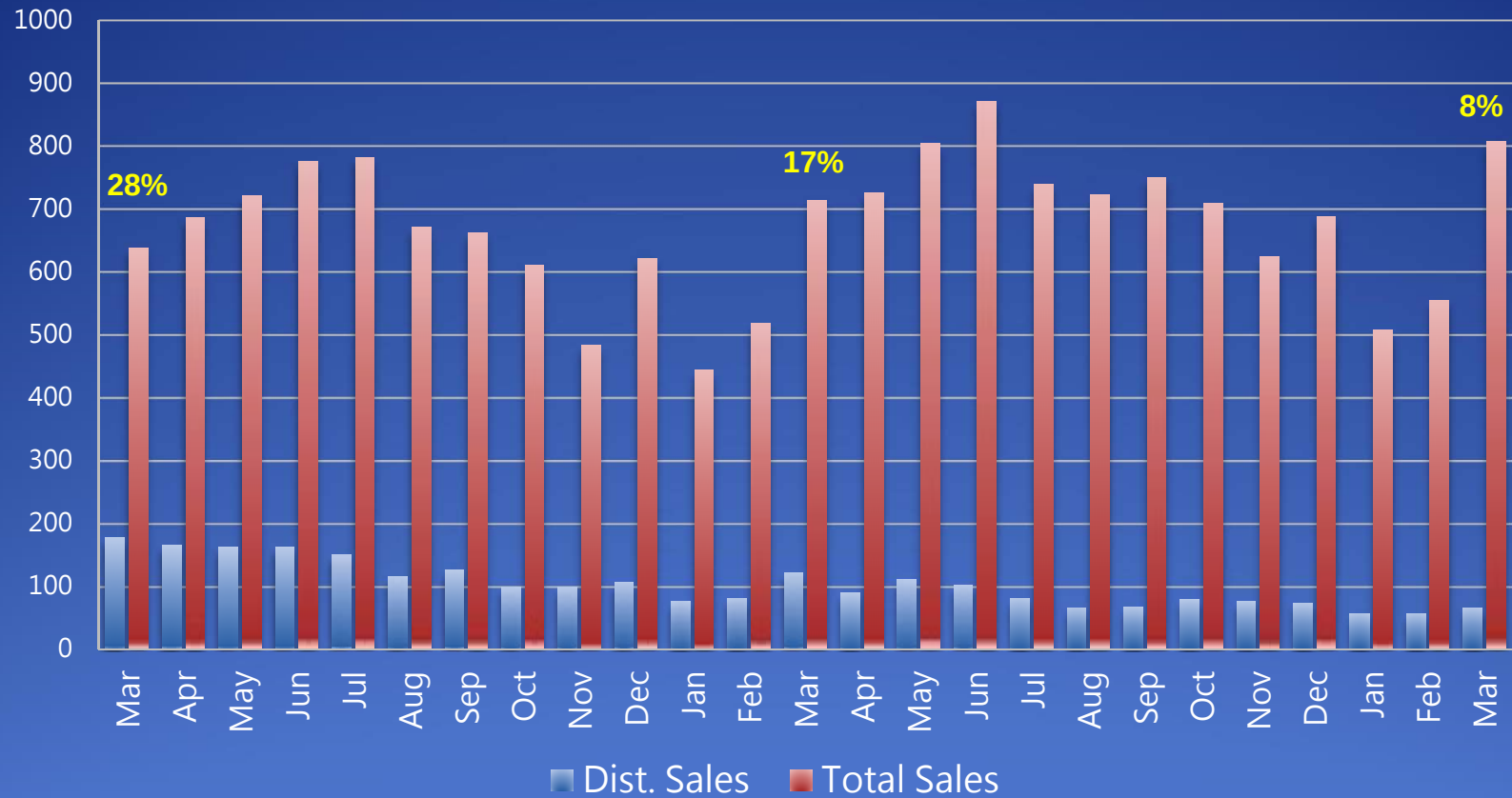


Condo Inventory by Price Mar '16 - Mar '17



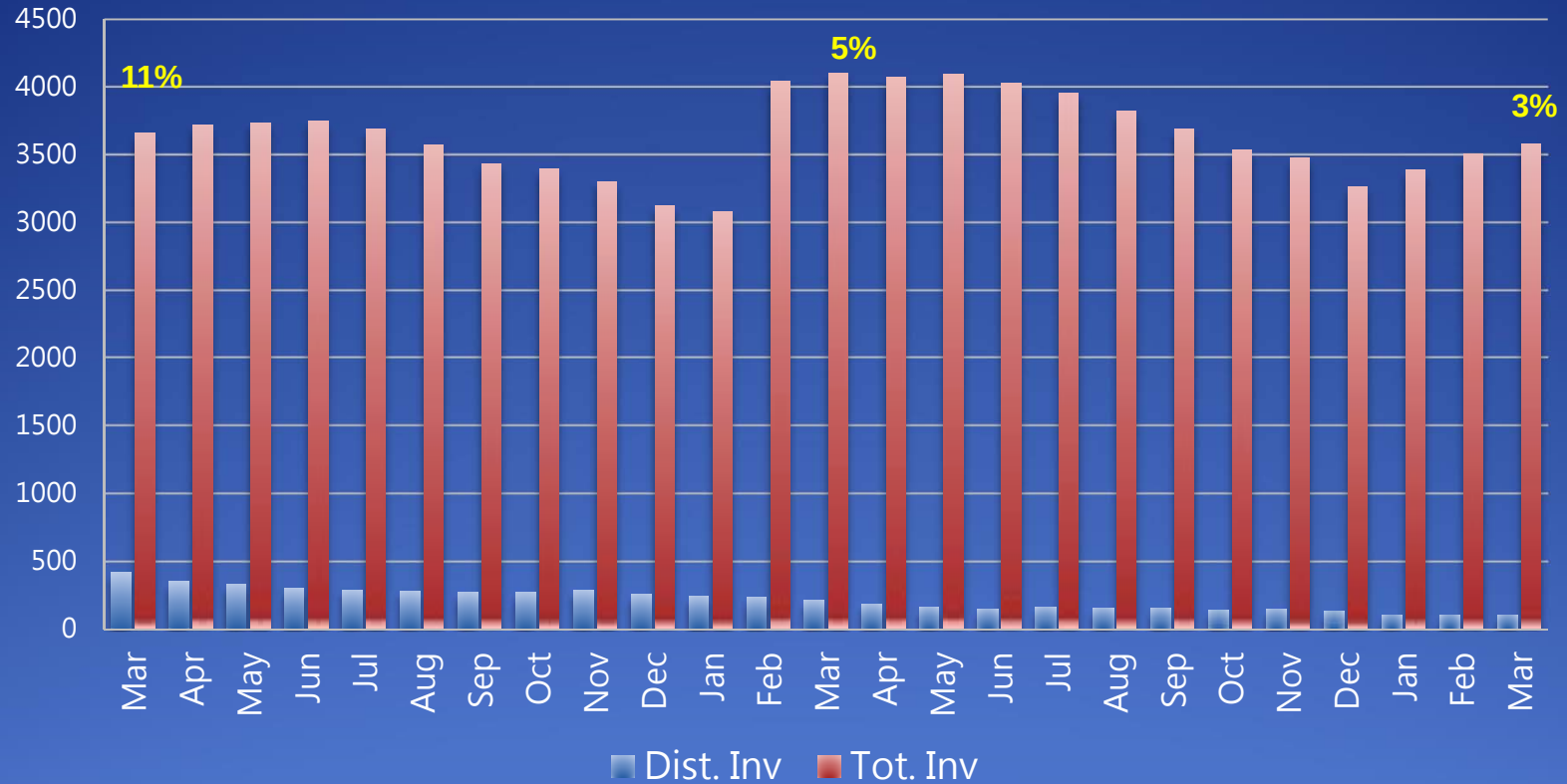
Distressed vs. Total Sales

Mar '15 - Mar '17



Distressed vrs. Total Inventory

Mar '15 - Mar '17



Distressed Inventory Profile

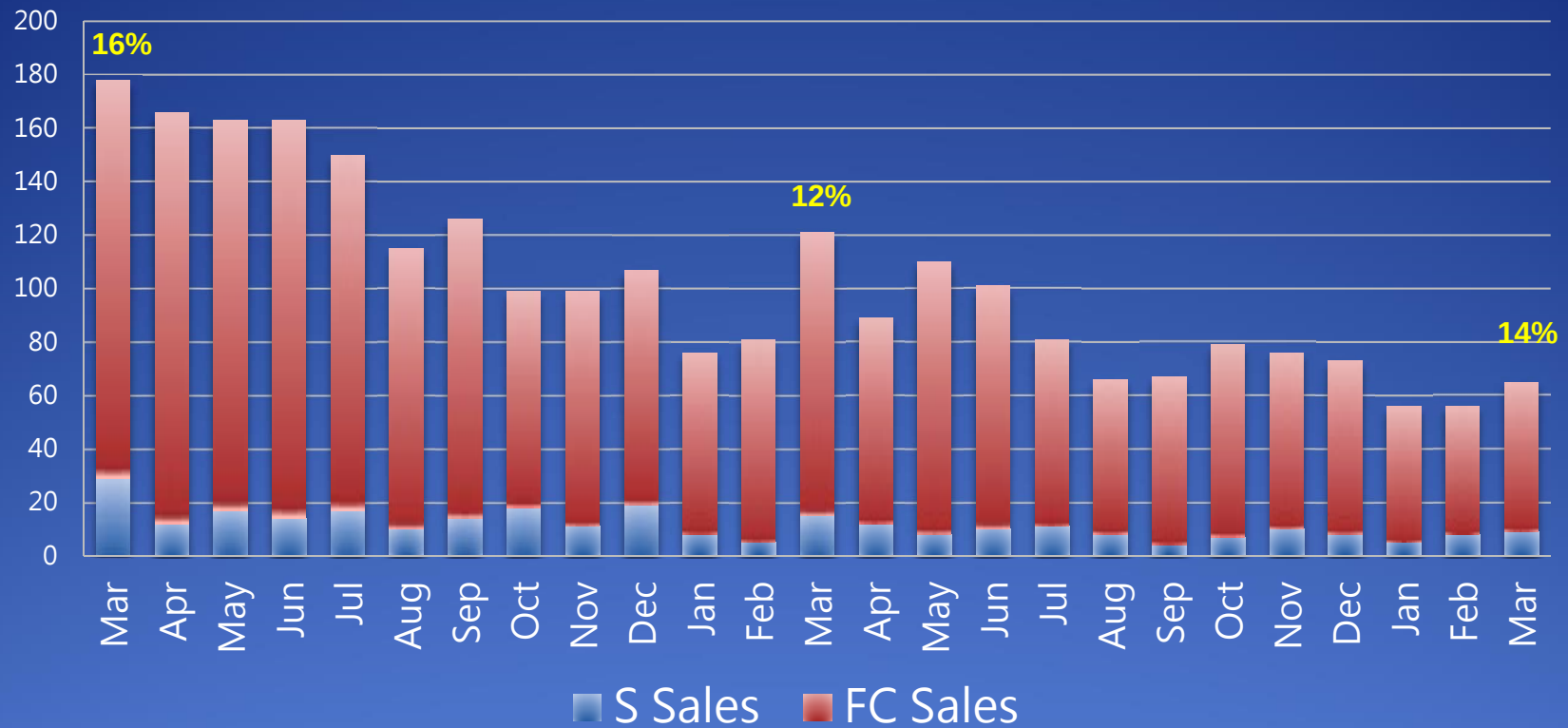
Mar '15 - Mar '17

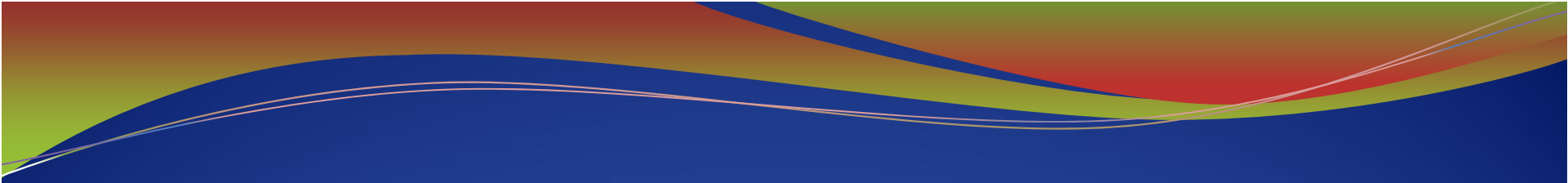


Distressed Sales Profile

Short Sales v. Foreclosure Sales

Mar '16 - Mar '17



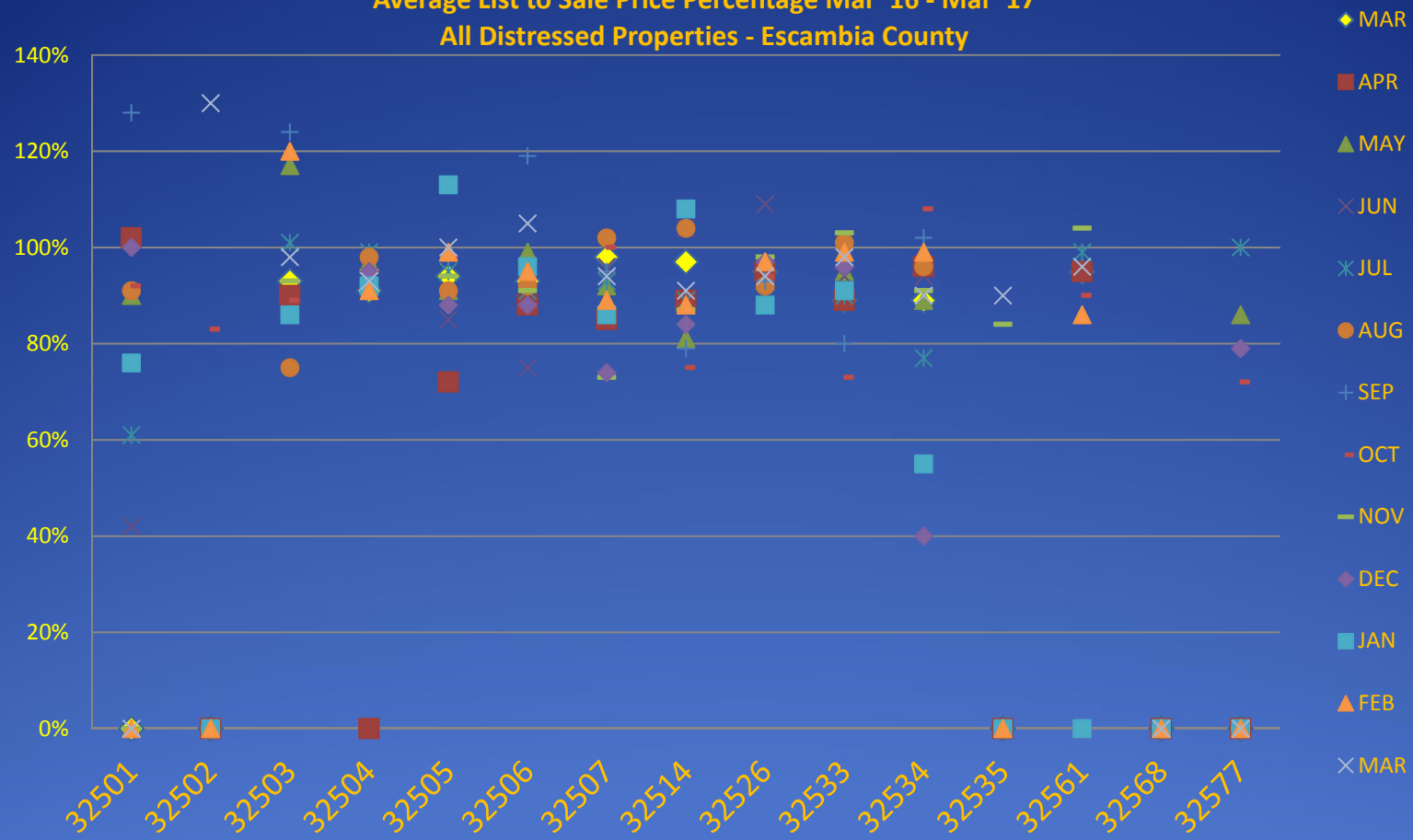


AVERAGE PERCENTAGE OF SOLD VS. LIST PRICE FOR DISTRESSED PROPERTIES

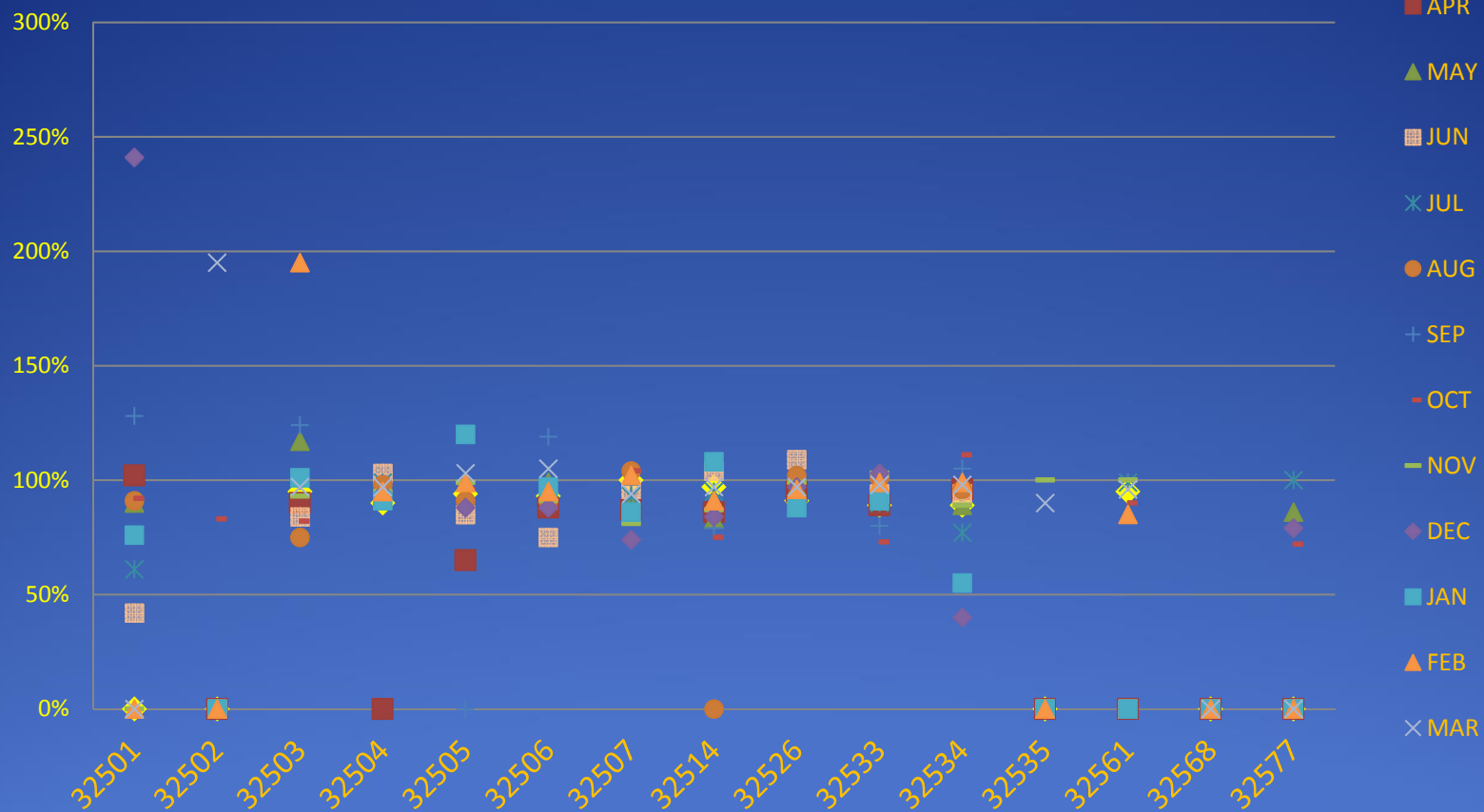
The following slides display the *average* percentage of sale price to original list price of distressed property by zip code for the months of March, 2016 through March, 2017 for Escambia and Santa Rosa Counties.

Markers resting on the 0% line indicate there were no sales reported for the month in that zip code.

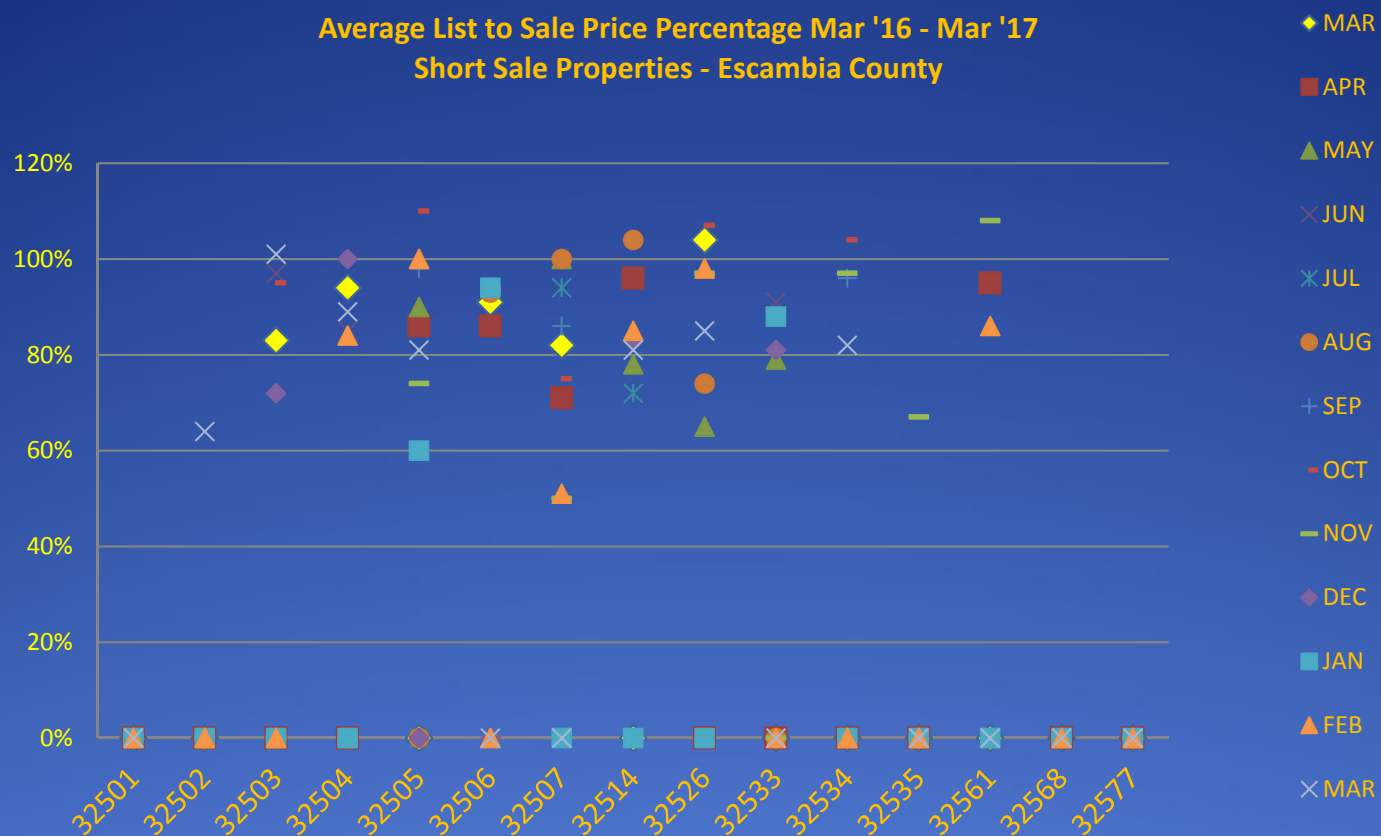
Average List to Sale Price Percentage Mar '16 - Mar '17
All Distressed Properties - Escambia County



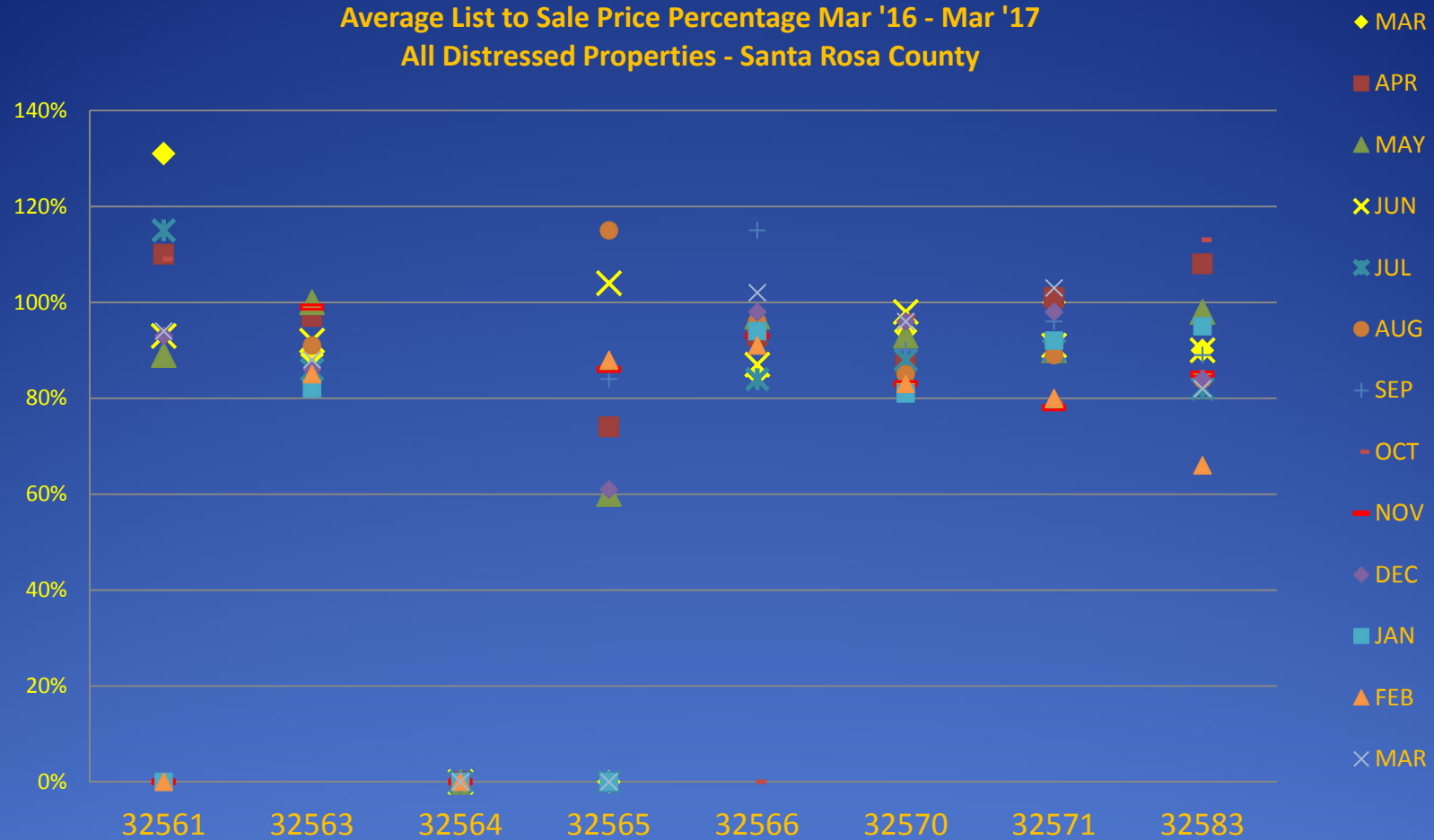
Average List to Sale Price Percentage Mar '16 - Mar '17 Foreclosure Properties - Escambia County



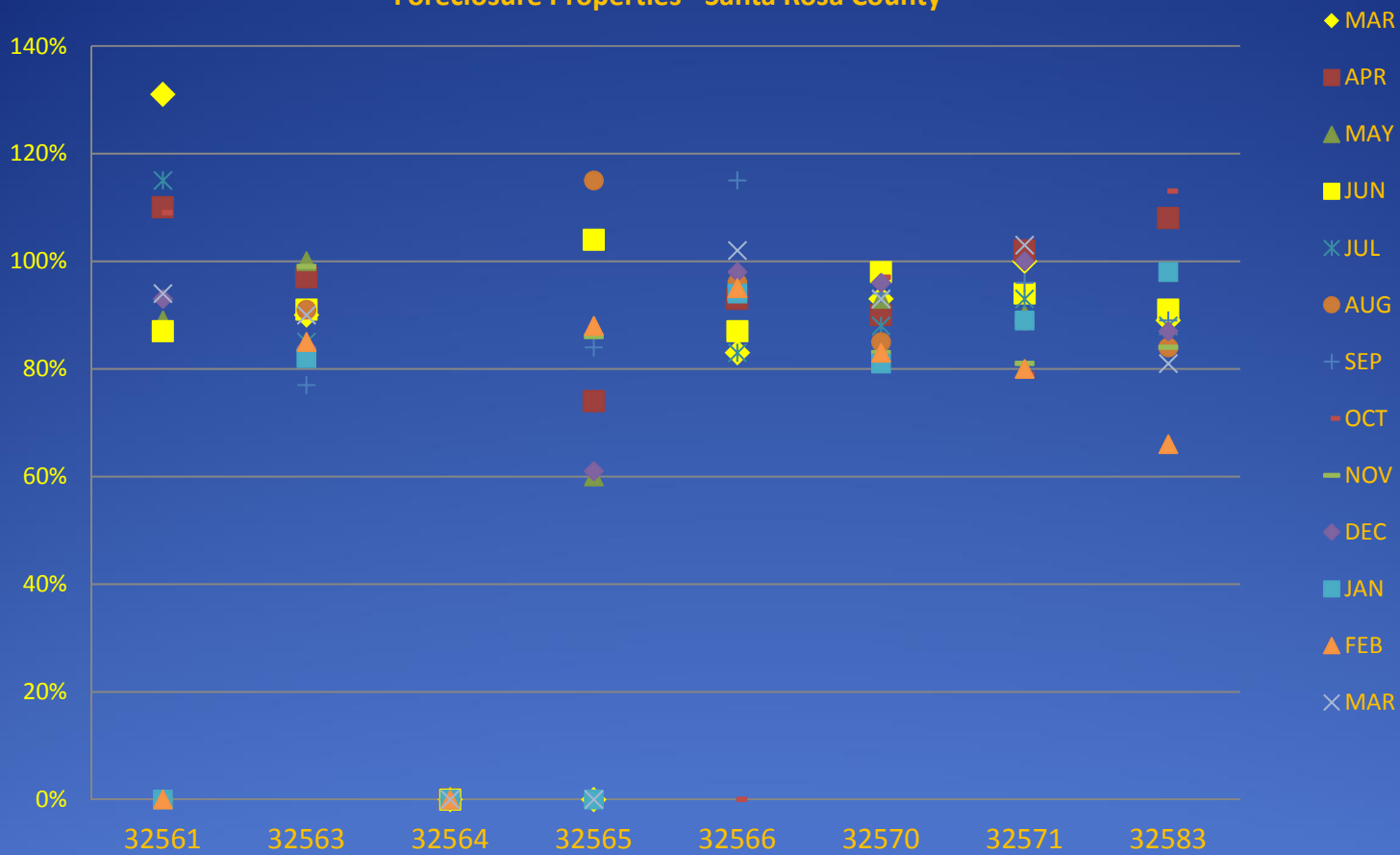
Average List to Sale Price Percentage Mar '16 - Mar '17 Short Sale Properties - Escambia County



Average List to Sale Price Percentage Mar '16 - Mar '17 All Distressed Properties - Santa Rosa County



Average List to Sale Price Percentage Mar '16 - Mar '17
Foreclosure Properties - Santa Rosa County



◆ MAR
■ APR
▲ MAY
■ JUN
✕ JUL
● AUG
+ SEP
- OCT
— NOV
◆ DEC
■ JAN
▲ FEB
✕ MAR

Pending Sales

Mar '13 - Mar '17

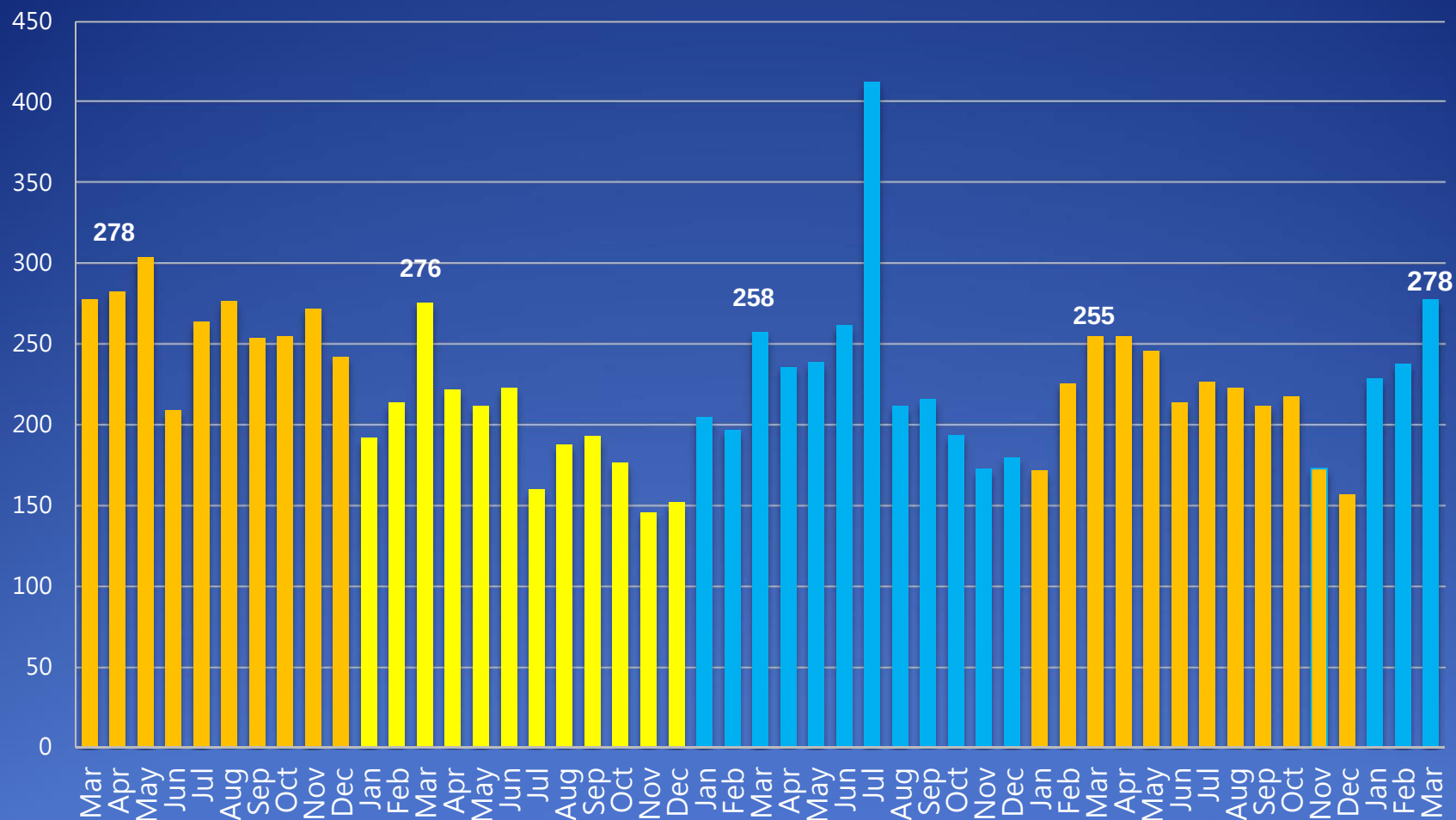




EXHIBIT “J”



FY 2017 MEDIAN FAMILY INCOME DOCUMENTATION SYSTEM

[HUD.gov](#) [HUD User Home](#) [Data Sets](#) [Fair Market Rents](#) [Section 8 Income Limits](#) [MTSP Income Limits](#) [HUD LIHTC Database](#)

Median Family Income Calculation Methodology

Estimates of median family income for metropolitan and non-metropolitan areas are developed as follows:

1. The U.S. Census Bureau's 2010-2014 ACS median family income estimates are used as a basis for calculating HUD's FY2017 MFIs. In areas where the margin of error is more than half of the 2014 5-year ACS itself, the state non-metro estimate of median family income is used.
2. In areas where there is a 2014 1-year ACS estimate of median family income that exceeds its margin of error, the 1-year ACS estimate becomes the basis for median family income.
3. Once the appropriate 2014 ACS data has been selected, an inflation factor based on the CBO forecast of the national CPI is calculated to inflate the estimate from mid-2012 to April, 2017 (or mid FY2017).

The **Pensacola-Ferry Pass-Brent, FL MSA**, has published local area 1-year 2014 ACS Survey results.

MFI Step by Step Calculation for Pensacola-Ferry Pass-Brent, FL MSA

1. The following are the 2014 American Community Survey 5-year median income estimate and margin of error for **Pensacola-Ferry Pass-Brent, FL MSA**:

Area	ACS ₂₀₁₄ 5-Year Median Income	ACS ₂₀₁₄ 5-Year Margin of Error	Ratio	Result
Pensacola-Ferry Pass-Brent, FL MSA	\$60,220	\$1,050	\$1,050 / \$60,220 = 0.017	0.017 < .5 Use ACS₂₀₁₄ Pensacola- Ferry Pass-Brent, FL MSA Median Income

2. Since there is a 1-year 2014 ACS estimate available, the margin of error of the estimate is checked to determine if it is less than one-half of the 1-year 2014 ACS:

Area	ACS ₂₀₁₄ 1-Year Median Income	ACS ₂₀₁₄ 1-Year Margin of Error	Ratio	Result
Pensacola-Ferry Pass-Brent, FL MSA	\$60,117	\$2,671	$\frac{\$2,671}{\$60,117} = 0.044$	0.044 < .5 Update to ACS₂₀₁₄ 1-Year Median Income

3. The calculation of the CPI Inflation Factor is as follows:

Area	FY2017 CPI	2014 Annual CPI	CPI Inflation Factor
Pensacola-Ferry Pass-Brent, FL MSA	244.2	236.736	$(244.2 / 236.736) = 1.03153$

4. The FY 2017 median family income is estimated as follows:

Area	ACS ₂₀₁₄ 1-Year Estimate	CPI Inflation Factor	FY 2017 Area MFI Estimate
Pensacola-Ferry Pass-Brent, FL MSA	\$60,117	1.03153	$(\$60,117 * 1.03153) = \$62,012$

5. In keeping with HUD policy, the median family income estimate is rounded to the nearest \$100:

Area	Unrounded FY 2017 MFI Estimate	Rounded FY 2017 MFI Estimate
Pensacola-Ferry Pass-Brent, FL MSA	\$62,012	\$62,000

Press below to select a different state:

Select a new state

Or select a FY 2017 HUD Metropolitan FMR Area's
Median Family Income:

Pensacola-Ferry Pass-Brent, FL MSA ▼

Select Area

Update URL for bookmarking or E-mailing

Technical Problems or questions? [Contact Us](#).



EXHIBIT “K”



**Workforce Diversification Plan for
Blount School Property, Pensacola, Florida**

Workforce Diversification Plan for Blount School

Memorandum of Understanding

This Workforce Diversification Plan describes the goals and processes for maximizing the utilization of Minority, Women, and Local Business Enterprises in, and the training and employment of local residents for the **Blount School project** development in Pensacola, Florida. This Plan has been drafted and adopted by **Parsco, LLC**, in cooperation with the undersigned partnering contractors. The Plan establishes goals and procedures for meaningful economic inclusion and the parties agree to review the Plan and assess the effectiveness of its implementation as the Project continues. Amendments may be made from time to time when the parties agree that enhancements would be beneficial.

In demonstration of its commitment to this Plan and the principles which it embodies, **Urban Infill** has engaged _____ in a mentor-protégé and consultant relationship. _____ representatives at the project management and superintendent level will be shadowing the same level of **Urban Infill** management staff on this project as well as others in an effort to build _____ capacity as a commercial contractor. _____ will also serve as a primary source of information regarding the businesses and human resources available for and capable of participation in pursuit of the inclusion goals as described within this Plan.

On behalf of Parsco, LLC

Date_____

By:

On behalf of **Urban Infill**

Date_____

By:

On behalf of _____

Date_____

By:

Workforce Diversification Plan for Blount School

Workforce Diversification Plan for Blount School

I. PURPOSE

The parties to this Workforce Diversification Plan for **Blount School** (the “**Plan**”) are united in their efforts to ensure, to the extent commercially reasonable, that ALL individuals, regardless of race, color, religion, age, gender, national origin, ancestry, creed, union membership, sexual orientation, or disability will have the maximum opportunity to be involved in significant ways in the construction of **Blount School** (the “**Project**”). The parties are also united in realizing that the people who live in **Escambia and Santa Rosa Counties** and particularly within the **City of Pensacola**, where the Project is located, should share in the prosperity generated by the construction of the Project as an economic engine.

This plan establishes goals and methods for maximizing minority inclusion and local resident employment at the Project.

- This Plan shall be attached to all Project solicitations. All contracts and subcontracts entered into by **Urban Infill** shall contain the Plan's inclusion goals and reporting responsibilities.

II. DISADVANTAGED BUSINESS INCLUSION GOALS

The following overall Project procurement goals have been established:

Construction

20% MBE

5% WBE

Minority and Woman Owned Business inclusion will be determined as a fixed monetary value for M/WBE contracting based on the final project budget. The percentages listed above are presented for reference as ALL BIDDERS on the Project will be expected to contribute to **Urban Infill's** effort to comply with the Plan.

III. METHODS FOR MEETING DISADVANTAGED BUSINESS INCLUSION GOALS

- Prime Contractors, Subcontractors, and other business entities that are awarded Project contracts (“**Contractors**”) shall use their best practical efforts to meet or exceed the established Disadvantaged Business Inclusion goals.
 - Bidders that exceed the stated hiring goals may be given priority consideration.
 - Contractors who submit proposals as joint ventures in a mentor-protégé relationship may be given priority consideration for contract awards.
- Each Contractor shall prepare and submit to **Urban Infill**, a detailed inclusion plan that identifies its own ownership composition, its own scope of work, any part of that scope it intends to subcontract, and how it intends, through subcontracting, joint venturing, or using vendors and suppliers, to meet the established inclusion goals. A meeting is encouraged with the Diversity Administrator (as described in Article VIII of this Plan) during the course of preparation of the Contractor inclusion plan.

Workforce Diversification Plan for Blount School

- The template for the Contractor's Workforce Diversification Plan is included as Exhibit A.
- Each Contractor issuing solicitations for subcontracts or purchase orders shall take actions to ensure that Contracts will be awarded and administered in accordance with good faith and in the best interest of the overall goal of workforce diversification on this project.

Establishing Good Faith Best Practical Efforts- If any Contractor's Workforce Diversification Plan does not meet or exceed the established goals, the Contractor should prepare an analysis showing how it has made a good faith "best effort" to achieve the project goals. This analysis should include, but not be limited to, the following:

- Solicitation through newspapers, advertisements, job fairs, etc.;
- Correspondence between the Contractor firm and any MBE/WBE firms;
- Logs of phone calls to M/WBE firms listed in the City of Pensacola, Escambia County, or Santa Rosa County directories;
- Bid results and reasons why insufficient M/WBE awards were made.
- **Urban Infill** expects each Contractor to put forth good faith effort to meet or exceed the overall goals.

IV. NON-DISCRIMINATION IN CONTRACTING AND HIRING POLICY

Each Contractor performing work or providing goods or services shall ensure that it, along with its Subcontractors, shall not discriminate on the basis of race, color, religion, age, gender, national origin, ancestry, creed, union membership, sexual orientation, or disability in the award and performance of its contract and/or any sub-contracts that may be needed to perform the work or services for which they are contracted. Likewise, Contractor shall ensure that it, along with its Subcontractors, shall not discriminate on the basis of race, color, religion, age, gender, national origin, ancestry, creed, union membership, sexual orientation, or disability in the Project with respect to all employment practices. The Contractor shall comply with all applicable requirements of any federal, state or local law ordinance or regulation relating to affirmative action, equal opportunity and nondiscrimination in employment, and shall use its best practical efforts to meet all local goals relating thereto.

V. RESIDENT INCLUSION GOALS

In addition to the above-referenced overall contracting and non-discrimination goals established for the Project, the parties to this Plan voluntarily agree to work together so that, to the greatest extent within the limits of commercial reasonableness, individuals who reside in **Escambia and Santa Rosa County, Florida** (hereafter, "**Local Residents**") shall be preferred for hiring by the Contractors that work on the Project. Furthermore, the parties commit to collaborating on procedures to provide the necessary training for such work, as appropriate.

Workforce Diversification Plan for Blount School

The overall employment goal established by this Plan shall apply to the total number of workers employed by a business winning a contract award for goods or services required for the design, construction, and management of the Project.

The minimum goal for employing Local Residents shall be 75% of all on-site employees.

In addition, this Plan establishes goals that apply to the number of new employees needed by a business winning a contract award for goods or services required for the design, construction, and management of the Project. Qualified Local Residents shall be given priority for employment under this agreement and will be considered before non-residents to be hired to fill new jobs created by this project.

The minimum goal for hiring Local Residents shall be 100% of all newly hired employees.

The objectives of this Plan are overall goals for the entire project and will not be evaluated on a contract by contract basis, although all Contractors and Subcontractors shall submit monthly manpower reports for the purpose of tracking Local Resident involvement in the Project.

VI. METHODS FOR MEETING LOCAL RESIDENT ECONOMIC INCLUSION GOALS

- Persons or business entities that are awarded Project contracts (“**Contract Awardees**”) shall use their best practical efforts to meet or exceed the established Local Resident Inclusion goals. Each Contract Awardee shall execute the Non-Discrimination in Hiring form attached hereto and made a part hereof as Exhibit B.
- Each Contract Awardee shall schedule a meeting with **Urban Infill** within two weeks of contract award. The meeting will provide the Awardee the opportunity to learn about the full range of workforce resources and employment related services available to them and to acquire assistance in developing its Manpower Projection Plan.
- Each Contract Awardee shall submit a Manpower Projection Plan, using the form attached hereto and made a part hereof as Exhibit C no later than 30 days after contract award or 14 days prior to mobilization, whichever is earlier. The Manpower Projection Plan shall describe the general scope of the work under the Contract Awardee’s contract, its total projected staffing, projected number of new hires, the type of skills and expertise needed for new hires that will be involved in fulfilling the contract and a timeline for commencing the work.
- In the event that Contract Awardee’s Manpower Projection Plan changes due to revisions in the scope of its contract or its approach to the work, the Contract Awardee should submit an update to its Plan to **Urban Infill** as promptly as possible but in no event after commencement of the work.
- Should the Contract Awardee’s Manpower Projection Plan indicate a need to fill new jobs, the Contract Awardee should make notification through **Urban Infill** for a period of fourteen (14) days prior to publicly advertising the openings. This will enable **Urban Infill** to identify and refer qualified Local Residents to the Contract Awardee as candidates for these job opportunities. Public advertisements for job openings may appear in minority-owned media and non-minority-owned media.

Workforce Diversification Plan for Blount School

- No Contract Awardee will be required to hire personnel who are unqualified to fill job openings, however Contract Awardees are encouraged to consider opportunities for on-the-job training for qualified entry level workers.

VII. MONITORING AND REPORTING

Urban Infill shall monitor the Disadvantaged Business Inclusion and Local Resident hiring activity of the Contractors and submit monthly reports that document its progress to **Parsco, LLC**.

Disadvantaged Business Inclusion Reporting: Each Contractor with Subcontractors, suppliers, or vendors, shall provide the following information on a monthly basis with their Applications for Payment:

- A breakdown of all amounts billed for that month by Subcontractor and supplier indicating the M/WBE status of that Subcontractor or supplier;
- A contract-to-date summary of the total amount billed by each firm and presented showing the percentage of billings by M/WBE firms to the prime contract's value;
- Signed and notarized Affidavits of Total Payments to Date from each firm.

Any Contractor's failure to provide the monthly Subcontractor report could result in the delay of processing of the Contractor's Application for Payment.

Local Resident Inclusion Reporting: Manpower reports shall be submitted monthly by each Contractor, Subcontractor, and consultant with any workforce dedicated to the Project, along with request for payment.

- Manpower reports shall include the name, address and zip code, and race of each employee dedicated to the Project, their job classification, and whether they are a new or existing employee.
- All manpower reports will be compiled by **Urban Infill** into an overall compliance statement, including copies of the individual manpower reports, and be forwarded to **Parsco, LLC** monthly for review.

Any Contractor's failure to provide the monthly manpower report could result in the delay of processing of the Contractor's Application for Payment.

VIII. IMPLEMENTATION AND ADMINISTRATION

Urban Infill has designated **Chris Vail**, during the construction of the Project as the Diversity Administrator, who shall be responsible for implementation of this Plan. The Diversity Administrator shall act as the primary coordinator of all aspects of this Plan and will be the primary point of contact for **Urban Infill**

Coordinating with internal and external resources, the Diversity Administrator will be responsible for all implementation activities including the following:

Workforce Diversification Plan for Blount School

- Disadvantaged Business Inclusion
 - Coordinate with Contractors on Project Scheduling and provide early notice of bidding schedules
 - Represent the Project at Contracting Expos and Pre-Bid Conferences
 - Monitor Contractor and Subcontractor bid advertising
 - Review and consolidate M/WBE Inclusion Plans from Contractors
 - Compose/submit required reports to **Parsco, LLC**
- Resident Inclusion
 - Coordinate with Contractors on Project Scheduling and provide advance notice of Manpower Projections for planning of training and recruitment programs
 - Assist with identification of existing training programs that can be leveraged to help fill manpower needs, including sources of funding for worker training
 - Represent Project in interfacing with Contractors, Local Churches, Workforce Agencies, and Walk-Up Applicants
 - Review and consolidate Manpower Reports from Contractors
 - Compose/submit required reports to **Parsco, LLC**

More specific responsibilities may be developed as the project progresses to ensure the maximum effectiveness of the implementation of this Workforce Diversification Plan.

End of Document

Exhibits Follow

EXHIBIT A

CONTRACTOR'S WORKFORCE DIVERSIFICATION PLAN

The following shall constitute this Contractor's plan for satisfying the M/WBE contracting goals set forth in the Workforce Diversification Plan for Urban Core Office. This information shall be provided for each trade or service that will be utilized for this project. Use additional sheets if necessary.

Name of Contractor: _____

Total Bid Amount: _____

Planned Overall M/WBE Participation {Goals} <i>Include prime contractor's information, if applicable:</i>				
Name of Contractor, Subcontractor, or Vendor	M/WBE Certification #	Trade, Service, Or Work to be Provided	Dollar Value	% Participation

The Subcontractors and vendors listed above ____ are or ____ are not (check one) currently under contract for the scope of work indicated. Actual M/WBE Inclusion will be monitored as part of the monthly Application for Payment so this Plan is submitted to indicate the means anticipated to achieve the inclusion goals.

Additional Comments:

By signing below, I attest that the above information is accurate to the best of my knowledge and that we will put forth our best practical efforts to achieve said participation goals.

Signature of Owner/Chief Executive Officer

Date

Workforce Diversification Plan for Blount School

EXHIBIT B

CONTRACTOR AND SUBCONTRACTOR ACKNOWLEDGEMENT FORM

Contractor is responsible for getting all Subcontractors to complete and sign this form. Please print out multiple forms as needed.

NON-DISCRIMINATION IN HIRING

NOTICE

The Contract Awardee and its Subcontractors shall not discriminate nor permit discrimination against any person because of race, color, religion, age, gender, national origin, ancestry, creed, handicap, sexual orientation, union membership, disabled or Vietnam era veteran status, or limited English proficiency in the performance of the contract, including, but not limited to, preparation, manufacture, fabrication, installation, erection and delivery of all supplies and equipment. In the event of receipt of such evidence of such discrimination by a Contract Awardee or its agents, employees or representatives, **Urban Infill** shall have the right to terminate the Contract for cause. In the event of the continued refusal on the part of the Contract Awardee to comply with this anti-discrimination provision, the Contract Awardee may be removed from the list of approved bidders of **Urban Infill**.

The Contract Awardee agrees to include subparagraph (1) above with appropriate adjustments for the identity of the parties in all subcontracts, which are entered into for work to be performed pursuant to the Contract.

Trade Name of Prime Contractor: _____

_____(Seal)

Signature of Prime Contractor Representative

or

Trade Name of Subcontractor: _____

_____(Seal)

Signature of Subcontractor Representative

Workforce Diversification Plan for Blount School

EXHIBIT C

MANPOWER PROJECTION PLAN

Contractor:		
Contract Scope:		
Total Bid Amount:	Start Date:	End Date:
Total # of Employees on Payroll: ☐ 0-50 ☐ 51-100 ☐ 101-150 ☐ 151-200+	Woman or Minority Owned Business: ☐ Yes ☐ No	
Contractor Contact Information (person Responsible for working with Greenhut Construction to achieve local hiring goals)		
Contact Name		
Work Address		
City, State, & Zip		
Telephone #	Office	Cell
Email Address		

WORKFORCE PLAN

Projected Number of Required Workers for this entire project	Total Number of Current Employees on payroll	Projected Number of New Hires for this entire project

1. Is recruitment required for new hires by the Contractor? ☐ No ☐ Yes How soon? _____ days
2. If no, will former workers be brought back? ☐ No ☐ Yes How Many? _____
3. Is recruitment required for any of your Subcontractors? ☐ No ☐ Yes
If so, have them complete plan.
4. Does the Contractor have openings on other projects? ☐ No ☐ Yes
5. If recruitment is required, complete chart below and attach job descriptions for each.

Position Title	# Jobs	Skills Required	Wage Rate	Experience Level (1=skilled, 2=entry, 3=no experience)

By signing below, I attest that the information above is accurate to the best of my knowledge and ensure that my company will put forth our best practical effort to hire local residents for all job openings available as a result of this project. This will assist to achieve the project hiring participation goals.

Name of Authorized Contractor Representative

Signature of Authorized Contractor Representative

Date



City of Pensacola

222 West Main Street
Pensacola, FL 32502

Memorandum

File #: 17-00343

City Council

6/8/2017

LEGISLATIVE ACTION ITEM

SPONSOR: Ashton J. Hayward, III, Mayor

SUBJECT:

MIDTOWN COMMERCE PARK FACILITATION

RECOMMENDATION:

That City Council agree to move forward with a de-annexation process for the portion of the Escambia Treating Superfund Site (aka Midtown Commerce Park) currently under City jurisdiction. Further, that City Council deed, at no cost, the real property located at 3910 N Palafox Street, Reference Number 05-2S-30-1001-002-017, to Escambia County; and agree to not annex any portion of the site, after development, for a period of 15 years, upon Escambia County acceptance of title to the federally owned Superfund parcels. Finally, that City Council authorize the Mayor to take any and all actions required to execute all documents necessary to complete the above actions and initiate contraction procedures per state law.

HEARING REQUIRED: No Hearing Required

SUMMARY:

The Escambia Treating Superfund Site has undergone extensive remediation to enable its redevelopment as the commonly referred Midtown Commerce Park. In 2000, a Conceptual Master Plan was developed to illustrate reuse of the properties. One of these concepts was to develop the commerce park under one political jurisdiction to ease design, permitting, and development tasks and provide for regulatory consistence.

In 2011, Escambia County conveyed an approximate 15-acre parcel, within the superfund site to the City of Pensacola in an attempt to stimulate property redevelopment. That parcel is still under City ownership.

Escambia County is currently in discussions with the Environmental Protection Agency and the Florida Department of Environmental Regulation to take title to the federal superfund site properties and commence with redevelopment into a commerce park. To this end, Escambia County requested that the City respond to several questions regarding partnership and facilitation in moving forward.

This recommendation is in response to those questions, specifically to political jurisdiction and property ownership, as cited above. Redevelopment of the superfund site is best conducted under one set of development regulations and with as complete ownership of the parcels as possible.

PRIOR ACTION:

March 8, 2012 - Acquisition for the proposed Palafox Industrial Park

FUNDING:

N/A

FINANCIAL IMPACT:

None

CITY ATTORNEY REVIEW: Yes

[Click here to enter a date.](#)

STAFF CONTACT:

Eric W. Olson, City Administrator
Keith Wilkins, Assistant City Administrator

ATTACHMENTS:

- 1) Escambia County Recommendation Authorizing the Conveyance of Real Property
- 2) Report of Council Action Acquisition for the Proposed Palafox Industrial Site
- 3) Jack Brown letter of March 31, 2017
- 4) Eric Olson letter of April 6, 2017

PRESENTATION: No



BOARD OF COUNTY COMMISSIONERS
Escambia County, Florida

AI-1797 County Administrator's Report Item #: 12. 8.
BCC Regular Meeting Technical/Public Service Consent
Meeting Date: 12/08/2011
Issue: Authorizing the Conveyance of Real Property the City of Pensacola
From: Keith Wilkins, REP, Department Director
Organization: Community & Environment
CAO Approval: *Charles R. Davis*

RECOMMENDATION:

Recommendation Concerning Authorizing the Conveyance of Real Property to the City of Pensacola - Keith Wilkins, REP, Community & Environment Department Director

That the Board authorize the conveyance to the City of Pensacola parcels of County property located within and adjacent to the area known as Escambia Treating Company Superfund site located within the Palafox Redevelopment Area (CRA), in accordance with the terms of the Agreement for Sale and Purchase attached to the Resolution:

A. Adopt the Resolution authorizing the conveyance to the City of Pensacola (City) parcels of County property located in the vicinity of the Escambia Wood Treating Company site, in accordance with the terms of the Agreement for Sale and Purchase, subject to the City's satisfactory completion and review of the environmental due diligence studies. Purchase price is \$1; and

B. Authorize the Chairman to execute the Resolution, Agreement for Sale and Purchase, Deed, and all other documents necessary to complete the transaction.

BACKGROUND:

The City of Pensacola issued a letter of interest dated October 19, 2011, expressing their desire to obtain four parcels of property owned by Escambia County associated with the redevelopment of the former Escambia Treating Company Superfund Site. The City is proceeding with their environmental due diligence on each parcel and will proceed with seeking transfer of title individually as the studies are complete and satisfactory.

BUDGETARY IMPACT:

City of Pensacola will not request any funds for the development of this property; however the County will participate in economic development incentives for end users subject to approval of the BCC.

LEGAL CONSIDERATIONS/SIGN-OFF:

All documents have been prepared and reviewed by Stephen G. West, Assistant County Attorney.

PERSONNEL:

As approved by the BCC and County Administrator, CRA or Environmental staff may assist. Any environmental staff time will be billed to the City per the Environmental Services Memorandum of Agreement.

POLICY/REQUIREMENT FOR BOARD ACTION:

Section 125.38, Florida Statutes, allows the conveyance to other governmental entities or non-profits.

IMPLEMENTATION/COORDINATION:

The Community & Environment Department/Community Redevelopment Agency (CED/CRA) will coordinate all implementation tasks.

Attachments

City Annexation Letter

City Agreement & Resolution



ASHTON J. HAYWARD
Mayor

October 19, 2011

Mr. Charles R. Oliver
County Administrator
Escambia County Board of County Commissioners
221 Palafox Place, Suite 420
Pensacola, Florida 32502

Re: Letter of Interest - Escambia Wood Treating Site

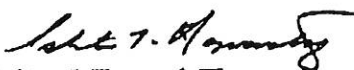
Dear Mr. Oliver:

As I am sure you are aware, the Escambia Wood Treating Superfund site and surrounding properties held by the Corps (collectively "ETC") are expected to transition to the State and then to the City of Pensacola. Escambia County requested a Letter of Interest from the City to take title to four (4) County owned parcels, 3910 N. Palafox Street, Beggs Lane End of 32505, Mason Lane Off of 32505, and Spruce Street 32505, and it is my pleasure to do so. This is an important undertaking for the City and the Northwest Florida community.

The City of Pensacola is willing to accept title to all four (4) subject parcels for \$1 and subject to the satisfactory completion and review of our ongoing environmental due diligence studies and the appropriate City approvals and funding. Finalization of our internal review and approval process for each parcel may occur at different times, so we may be ready to take title to some parcels prior to others. We will notify you on each parcel as soon as we are ready for a transfer. The subject parcels, which would total approximately 36.26 acres, are depicted in Attachment A. It is expected that the County will assist the City in pursuing funding through the U.S.EPA Brownfields Assessment program to cover environmental site assessment costs associated with meeting the All Appropriate Inquiry legal standard.

The subject property will become part of the City's proposed industrial park. The assemblage of properties under single ownership will help further the community's investment in creating local jobs and leveraging future development and private sector growth opportunities in the industrial park.

Sincerely,


Ashton J. Hayward, III
Mayor

cc: Keith Wilkins, Escambia County, Community and Environment, Department Director
Erik Spalvins, Region 4, U.S. Environmental Protection Agency

RESOLUTION R20__-____

**A RESOLUTION OF THE BOARD OF COUNTY
COMMISSIONERS OF ESCAMBIA COUNTY, FLORIDA,
AUTHORIZING THE CONVEYANCE OF REAL
PROPERTY TO THE CITY OF PENSACOLA; AND
PROVIDING AN EFFECTIVE DATE.**

WHEREAS, Escambia County (County) is the owner of a certain parcels of real property (Property) located in Escambia County, Florida, in the area commonly known as the Escambia Wood Treating Company Superfund Site, more particularly described in the Agreement for Sale and Purchase attached to this resolution; and

WHEREAS, the City of Pensacola, a Florida municipal corporation (City), has requested that the County convey the Property to it so that it can be developed as a commerce park; and

WHEREAS, the Board of County Commissioners for Escambia County has determined that the Property is not needed for County purposes and that it is in the best interest of the public to convey the Property to the City under the terms and conditions stated herein; and

WHEREAS, the conveyance of the Property from the County to the City is authorized pursuant to Section 125.38, Florida Statutes.

NOW, THEREFORE, BE IT RESOLVED BY THE BOARD OF COUNTY COMMISSIONERS OF ESCAMBIA COUNTY, FLORIDA:

Section 1. The foregoing recitals are true and correct and are incorporated herein by reference.

Section 2. The County shall convey the Property to the City for a purchase price of One Dollar (\$1.00), with all closing costs being borne by the City, and otherwise in accordance with the terms of the Agreement for Sale and Purchase attached to this Resolution.

Section 3. This conveyance is authorized subject to the following conditions:

a. The City shall not request any funds from the County for the development of the Property. The County will partner with the City on development opportunities for an end user of the Property that generates jobs for the region; however, the City shall be responsible for all planning, development, infrastructure and funding for the Property and the commerce park.

b. The City shall allow the County to maintain its current Palafox Community Redevelopment Area (CRA) and associated Tax Increment Financing (TIF), and shall take no action that will adversely impact either the Palafox CRA or TIF. The County shall retain full authority and responsibility for its Palafox CRA plan, budget, increment pledge, and all associated revenues and expenditures. The City shall not establish its own CRA or TIF or grant an ad valorem tax exemption for any subsequently annexed portion of the Palafox CRA without the express consent of the County. Additionally, the City shall not assert a claim to or request any portion of the County's TIF.

c. The City shall take reasonable steps to ensure that its development of the Property and commerce park does not adversely affect the New Hope Missionary Baptist Church, Incorporated of Pensacola Fla., including but not limited to providing property and infrastructure in the area, subject to the limitations of law, that may be necessary to permit the church to continue its mission.

Section 4. This Resolution shall take effect immediately upon adoption by the Board of County Commissioners.

ADOPTED this ____ day of _____, 20__.

BOARD OF COUNTY COMMISSIONERS
ESCAMBIA COUNTY, FLORIDA

By: _____
Wilson B. Robertson, Chairman

ATTEST: ERNIE LEE MAGAHA
Clerk of the Circuit Court

By: _____
Deputy Clerk

This document approved as to form
and legal sufficiency.

By: [Signature]
Title: Asst. County Attorney
Date: Nov. 30 2011

AGREEMENT FOR SALE AND PURCHASE

THIS AGREEMENT FOR SALE AND PURCHASE (Agreement) is entered into this _____ day of _____, 20____, by and between Escambia County, a political subdivision of the State of Florida, acting by and through its duly authorized Board of County Commissioners, whose mailing address is 221 Palafox Place, Pensacola, Florida 32502 (Seller), and the City of Pensacola, a Florida municipal corporation, whose address is 222 West Main Street, Post Office Box 12910, Pensacola, Florida 32521 (Buyer).

WITNESSETH:

WHEREAS, Seller is the record owner of fee simple title to the real property (Property) described below:

See attached Exhibit A

WHEREAS, at a duly advertised meeting of the Board of County Commissioners on _____, Seller approved the sale of the Property to Buyer for the amount of One Dollar (\$1.00); and

WHEREAS, Seller and Buyer now desire to enter into this Agreement to set forth the mutually agreed upon terms and conditions associated with the proposed purchase and sale.

NOW, THEREFORE, for and in consideration of the premises, the sums of money to be paid, and for other good and valuable consideration, the parties agree as follows:

1. Agreement to Sell and Purchase. Seller agrees to sell and convey the Property to Buyer, and Buyer agrees to purchase the Property from Seller upon the terms and conditions as set forth in this Agreement, including but not limited to the following express conditions that shall be incorporated in the deed:

a. The City shall not request any funds from the County for the development of the Property. The County will partner with the City on development opportunities for an end user of the Property that generates jobs for the region; however, the City shall be responsible for all planning, development, infrastructure and funding for the Property and the commerce park.

b. The City shall allow the County to maintain its current Palafox Community Redevelopment Area (CRA) and associated Tax Increment Financing (TIF), and shall take no action that will adversely impact either the Palafox CRA or TIF. The County shall retain full authority and responsibility for its Palafox CRA plan, budget, increment pledge, and all associated revenues and expenditures. The City shall not establish its own CRA or TIF or grant an ad valorem tax exemption for any subsequently annexed

portion of the Palafox CRA without the express consent of the County. Additionally, the City shall not assert a claim to or request any portion of the County's TIF.

c. The City shall take reasonable steps to ensure that its development of the Property and commerce park does not adversely affect the New Hope Missionary Baptist Church, Incorporated of Pensacola Fla., including but not limited to providing property and infrastructure in the area, subject to the limitations of law, that may be necessary to permit the church to continue its mission.

2. Purchase Price and Method of Payment. The purchase price for the Property is One Dollar (\$1.00) and must be paid by certified or official check at closing.

3. Evidence of Title. Seller shall transfer and convey to Buyer fee simple title to the Property. Within 30 days after the date of execution of this Agreement, Buyer may examine title to the Property and give notice to Seller in writing of any defects or encumbrances upon the Property unacceptable to Buyer except for (a) those exceptions identified in Section 10 of this Agreement entitled "Conveyance of Property," and (b) those exceptions to title which are to be discharged by Seller at or before closing. Seller is not obligated to provide Buyer with a title commitment.

If Buyer determines title to the Property is unmarketable for reasons other than the existence of the exceptions identified in Section 10 or exceptions that are to be discharged by Seller at or before closing, Buyer shall notify Seller in writing no later than five days after examining title. The written notice shall specify those liens, encumbrances, exceptions or qualifications to title that are either not acceptable or not contemplated by this Agreement to be discharged by Seller at or before closing (Title Defects).

If Seller is unable or unwilling to cure or eliminate the Title Defects prior to closing, Seller shall notify Buyer in writing prior to closing. Buyer and Seller may then extend the time allowed for removal of the Title Defects and the time of closing; or Buyer may waive Title Defects and proceed with closing; or Buyer and Seller may withdraw from the transaction and terminate the obligations under the Agreement. Buyer agrees that any Title Defects present on the day title is transferred, unless expressly objected to by written notice, will be considered accepted by Buyer.

4. Survey. Buyer may obtain a survey of the Property prior to closing at Buyer's expense. Buyer must notify Seller in writing after receipt of the survey of any matters shown on the survey that adversely affect title to the Property. The adverse matters will be deemed Title Defects, and Seller is obligated to undertake a cure within the time and in the manner provided in Section 3 of this Agreement.

5. Financing. Within five days of execution of this Agreement, Buyer must make application to obtain financing, if necessary, to consummate the purchase and sale of the Property and provide notice to Seller when it has secured necessary financing. Buyer shall notify Seller in writing if Buyer is unable to obtain financing prior to closing after making a good faith effort to do so. Seller may

extend the time allowed for Buyer to obtain financing or exercise its right to terminate this Agreement in accordance with Section 22.

6. Possession. Possession of the Property will be surrendered by Seller to Buyer at the time of closing. Seller shall not commit nor permit waste, deterioration or other destruction of the Property prior to that time.

7. Condition of Property. Pursuant to Section 125.411, Florida Statutes, Seller is precluded from warranting or representing any state of facts regarding title to the Property and, as a governmental entity, is exempt from the disclosures otherwise required by local ordinance. Except as set forth in the Agreement, it is understood and agreed that Seller disclaims all warranties or representations of any kind or character, express or implied, with respect to the Property, including, but not limited to, warranties and representations related to title, zoning, tax consequences, physical or environmental conditions, availability of access, ingress or egress, property value, operating history, governmental approvals, governmental regulations or any other matter or thing relating to or affecting the Property. Buyer represents that it is a knowledgeable Buyer of real estate and that it is relying solely on its own expertise and that of its consultants, and that Buyer will conduct inspections and investigations of the Property, including, but not limited to, the physical conditions of the Property, and will rely upon them, and upon closing, will assume the risk of all adverse matters, including but not limited to, adverse physical conditions, which may not have been revealed by Buyer's inspections and investigations. Seller sells and conveys to Buyer and Buyer accepts the Property "As Is, Where Is," with all faults and there are no oral agreements, warranties or representations collateral to or affecting the Property to Buyer by Seller or any third party. The terms and conditions of this paragraph expressly survive the closing of the Agreement.

8. Right to Inspect Property. Prior to undertaking any inspections and testing, Buyer must provide notice to Seller and coordinate with Seller's designee. Buyer must not intentionally nor unreasonably interfere with Seller's activities on the Property.

Prior to closing, Buyer, and its agents and consultants, have the right to enter upon the Property and undertake at Buyer's expense, any physical inspections and other investigations of the Property, including surveys, soil bores, percolation tests, engineering studies, tests for radon gas and other tests or studies that Buyer considers necessary or desirable to review and evaluate the physical characteristics of the Property. Results of any investigation or testing conducted on the Property must promptly be disclosed to Seller.

Buyer shall notify Seller in writing of any defects disclosed by its inspections and testing within five days of completion of the inspection or test. For purposes of this paragraph, "defect" means a condition on or under the Property that violates applicable state or federal environmental laws, rules or regulations, or may present an imminent and substantial danger to the public health or welfare. Upon receipt, Seller shall notify Buyer that 1) it will terminate this Agreement, whereupon all rights and obligations of the parties shall cease; or 2) it will remedy the environmental defect within six months of the date of the notice, or as otherwise agreed by the parties, in which case the

closing date will automatically be extended.

Buyer, as a condition precedent to its entry rights, will defend, indemnify, save and hold Seller harmless from any loss, damage, liability, suit, claim, cost or expense, including reasonable attorneys' fees, arising from the exercise by Buyer of its entry rights.

9. **Radon Gas.** Radon is a naturally occurring radioactive gas that, when it has accumulated in a building in sufficient quantities, may present health risks to persons who are exposed to it over time. Levels of radon that exceed federal and state guidelines have been found in buildings in Florida. Additional information regarding radon and radon testing may be obtained from your county public health unit.

10. **Conveyance of Property.** At closing, Seller will convey to Buyer title to the Property by deed, the form of which is attached as Exhibit B, that identifies the following exceptions to title:

- a. Ad valorem real property taxes and assessments for the year 2012 and subsequent years; outstanding and unpaid taxes and assessments, if any, for previous years; conditions, easements, and restrictions of record; zoning ordinances and other restrictions and prohibitions imposed by applicable governmental authorities.
- b. Reservation of an undivided $\frac{1}{4}$ interest in, and title in and to an undivided $\frac{1}{4}$ interest in, all the phosphate, minerals and metals that are or may be in, on, or under the Property and an undivided $\frac{1}{2}$ interest in all the petroleum that is or may be in, on, or under the Property with the privilege to mine and develop, pursuant to Section 270.11, Florida Statutes.

The parties expressly acknowledge that Buyer accepts title as it exists on the day title is transferred from Seller to Buyer unless written notice has been provided to Seller in accordance with Section 3.

11. **Closing.** Subject to satisfaction of the obligations of Seller and Buyer as set forth in the Agreement, the Purchase Price will be paid to Seller and the Deed and other closing documents reasonably required by either party will be executed and delivered at the time of closing. The purchase and sale contemplated by this Agreement will be closed in the Office of the Escambia County Attorney, 221 Palafox Place, Suite 430, Pensacola, Florida. Seller's attorney will prepare and furnish all documents for closing including any necessary corrective documents. Closing shall occur on or before 120 days from the date that the last party executes this Agreement unless the date for closing is extended by written agreement of the parties or as otherwise provided herein.

12. **Costs and Expenses at Closing.** Upon closing, Seller and Buyer shall pay the following costs and expenses:

SELLER BUYER

_____	☐ N/A	Deed Documentary Stamps
_____	☒ X	Survey, if any
_____	☒ X	Recording (Deed)
_____	☒ X	County Attorney's Fees (Document Preparation)
_____	☒ X	Title Insurance, if any
_____	☒ X	Structural and Environmental Inspections, if any
_____	☒ X	Real Estate Professional Fee or Commission, if any

13. Taxes, Fees, and Charges. Taxes, fees and charges will be paid as follows:

- a. Buyer is responsible for all ad valorem taxes and assessments, if any, assessed against the Property. Any outstanding taxes or tax certificates or assessments encumbering the Property must be satisfied by the Buyer at closing. Seller is immune from ad valorem taxes and will not pay ad valorem taxes on the Property.
- b. All impact fees, permit fees, systems charges, and any other amounts charged or assessed as a result of, arising from, or necessary for Buyer's proposed construction on, or development of, the Property will be paid solely by Buyer.

14. Conditions Precedent to Closing. The obligation of Buyer to close the sale and purchase transaction contemplated in this Agreement is expressly conditioned on the prior occurrence, satisfaction or fulfillment of the following:

- a. Prior to closing, all obligations of Seller and Buyer in this Agreement must have been either fully satisfied or have occurred or have been waived by Seller or Buyer in writing or as otherwise provided in this Agreement.
- b. Within the time provided in the Agreement, Buyer will have established to its satisfaction that Seller is the owner of good and marketable fee simple title to the Property, subject only to the Permitted Exceptions and those exceptions which are to be discharged by Seller at or before the closing or, alternatively, waived by Buyer.
- c. There are no pending or threatened building, utility (including sewer or water) or other moratoria, injunctions or court orders in effect which would interfere with the immediate use or occupancy of any portion of the Property.

- d. There is no litigation or administrative proceeding pending or threatened against or relating to either the Property or Seller which would preclude Buyer's purchase and Seller's sale of the Property under the Agreement.
- e. There are no pending or threatened zoning, condemnation or eminent domain proceedings against or in any way affecting the Property or any known pending or threatened suits, actions or other proceedings against Seller or affecting the Property or its use in any manner permitted as of the date of the Agreement by the land development regulations of the local government entity with land development regulatory authority over the Property (either as a primary or permitted conditional use) and that the Property and such uses are not in any manner encumbered or adversely affected by any judgment, order, writ, injunction, rule or regulation or any court or governmental agency or officer.
- f. The results of inspections, investigations and inquiries Buyer has made with respect to the Property are, in Buyer's sole opinion and in Buyer's sole discretion, acceptable to Buyer.

If one or more of the above requirements precedent to Buyer's obligation to close this Agreement has not occurred or been satisfied, or expressly waived by Buyer or by the terms of this Agreement on or before the closing date for any reason, then Buyer is entitled to terminate this Agreement and the obligations of the parties, by giving written notice to the other party.

15. Assignability. This Agreement cannot be assigned by Buyer without the prior written consent of Seller.

16. Litigation and Attorneys' Fees. Each party will pay for its own attorneys' fees and costs in the event of litigation related to the sale and purchase of the Property.

17. Time of the Essence. Time is of the essence of this Agreement and in the performance of all conditions and covenants to be performed or satisfied by either party. Waiver of performance or satisfaction of timely performance or satisfaction of any condition or covenant by one party is not to be deemed to be a waiver of the performance or satisfaction of any other condition or covenant unless specifically consented to in writing. Whenever a date in the Agreement falls on a Saturday, Sunday or legal holiday, the date is extended to the next business day.

18. Counterparts. This Agreement will be executed in duplicate counterparts, each of which upon execution by all parties is deemed to be an original.

19. Governing Law and Binding Effect. The interpretation and enforcement of this Agreement will be governed by and construed in accordance with the laws of the State of Florida and bind Buyer and Seller and their respective successors and assigns. The venue for any legal proceeding arising out of this Agreement shall be in a court of competent jurisdiction in Escambia County, Florida.

20. Integrated Agreement, Waiver and Modification. This Agreement represents the complete and entire understanding and agreement between and among the parties with regard to all matters involved in the Agreement and supersedes any prior or contemporaneous agreements, whether written or oral. The Agreement cannot be modified or amended and no provision is waived, except in writing signed by all parties, or if such modification, amendment or waiver is for the benefit of one or more of the parties and to the detriment of the others, then the amendment or waiver must be in writing, signed by all parties to whose detriment the modification, amendment or waiver inures.
21. Brokerage. Seller and Buyer acknowledge, represent and warrant to each other that no broker or finder has been employed by either Seller or Buyer in connection with the sale and purchase contemplated in the Agreement.
22. Default and Termination. If either party fails to perform any of its obligations set forth in the Agreement within the times specified, the other party, at its option and at any time, may terminate the Agreement. Neither party can declare the other in default without giving the other party at least five days written notice of intention to do so, during which time the other party will have an opportunity to remedy the default or to commence to remedy. The notice must specify, in detail, the default.
23. Notices. All notices must be in writing and served either personally or by deposit with the U.S. Postal Service, certified mail, return receipt requested, or by deposit with a nationally recognized overnight courier service, postage pre-paid and addressed to the Seller and Buyer at the following addresses:

TO THE SELLER:

Escambia County
County Administrator
221 Palafox Place
Pensacola, Florida 32502

TO THE BUYER:

Ashton J. Hayward, Mayor
City of Pensacola
Post Office Box 12910
Pensacola, FL 32521

WITH A COPY TO:

County Attorney's Office
221 Palafox Place, Suite 430
Pensacola, Florida 32502

All notices are deemed served when received, except that any notice mailed or deposited in the manner provided in this section are deemed served on the postmark date or courier pickup date.

24. Further Assurances. Each party, without further consideration, will act and execute and deliver documents as the other may reasonably request to effectuate the purposes of the Agreement.
25. Relationship of the Parties. Nothing in this Agreement or any act of the parties is deemed or

construed by the parties or by any third party to create a relationship of principal and agent or of partnership or of joint venture or of any association whatsoever between Buyer and Seller.

26. Risk of Loss. The risk of loss to the property is the responsibility of Seller until closing.

27. Property Tax Disclosure Summary. Buyer should not rely on the Seller's current property taxes as the amount of property taxes that the Buyer may be obligated to pay in the year subsequent to purchase. A change of ownership or property improvements triggers reassessments of the property that could result in higher property taxes. If you have any questions concerning valuation, contact the County Property Appraiser's Office for information.

28. Miscellaneous. If any term, provision, covenant, or condition of the Agreement or the application to any person or circumstances is invalid or unenforceable, the remainder of the Agreement is valid and enforceable to the extent permitted by law.

THIS AGREEMENT SHALL NOT BE EFFECTIVE UNLESS FIRST APPROVED BY
THE BOARD OF COUNTY COMMISSIONERS AT A DULY NOTICED PUBLIC
MEETING.

IN WITNESS WHEREOF, Seller and Buyer have made and executed this Agreement as of
this date and year first above written.

SIGNED, SEALED AND DELIVERED
IN THE PRESENCE OF:

SELLER:
ESCAMBIA COUNTY, FLORIDA by and
through its duly authorized BOARD OF
COUNTY COMMISSIONERS

ATTEST: Ernie Lee Magaha
Clerk of the Circuit Court

Wilson B. Robertson, Chairman

Deputy Clerk

BCC Approved:

This document approved as to form
and legal sufficiency.

By [Signature]
Title Asst. County Attorney
Date Nov. 30, 2011

BUYER:
CITY OF PENSACOLA, a Florida
Municipal corporation

Witness _____
Print Name _____

Ashton J. Hayward, Mayor

Witness _____
Print Name _____

STATE OF FLORIDA
COUNTY OF ESCAMBIA

The foregoing instrument was acknowledged before me this _____ day of _____,
20____, by Ashton J. Hayward, as Mayor for the City of Pensacola, a Florida municipal
corporation, who ☐ is personally known to me, or ☐ produced current
_____ as identification.

Signature of Notary Public

Printed Name of Notary Public

(Notary Seal)

2011-001276 BCC
Dec. 08, 2011 Page 15

Replacement Backup - Exhibit A
CAR I-8
BCC: 12-08-2011

EXHIBIT A

BEG AT INTER OF E R/W LI OF PALAFOX ST (US 29 78 05/100 FT R/W) & N LI OF LT 21 N 52 DEG 40 MIN 40 SEC E
ALG N LI 800 FT S 37 DEG 19 MIN 20 SEC E 382 FT S 52 DEG 40 MIN 40 SEC W 963 FT TO E R/W LI OF PALAFOX ST N
37 DEG 19 MIN 20 SEC W ALG R/W 777 FT TO POB S/D OF PALMES GRANT W OF RR PLAT DB 10 P 490 OR 2801 P 768

SECTION 05, TOWNSHIP 2 SOUTH, RANGE 30 WEST
REFERENCE NUMBER 052S301001002017
TAX ACCOUNT NUMBER 051654100

Exhibit A

escpaLegal 052S301001002017

Page 1 of 1

Escambia County Property Appraiser
052S301001002017 - Full Legal Description

BEG AT INTER OF E R/W LI OF PALAFOX ST (US 29 78 05/100 FT R/W) & N LI OF LT 21 N 52 DEG 40 MIN 40 SEC E ALG N LI 800 FT S 37 DEG 19 MIN 20 SEC E 382 FT S 52 DEG 40 MIN 40 SEC W 963 FT TO E R/W LI OF PALAFOX ST N 37 DEG 19 MIN 20 SEC W ALG R/W 777 FT TO POB S/D OF PALMES GRANT W OF RR PLAT DB 10 P 490 OR 6738 P 1493

This document was prepared by:
Stephen G. West, Assistant County Attorney
Escambia County Attorney's Office
221 Palafox Place, Suite 430
Pensacola, Florida 32502
(850) 595-4970

2011-001276
Dec. 08, 2011 Page 17

BCC

STATE OF FLORIDA
COUNTY OF ESCAMBIA

DEED

THIS DEED is made this _____ day of _____, 20____, by Escambia County, a political subdivision of the State of Florida, acting by and through its duly authorized Board of County Commissioners, whose address is 221 Palafox Place, Pensacola, Florida 32502 (Grantor), and the City of Pensacola, a Florida municipal corporation, whose address is 222 West Main Street, Post Office Box 2910, Pensacola, Florida 32521 (Grantee).

WITNESSETH, that Grantor, for and in consideration of the sum of Ten Dollars (\$10.00), and other good and valuable consideration in hand paid by Grantee, the receipt of which is acknowledged, conveys to Grantee and Grantee's heirs, executors, administrators, successors and assigns forever, the land in Escambia County, Florida described below for the development of a commerce park:

See attached Exhibit A

THIS CONVEYANCE IS SUBJECT TO taxes and assessments for the year 2012 and subsequent years; outstanding and unpaid taxes and assessments, if any, from previous years; conditions, easements, and restrictions of record, if any, but this reference does not operate to reimpose them; zoning ordinances and other restrictions and prohibitions imposed by applicable governmental authorities.

GRANTOR RESERVES an undivided $\frac{3}{4}$ interest in, and title in and to an undivided $\frac{3}{4}$ interest in, all the phosphate, minerals and metals that are or may be in, on, or under the Property and an undivided $\frac{1}{2}$ interest in all the petroleum that is or may be in, on, or under the Property with the privilege to mine and develop the same.

THIS CONVEYANCE IS MADE subject to the following conditions:

1. The City shall not request any funds from the County for the development of the Property. The County will partner with the City on development opportunities for an end user of the Property that generates jobs for the region; however, the City shall be responsible for all planning, development, infrastructure and funding for the Property and the commerce park.
2. The City shall allow the County to maintain its current Palafox Community Redevelopment Area (CRA) and associated Tax Increment Financing (TIF), and shall take no action that will adversely impact either the Palafox CRA or TIF. The County shall retain full authority and responsibility for its Palafox CRA plan, budget, increment pledge, and all associated revenues and expenditures. The City shall not establish its own CRA or TIF or grant an ad valorem tax exemption for any subsequently annexed portion of the Palafox CRA without the express consent of the County. Additionally, the City shall not assert a claim to or request any portion of the County's TIF.



3. The City shall take reasonable steps to ensure that its development of the Property and commerce park does not adversely affect the New Hope Missionary Baptist Church, Incorporated of Pensacola Fla., including but not limited to providing property and infrastructure in the area, subject to the limitations of law, that may be necessary to permit the church to continue its mission.

IN WITNESS WHEREOF, Grantor has caused this deed to be executed in its name by its Board of County Commissioners acting by the Chairman of the Board, the day and year first above written.

ESCAMBIA COUNTY, FLORIDA by and
through its duly authorized BOARD OF
COUNTY COMMISSIONERS

ATTEST: Ernie Lee Magaha
Clerk of the Circuit Court

Wilson B. Robertson, Chairman

Deputy Clerk
BCC Approved:

Exhibit A

Page 1 of 1

escpaLegal 052S301001002017

Escambia County Property Appraiser
052S301001002017 - Full Legal Description

BEG AT INTER OF E R/W LI OF PALAFOX ST (US 29 78 05/100 FT R/W) & N LI OF LT 21 N 52 DEG 40 MIN 40 SEC E ALG N LI 800 FT S 37 DEG 19 MIN 20 SEC E 382 FT S 52 DEG 40 MIN 40 SEC W 963 FT TO E R/W LI OF PALAFOX ST N 37 DEG 19 MIN 20 SEC W ALG R/W 777 FT TO POB S/D OF PALMES GRANT W OF RR PLAT DB 10 P 490 OR 6738 P 1493

2011-001276 BCC
Dec. 08, 2011 Page 20

Replacement Backup - Exhibit A
- CAR I-8
BCC: 12-08-2011

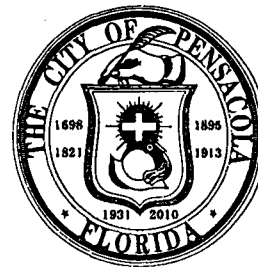
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SECTION 05, TOWNSHIP 2 SOUTH, RANGE 30 WEST
REFERENCE NUMBER 052S301001002017
TAX ACCOUNT NUMBER 051654100

REPORT OF COUNCIL ACTION

OFFICE OF THE CITY CLERK



March 8, 2012

Agenda Item: 11E

Subject: ESCAMBIA TREATING COMPANY SITE -- ACQUISITION FOR THE PROPOSED
PALAFOX INDUSTRIAL PARK

Ordinance #: _____

Action Taken:

☒ Approved by Council ☐ Motion Failed ☐ First Reading ☐ Second Reading

Referred To:

☐ Staff ☐ Other ☐ Committee

Council Member	Action				
	Absent	Motion	Second	Yes	No
Maren DeWeese				✓	
Sam Hall - President				✓	
John Jerralds			✓	✓	
Larry B. Johnson				✓	
Sherri Myers		✓			✓
Megan B. Pratt					✓
Brian Spencer	✓				
Ronald P. Townsend - Vice President				✓	
P.C. Wu				✓	

Copies:

☒ Council File

☐ Municipal Code

Report of Consent Agenda

March 8, 2012

Item 11



Members: Sam Hall, Ronald P. Townsend, Maren DeWeese, John Jerralds, Larry B. Johnson, Sherri Myers, Megan B. Pratt, Brian Spencer, and P.C. Wu

Members Absent: Hall & Pratt

All Items Passed Unanimously in Committee of the Whole – March 5, 2012

CONSENT AGENDA

A. APPOINTMENTS – CONSTRUCTION BOARD OF ADJUSTMENT AND APPEALS

That City Council reappoint Don Jehle an engineer and Stephen Ritz a mechanical contractor for a term of three (3) years, expiring March 31, 2015; and reappoint Hal B. Gordan as an alternate at-large from the construction industry and Dewey A. Miller as an alternate at-large from the general public for a term of two years, expiring March 31, 2014.

B. APPOINTMENT – PARKS AND RECREATION BOARD

That City Council reappoint David Forte to the Parks and Recreation Board for a term of three (3) years, expiring March 31, 2015.

C. PROPERTY ACQUISITION X2418, X2420 AND X2447/2447P – CAMPUS HEIGHTS SUBDIVISION

That City Council authorize the purchase of parcel X2418 (Parcel ID#14-1S-29-2200-030-003) in the amount of \$200,000 plus \$5,700.00 for closing and miscellaneous costs plus \$2,400.00 for legal fees plus a 10% contingency in the amount of \$20,810.00 and parcel X2420 (Parcel ID# 01-1S-29-2200-000-003) in the amount of \$490,000 plus \$9,230.00 for closing and miscellaneous costs plus \$2,400.00 for legal fees plus a 10% contingency in the amount of \$50,163.00 and parcel X2447/2447P (Parcel ID#14-1S-29-2200-002-005/14-1S-29-2200-004-005) in the amount of \$500,000 plus \$9,300.00 for closing and miscellaneous costs plus \$2,800.00 for legal fees plus a 10% contingency in the amount of \$51,210.00 for a total authorization of \$1,344,013.00 for all three parcels. Further recommendation is made that City Council authorize the Mayor to assume all existing commercial leases at each parcel at time of closing.

D. DECLARATION AND DISPOSAL OF SURPLUS CITY PROPERTY – MONTESSORI DRIVE

That City Council declare the City owned property on Montessori Drive, Pensacola, Florida as surplus and authorize the Mayor to dispose of the property to the highest bidder pursuant to an Invitation to Bid (ITB).

E. ESCAMBIA TREATING COMPANY SITE – ACQUISITION FOR THE PROPOSED PALAFOX INDUSTRIAL PARK

That City Council authorize the Mayor to execute the Agreement for Sale and Purchase of a fifteen (15) acre parcel of land to be conveyed from Escambia County to the City for One Dollar (\$1.00) for inclusion in the Palafox Industrial Park.



COMMITTEE MEMORANDUM

March 5, 2012

FROM: Ashton J. Hayward, III, Mayor *WAR for ATN*

SUBJECT: Escambia Treating Company Site - Acquisition of Property for the Proposed Palafox Industrial Park

RECOMMENDATION:

That City Council authorize the Mayor to execute the Agreement for Sale and Purchase of a fifteen (15) acre parcel of land to be conveyed from Escambia County to the City for One Dollar (\$1.00) for inclusion in the Palafox Industrial Park.

SUMMARY:

On May 24, 2010, Council was presented with a plan that addressed Council concerns that current industrial business sites were decreasing and new industrial parcels were needed in the City. The findings of the Palafox Commerce Park Master Plan were presented which indicated that the Escambia Treating Company (ETC) site and adjacent residential areas offered an opportunity for approximately 100 acres of new industrial zoned land for redevelopment that would essentially be vacant, flat, and bordered by existing manufacturing and warehouse space. City Council unanimously passed a motion to pursue annexation of the ETC Superfund Site and adjacent residential areas.

On April 7, 2011, the Escambia County Board of County Commissioners passed Resolution R2011-48 which supported conveyance of the remediated ETC site to the City for redevelopment that would enhance the City's tax base. The City and County agreed that redevelopment of the property would best be addressed by a single entity that could manage the project including design, permitting, infrastructure and incentives to meet the needs of the future park tenants. The City and County expressed a desire to work together in the spirit of cooperation to ensure that the property would be redeveloped and that the regional economy would be further enhanced by these efforts.

The Environmental Protection Agency currently owns the surrounding ETC neighborhood parcels (approximately 70 acres) and plans to transfer this property to the State of Florida and then to the City for inclusion in the Palafox Industrial Park by April 2012.

The City is moving forward on these earlier efforts set in motion on May 24, 2010 to assemble the ETC property under single ownership and continue with the creation of a viable industrial park.

Committee of the Whole

Escambia Treating Company Site - Acquisition of Property for the Proposed Palafox Industrial Park

March 5, 2012

Page2

PRIOR ACTION:

May 24, 2010 - City Council unanimously passed a motion to pursue annexation of the Escambia Treating Company Superfund Site and adjacent residential areas.

FUNDING:

One Dollar (\$1.00).

FINANCIAL IMPACT:

Expenditures for the Escambia Treating Company Site have equaled approximately \$156,200 to date from Penny for Progress funds. The majority of these expenditures have been for legal and environmental costs. Additional expenditures are anticipated for closing costs, surveys, and legal.

STAFF CONTACT:

William H. Reynolds, City Administrator; John Asmar, Chief of Staff; Cynthia R. Williams, AICP, Office of Sustainability Administrator

ATTACHMENTS:

- 1) Sales Agreement & Deed
- 2) Map of Subject Property
- 3) City Council Action Item - Escambia Treating Company, May 24, 2010
- 4) Escambia County Resolution Authorizing the City to take the lead for redevelopment, April 7, 2011

PRESENTATION:

No.

Escambia County
Clerk's Original

2/2/2012 CARL-6

AGREEMENT FOR SALE AND PURCHASE

THIS AGREEMENT FOR SALE AND PURCHASE (Agreement) is entered into this _____ day of _____, 20____, by and between Escambia County, a political subdivision of the State of Florida, acting by and through its duly authorized Board of County Commissioners, whose mailing address is 221 Palafox Place, Pensacola, Florida 32502 (Seller), and the City of Pensacola, a Florida municipal corporation, whose address is 222 West Main Street, Post Office Box 12910, Pensacola, Florida 32521 (Buyer).

WITNESSETH:

WHEREAS, Seller is the record owner of fee simple title to the real property (Property) described below:

See attached Exhibit A

WHEREAS, at a duly advertised meeting of the Board of County Commissioners on February 2, 2012, Seller approved the sale of the Property to Buyer for the amount of One Dollar (\$1.00); and

WHEREAS, Seller and Buyer now desire to enter into this Agreement to set forth the mutually agreed upon terms and conditions associated with the proposed purchase and sale.

NOW, THEREFORE, for and in consideration of the premises, the sums of money to be paid, and for other good and valuable consideration, the parties agree as follows:

1. Agreement to Sell and Purchase. Seller agrees to sell and convey the Property to Buyer, and Buyer agrees to purchase the Property from Seller upon the terms and conditions as set forth in this Agreement, including but not limited to the following express conditions that shall be incorporated in the deed:

a. The City shall not request any funds from the County for the development of the Property. The County will partner with the City on development opportunities for an end user of the Property that generates jobs for the region; however, the City shall be responsible for all planning, development, infrastructure and funding for the Property and the commerce park.

b. The City shall allow the County to maintain its current Palafox Community Redevelopment Area (CRA) and associated Tax Increment Financing (TIF), and shall not create a City TIF in the currently unincorporated areas that would reduce the County's TIF revenues. The County shall retain full authority and responsibility for its Palafox CRA plan, budget, increment pledge, and all associated revenues and expenditures. The City shall not establish its own CRA or TIF or grant an ad valorem tax exemption for any

Verified By: *K. MacArthur*

Date: *2/8/12*

subsequently annexed portion of the Palafox CRA without the express consent of the County. Additionally, the City shall not assert a claim to or request any portion of the County's TIF.

c. The City shall take reasonable steps to ensure that its development of the Property and commerce park does not adversely affect the New Hope Missionary Baptist Church, Incorporated of Pensacola Fla., including but not limited to providing property and infrastructure in the area, subject to the limitations of law, that may be necessary to permit the church to continue its mission.

d. The City shall not permit, promote, approve, or allow the construction or operation of any type of solid waste processing facility on the Property or the commerce park.

2. Purchase Price and Method of Payment. The purchase price for the Property is One Dollar (\$1.00) and must be paid by certified or official check at closing.

3. Evidence of Title. Seller shall transfer and convey to Buyer fee simple title to the Property. Within 30 days after the date of execution of this Agreement, Buyer may examine title to the Property and give notice to Seller in writing of any defects or encumbrances upon the Property unacceptable to Buyer except for (a) those exceptions identified in Section 10 of this Agreement entitled "Conveyance of Property," and (b) those exceptions to title which are to be discharged by Seller at or before closing. Seller is not obligated to provide Buyer with a title commitment.

If Buyer determines title to the Property is unmarketable for reasons other than the existence of the exceptions identified in Section 10 or exceptions that are to be discharged by Seller at or before closing, Buyer shall notify Seller in writing no later than five days after examining title. The written notice shall specify those liens, encumbrances, exceptions or qualifications to title that are either not acceptable or not contemplated by this Agreement to be discharged by Seller at or before closing (Title Defects).

If Seller is unable or unwilling to cure or eliminate the Title Defects prior to closing, Seller shall notify Buyer in writing prior to closing. Buyer and Seller may then extend the time allowed for removal of the Title Defects and the time of closing; or Buyer may waive Title Defects and proceed with closing; or Buyer and Seller may withdraw from the transaction and terminate the obligations under the Agreement. Buyer agrees that any Title Defects present on the day title is transferred, unless expressly objected to by written notice, will be considered accepted by Buyer.

4. Survey. Buyer may obtain a survey of the Property prior to closing at Buyer's expense. Buyer must notify Seller in writing after receipt of the survey of any matters shown on the survey that adversely affect title to the Property. The adverse matters will be deemed Title Defects, and Seller is obligated to undertake a cure within the time and in the manner provided in Section 3 of this Agreement.

5. Financing. Within five days of execution of this Agreement, Buyer must make application to obtain financing, if necessary, to consummate the purchase and sale of the Property and provide notice to Seller when it has secured necessary financing. Buyer shall notify Seller in writing if Buyer is unable to obtain financing prior to closing after making a good faith effort to do so. Seller may extend the time allowed for Buyer to obtain financing or exercise its right to terminate this Agreement in accordance with Section 22.

6. Possession. Possession of the Property will be surrendered by Seller to Buyer at the time of closing. Seller shall not commit nor permit waste, deterioration or other destruction of the Property prior to that time.

7. Condition of Property. Pursuant to Section 125.411, Florida Statutes, Seller is precluded from warranting or representing any state of facts regarding title to the Property and, as a governmental entity, is exempt from the disclosures otherwise required by local ordinance. Except as set forth in the Agreement, it is understood and agreed that Seller disclaims all warranties or representations of any kind or character, express or implied, with respect to the Property, including, but not limited to, warranties and representations related to title, zoning, tax consequences, physical or environmental conditions, availability of access, ingress or egress, property value, operating history, governmental approvals, governmental regulations or any other matter or thing relating to or affecting the Property. Buyer represents that it is a knowledgeable Buyer of real estate and that it is relying solely on its own expertise and that of its consultants, and that Buyer will conduct inspections and investigations of the Property, including, but not limited to, the physical conditions of the Property, and will rely upon them, and upon closing, will assume the risk of all adverse matters, including but not limited to, adverse physical conditions, which may not have been revealed by Buyer's inspections and investigations. Seller sells and conveys to Buyer and Buyer accepts the Property "As Is, Where Is," with all faults and there are no oral agreements, warranties or representations collateral to or affecting the Property to Buyer by Seller or any third party. The terms and conditions of this paragraph expressly survive the closing of the Agreement.

8. Right to Inspect Property. Prior to undertaking any inspections and testing, Buyer must provide notice to Seller and coordinate with Seller's designee. Buyer must not intentionally nor unreasonably interfere with Seller's activities on the Property.

Prior to closing, Buyer, and its agents and consultants, have the right to enter upon the Property and undertake at Buyer's expense, any physical inspections and other investigations of the Property, including surveys, soil bores, percolation tests, engineering studies, tests for radon gas and other tests or studies that Buyer considers necessary or desirable to review and evaluate the physical characteristics of the Property. Results of any investigation or testing conducted on the Property must promptly be disclosed to Seller.

Buyer shall notify Seller in writing of any defects disclosed by its inspections and testing within five days of completion of the inspection or test. For purposes of this paragraph, "defect" means a condition on or under the Property that violates applicable state or federal environmental

laws, rules or regulations, or may present an imminent and substantial danger to the public health or welfare. Upon receipt, Seller shall notify Buyer that 1) it will terminate this Agreement, whereupon all rights and obligations of the parties shall cease; or 2) it will remedy the environmental defect within six months of the date of the notice, or as otherwise agreed by the parties, in which case the closing date will automatically be extended.

Buyer, as a condition precedent to its entry rights, will defend, indemnify, save and hold Seller harmless from any loss, damage, liability, suit, claim, cost or expense, including reasonable attorneys' fees, arising from the exercise by Buyer of its entry rights.

9. Radon Gas. Radon is a naturally occurring radioactive gas that, when it has accumulated in a building in sufficient quantities, may present health risks to persons who are exposed to it over time. Levels of radon that exceed federal and state guidelines have been found in buildings in Florida. Additional information regarding radon and radon testing may be obtained from your county public health unit.

10. Conveyance of Property. At closing, Seller will convey to Buyer title to the Property by deed, the form of which is attached as Exhibit B, that identifies the following exceptions to title:

- a. Ad valorem real property taxes and assessments for the year 2012 and subsequent years; outstanding and unpaid taxes and assessments, if any, for previous years; conditions, easements, and restrictions of record; zoning ordinances and other restrictions and prohibitions imposed by applicable governmental authorities.
- b. Reservation of an undivided $\frac{3}{4}$ interest in, and title in and to an undivided $\frac{3}{4}$ interest in, all the phosphate, minerals and metals that are or may be in, on, or under the Property and an undivided $\frac{1}{2}$ interest in all the petroleum that is or may be in, on, or under the Property with the privilege to mine and develop, pursuant to Section 270.11, Florida Statutes.

The parties expressly acknowledge that Buyer accepts title as it exists on the day title is transferred from Seller to Buyer unless written notice has been provided to Seller in accordance with Section 3.

11. Closing. Subject to satisfaction of the obligations of Seller and Buyer as set forth in the Agreement, the Purchase Price will be paid to Seller and the Deed and other closing documents reasonably required by either party will be executed and delivered at the time of closing. The purchase and sale contemplated by this Agreement will be closed in the Office of the Escambia County Attorney, 221 Palafox Place, Suite 430, Pensacola, Florida. Seller's attorney will prepare and furnish all documents for closing including any necessary corrective documents. Closing shall occur on or before 120 days from the date that the last party executes this Agreement unless the date for closing is extended by written agreement of the parties or as otherwise provided herein.

12. Costs and Expenses at Closing. Upon closing, Seller and Buyer shall pay the following costs

and expenses:

SELLER	BUYER
_____	<u> N/A </u> Deed Documentary Stamps
_____	<u> X </u> Survey, if any
_____	<u> X </u> Recording (Deed)
_____	<u> X </u> County Attorney's Fees (Document Preparation)
_____	<u> X </u> Title Insurance, if any
_____	<u> X </u> Structural and Environmental Inspections, if any
_____	<u> X </u> Real Estate Professional Fee or Commission, if any

13. Taxes, Fees, and Charges. Taxes, fees and charges will be paid as follows:

- a. Buyer is responsible for all ad valorem taxes and assessments, if any, assessed against the Property. Any outstanding taxes or tax certificates or assessments encumbering the Property must be satisfied by the Buyer at closing. Seller is immune from ad valorem taxes and will not pay ad valorem taxes on the Property.
- b. All impact fees, permit fees, systems charges, and any other amounts charged or assessed as a result of, arising from, or necessary for Buyer's proposed construction on, or development of, the Property will be paid solely by Buyer.

14. Conditions Precedent to Closing. The obligation of Buyer to close the sale and purchase transaction contemplated in this Agreement is expressly conditioned on the prior occurrence, satisfaction or fulfillment of the following:

- a. Prior to closing, all obligations of Seller and Buyer in this Agreement must have been either fully satisfied or have occurred or have been waived by Seller or Buyer in writing or as otherwise provided in this Agreement.
- b. Within the time provided in the Agreement, Buyer will have established to its satisfaction that Seller is the owner of good and marketable fee simple title to the Property, subject only to the Permitted Exceptions and those exceptions which are to be discharged by Seller at or before the closing or, alternatively, waived by Buyer.

- c. There are no pending or threatened building, utility (including sewer or water) or other moratoria, injunctions or court orders in effect which would interfere with the immediate use or occupancy of any portion of the Property.
- d. There is no litigation or administrative proceeding pending or threatened against or relating to either the Property or Seller which would preclude Buyer's purchase and Seller's sale of the Property under the Agreement.
- e. There are no pending or threatened zoning, condemnation or eminent domain proceedings against or in any way affecting the Property or any known pending or threatened suits, actions or other proceedings against Seller or affecting the Property or its use in any manner permitted as of the date of the Agreement by the land development regulations of the local government entity with land development regulatory authority over the Property (either as a primary or permitted conditional use) and that the Property and such uses are not in any manner encumbered or adversely affected by any judgment, order, writ, injunction, rule or regulation or any court or governmental agency or officer.
- f. The results of inspections, investigations and inquiries Buyer has made with respect to the Property are, in Buyer's sole opinion and in Buyer's sole discretion, acceptable to Buyer.

If one or more of the above requirements precedent to Buyer's obligation to close this Agreement has not occurred or been satisfied, or expressly waived by Buyer or by the terms of this Agreement on or before the closing date for any reason, then Buyer is entitled to terminate this Agreement and the obligations of the parties, by giving written notice to the other party.

15. Assignability. This Agreement cannot be assigned by Buyer without the prior written consent of Seller.

16. Litigation and Attorneys' Fees. Each party will pay for its own attorneys' fees and costs in the event of litigation related to the sale and purchase of the Property.

17. Time of the Essence. Time is of the essence of this Agreement and in the performance of all conditions and covenants to be performed or satisfied by either party. Waiver of performance or satisfaction of timely performance or satisfaction of any condition or covenant by one party is not to be deemed to be a waiver of the performance or satisfaction of any other condition or covenant unless specifically consented to in writing. Whenever a date in the Agreement falls on a Saturday, Sunday or legal holiday, the date is extended to the next business day.

18. Counterparts. This Agreement will be executed in duplicate counterparts, each of which upon execution by all parties is deemed to be an original.

19. Governing Law and Binding Effect. The interpretation and enforcement of this Agreement

will be governed by and construed in accordance with the laws of the State of Florida and bind Buyer and Seller and their respective successors and assigns. The venue for any legal proceeding arising out of this Agreement shall be in a court of competent jurisdiction in Escambia County, Florida.

20. Integrated Agreement, Waiver and Modification. This Agreement represents the complete and entire understanding and agreement between and among the parties with regard to all matters involved in the Agreement and supersedes any prior or contemporaneous agreements, whether written or oral. The Agreement cannot be modified or amended and no provision is waived, except in writing signed by all parties, or if such modification, amendment or waiver is for the benefit of one or more of the parties and to the detriment of the others, then the amendment or waiver must be in writing, signed by all parties to whose detriment the modification, amendment or waiver inures.

21. Brokerage. Seller and Buyer acknowledge, represent and warrant to each other that no broker or finder has been employed by either Seller or Buyer in connection with the sale and purchase contemplated in the Agreement.

22. Default and Termination. If either party fails to perform any of its obligations set forth in the Agreement within the times specified, the other party, at its option and at any time, may terminate the Agreement. Neither party can declare the other in default without giving the other party at least five days written notice of intention to do so, during which time the other party will have an opportunity to remedy the default or to commence to remedy. The notice must specify, in detail, the default.

23. Notices. All notices must be in writing and served either personally or by deposit with the U.S. Postal Service, certified mail, return receipt requested, or by deposit with a nationally recognized overnight courier service, postage pre-paid and addressed to the Seller and Buyer at the following addresses:

TO THE SELLER:

Escambia County
County Administrator
221 Palafox Place
Pensacola, Florida 32502

TO THE BUYER:

Ashton J. Hayward, Mayor
City of Pensacola
Post Office Box 12910
Pensacola, FL 32521

WITH A COPY TO:

County Attorney's Office
221 Palafox Place, Suite 430
Pensacola, Florida 32502

All notices are deemed served when received, except that any notice mailed or deposited in the manner provided in this section are deemed served on the postmark date or courier pickup date.

24. Further Assurances. Each party, without further consideration, will act and execute and deliver documents as the other may reasonably request to effectuate the purposes of the Agreement.

25. Relationship of the Parties. Nothing in this Agreement or any act of the parties is deemed or construed by the parties or by any third party to create a relationship of principal and agent or of partnership or of joint venture or of any association whatsoever between Buyer and Seller.

26. Risk of Loss. The risk of loss to the property is the responsibility of Seller until closing.

27. Property Tax Disclosure Summary. Buyer should not rely on the Seller's current property taxes as the amount of property taxes that the Buyer may be obligated to pay in the year subsequent to purchase. A change of ownership or property improvements triggers reassessments of the property that could result in higher property taxes. If you have any questions concerning valuation, contact the County Property Appraiser's Office for information.

28. Miscellaneous. If any term, provision, covenant, or condition of the Agreement or the application to any person or circumstances is invalid or unenforceable, the remainder of the Agreement is valid and enforceable to the extent permitted by law.

THIS AGREEMENT SHALL NOT BE EFFECTIVE UNLESS FIRST APPROVED BY
THE BOARD OF COUNTY COMMISSIONERS AT A DULY NOTICED PUBLIC
MEETING.

IN WITNESS WHEREOF, Seller and Buyer have made and executed this Agreement as of
this date and year first above written.

SIGNED, SEALED AND DELIVERED
IN THE PRESENCE OF:

ATTEST: Ernie Lee Magaha
Clerk of the Circuit Court



Approved: 02-02-2012

SELLER:

ESCAMBIA COUNTY, FLORIDA by and
through its duly authorized BOARD OF
COUNTY COMMISSIONERS

Wilson B. Robertson

Wilson B. Robertson, Chairman

Date Executed

2/2/2012

This document approved as to form
and legal sufficiency.

By

Title

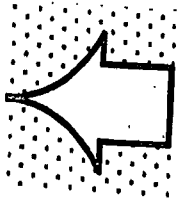
Date

[Signature]

Asst. County Attorney

Jan 16/2012

BUYER:
CITY OF PENSACOLA, a Florida
Municipal corporation



Witness _____
Print Name _____

Ashton J. Hayward, Mayor

Witness _____
Print Name _____

STATE OF FLORIDA

COUNTY OF ESCAMBIA

The foregoing instrument was acknowledged before me this _____ day of _____,
20____, by Ashton J. Hayward, as Mayor for the City of Pensacola, a Florida municipal
corporation, who ☐ is personally known to me, or ☐ produced current
_____ as identification.

Signature of Notary Public

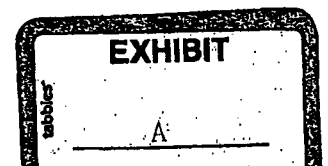
Printed Name of Notary Public

(Notary Seal)

EXHIBIT A

BEG AT INTER OF E R/W LI OF PALAFOX ST (US 29 78 05/100 FT R/W) & N LI OF LT 21 N 52 DEG 40 MIN 40 SEC E
ALG N LI 800 FT S 37 DEG 19 MIN 20 SEC E 382 FT S 52 DEG 40 MIN 40 SEC W 963 FT TO E R/W LI OF PALAFOX ST N
37 DEG 19 MIN 20 SEC W ALG R/W 777 FT TO POB S/D OF PALMES GRANT W OF RR PLAT DB 10 P 490 OR 2801 P 768

SECTION 05, TOWNSHIP 2 SOUTH, RANGE 30 WEST
REFERENCE NUMBER 051S301001002017
TAX ACCOUNT NUMBER 051654100



This document was prepared by:
Stephen G. West, Assistant County Attorney
Escambia County Attorney's Office
221 Palafox Place, Suite 430
Pensacola, Florida 32502
(850) 595-4970

**STATE OF FLORIDA
COUNTY OF ESCAMBIA**

DEED

THIS DEED is made this ____ day of _____, 20 __, by Escambia County, a political subdivision of the State of Florida, acting by and through its duly authorized Board of County Commissioners, whose address is 221 Palafox Place, Pensacola, Florida 32502 (County), and the City of Pensacola, a Florida municipal corporation, whose address is 222 West Main Street, Post Office Box 2910, Pensacola, Florida 32521 (City).

WITNESSETH, that the County, for and in consideration of the sum of One Dollar (\$1.00), and other good and valuable consideration in hand paid by the City, the receipt of which is acknowledged, conveys to the City, and its successors and assigns forever, the land in Escambia County, Florida described below for the development of a commerce park:

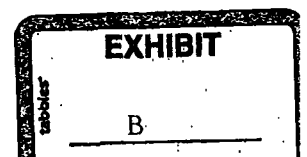
See attached Exhibit A

THIS CONVEYANCE IS SUBJECT TO taxes and assessments for the year 2012 and subsequent years; outstanding and unpaid taxes and assessments, if any, from previous years; conditions, easements, and restrictions of record, if any, but this reference does not operate to reimpose them; zoning ordinances and other restrictions and prohibitions imposed by applicable governmental authorities.

The County reserves an undivided $\frac{3}{4}$ interest in, and title in and to an undivided $\frac{3}{4}$ interest in, all the phosphate, minerals and metals that are or may be in, on, or under the Property and an undivided $\frac{1}{2}$ interest in all the petroleum that is or may be in, on, or under the Property with the privilege to mine and develop the same.

THIS CONVEYANCE IS MADE subject to the following conditions:

1. The City shall not request any funds from the County for the development of the Property. The County will partner with the City on development opportunities for an end user of the Property that generates jobs for the region; however, the City shall be responsible for all planning, development, infrastructure and funding for the Property and the commerce park.
2. The City shall allow the County to maintain its current Palafox Community Redevelopment Area (CRA) and associated Tax Increment Financing (TIF), and shall not create a City TIF in the currently unincorporated areas that would reduce the County's TIF revenue. The County shall retain full authority and responsibility for its Palafox CRA plan, budget, increment



pledge, and all associated revenues and expenditures. The City shall not establish its own CRA or TIF or grant an ad valorem tax exemption for any subsequently annexed portion of the Palafox CRA without the express consent of the County. Additionally, the City shall not assert a claim to or request any portion of the County's TIF.

3. The City shall take reasonable steps to ensure that its development of the Property and commerce park does not adversely affect the New Hope Missionary Baptist Church, Incorporated of Pensacola Fla., including but not limited to providing property and infrastructure in the area, subject to the limitations of law, that may be necessary to permit the church to continue its mission.
4. The City shall not permit, promote, approve, or allow the construction or operation of any type of solid waste processing facility on the Property or the commerce park.

IN WITNESS WHEREOF, the County has caused this deed to be executed in its name by its Board of County Commissioners acting by the Chairman of the Board, the day and year first above written.

ESCAMBIA COUNTY, FLORIDA by and
through its duly authorized BOARD OF
COUNTY COMMISSIONERS

ATTEST: Ernie Lee Magaha
Clerk of the Circuit Court

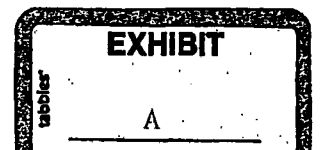
Wilson B. Robertson, Chairman

Deputy Clerk
BCC Approved:

EXHIBIT A

BEG AT INTER OF E R/W LI OF PALAFOX ST (US 29 78 05/100 FT R/W) & N LI OF LT 21 N 52 DEG 40 MIN 40 SEC E
ALG N LI 800 FT S 37 DEG 19 MIN 20 SEC E 382 FT S 52 DEG 40 MIN 40 SEC W 963 FT TO E R/W LI OF PALAFOX ST N
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SECTION 05, TOWNSHIP 2 SOUTH, RANGE 30 WEST
REFERENCE NUMBER 052S301001002017
TAX ACCOUNT NUMBER 051654100



This document was prepared by:
Stephen G. West, Assistant County Attorney
Escambia County Attorney's Office
221 Palafox Place, Suite 430
Pensacola, Florida 32502
(850) 595-4970

**STATE OF FLORIDA
COUNTY OF ESCAMBIA**

DEED

THIS DEED is made this 2nd day of February 2012 by Escambia County, a political subdivision of the State of Florida, acting by and through its duly authorized Board of County Commissioners, whose address is 221 Palafox Place, Pensacola, Florida 32502 (County), and the City of Pensacola, a Florida municipal corporation, whose address is 222 West Main Street, Post Office Box 2910, Pensacola, Florida 32521 (City).

WITNESSETH, that the County, for and in consideration of the sum of One Dollar (\$1.00), and other good and valuable consideration in hand paid by the City, the receipt of which is acknowledged, conveys to the City, and its successors and assigns forever, the land in Escambia County, Florida described below for the development of a commerce park:

See attached Exhibit A

THIS CONVEYANCE IS SUBJECT TO taxes and assessments for the year 2012 and subsequent years; outstanding and unpaid taxes and assessments, if any, from previous years; conditions, easements, and restrictions of record, if any, but this reference does not operate to reimpose them; zoning ordinances and other restrictions and prohibitions imposed by applicable governmental authorities.

The County reserves an undivided $\frac{3}{4}$ interest in, and title in and to an undivided $\frac{3}{4}$ interest in, all the phosphate, minerals and metals that are or may be in, on, or under the Property and an undivided $\frac{1}{2}$ interest in all the petroleum that is or may be in, on, or under the Property with the privilege to mine and develop the same.

THIS CONVEYANCE IS MADE subject to the following conditions:

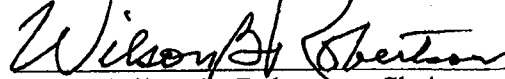
1. The City shall not request any funds from the County for the development of the Property. The County will partner with the City on development opportunities for an end user of the Property that generates jobs for the region; however, the City shall be responsible for all planning, development, infrastructure and funding for the Property and the commerce park.
2. The City shall allow the County to maintain its current Palafox Community Redevelopment Area (CRA) and associated Tax Increment Financing (TIF), and shall not create a City TIF in the currently unincorporated areas that would reduce the County's TIF revenue. The County shall retain full authority and responsibility for its Palafox CRA plan, budget, increment

pledge, and all associated revenues and expenditures. The City shall not establish its own CRA or TIF or grant an ad valorem tax exemption for any subsequently annexed portion of the Palafox CRA without the express consent of the County. Additionally, the City shall not assert a claim to or request any portion of the County's TIF.

3. The City shall take reasonable steps to ensure that its development of the Property and commerce park does not adversely affect the New Hope Missionary Baptist Church, Incorporated of Pensacola Fla., including but not limited to providing property and infrastructure in the area, subject to the limitations of law, that may be necessary to permit the church to continue its mission.
4. The City shall not permit, promote, approve, or allow the construction or operation of any type of solid waste processing facility on the Property or the commerce park.

IN WITNESS WHEREOF, the County has caused this deed to be executed in its name by its Board of County Commissioners acting by the Chairman of the Board, the day and year first above written.

ESCAMBIA COUNTY, FLORIDA by and
through its duly authorized BOARD OF
COUNTY COMMISSIONERS


Wilson B. Robertson, Chairman

Ernie Lee Magaha
Clerk of the Circuit Court


Deputy Clerk

BCC Approved: 02-02-2012

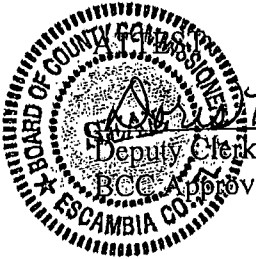
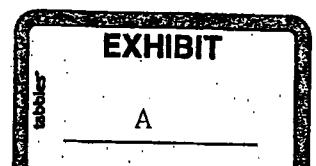


EXHIBIT A

BEG AT INTER OF E R/W LI OF PALAFOX ST (US 29 78 05/100 FT R/W) & N LI OF LT 21 N 52 DEG 40 MIN 40 SEC E
ALGN LI 800 FT S 37 DEG 19 MIN 20 SEC E 382 FT S 52 DEG 40 MIN 40 SEC W 963 FT TO E R/W LI OF PALAFOX ST N
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SECTION 05, TOWNSHIP 2 SOUTH, RANGE 30 WEST
REFERENCE NUMBER 052S301001002017
TAX ACCOUNT NUMBER 051654100







Board of County Commissioners • Escambia County, Florida

Jack R. Brown
County Administrator

March 31, 2017

City of Pensacola
Attn: Eric Olsen, City Administrator
222 W. Main St.
7th Floor of City Hall
Pensacola, FL 32502

Dear Mr. Olsen:

Escambia County would be very interested in obtaining official responses from the City on several questions as it relates to the Escambia Treating Site. These questions are as follows:

1. If the County took possession of the Escambia Treating Site, would the City be willing to de-annex the portions of the site currently under the jurisdictional control of the City?
2. Would the City also agree not to annex any portions of the site after development?
3. Will the City agree to deed back to the County the parcel located on the site (i.e. parcel number 052S301001002017)?
4. Would the City be willing to split ownership of the site with the County taking the parcels located west of Palafox?
5. Would the City be willing to financially contribute to the development of the site?

Thank you in advance for obtaining the answers to these questions. If you need any additional information, please do not hesitate to contact myself at (850) 595-4946 or Amy Lovoy at (850) 595-3936.

Sincerely,

A handwritten signature in blue ink that reads "Jack Brown for JB".

Jack Brown
County Administrator
Escambia County, Florida



OFFICE OF THE MAYOR

April 6, 2017

Jack Brown
Escambia County Administrator
221 Palafox Place, Ste. 400
Pensacola, FL 32502

Dear Mr. Brown,

Thank you for your letter dated March 31, 2017 requesting answers to questions about the Escambia Wood Treating Company Superfund Site.

All of the questions asked pertain in some manner to the disposition of real property so any definitive answers would require City Council action. We would be open to submitting the following recommendations to City Council, based on the understanding that the community's interests are best served if the site is developed under single ownership and single jurisdiction.

1. If the County took possession of the Escambia Treating Site we would recommend to City Council that the City de-annex portions of the site currently under City jurisdictional control with the exception of the existing commerce park consisting of Lurton St., Liggett St., Hopkins St. and Pasco St.
2. A recommendation to agree not to annex any portions of the site after development would be easier to make if that agreement had a time limit. Otherwise we would be reluctant to recommend that Council approve an agreement that would bind the City in perpetuity.
3. We would recommend that Council approve deeding the city-owned parcel on the site (parcel number 052S301001002017) back to the County.
4. We would not recommend that the City take ownership of the site or split ownership of the site.
5. Absent additional details about the plan for development of the site that show a quantifiable public benefit to city residents, we cannot recommend to Council that the City commit to contributing financially to the development of the site.

Before you move forward with your planning for the site I suggest that we have a meeting of key city and county staff to discuss the development options for the site and clarify our intentions with regard to the site. If you agree, please let me know and I will make the arrangements.

Sincerely,

A handwritten signature in blue ink, appearing to read "Eric W. Olson", is written over a circular blue stamp.

Eric W. Olson
City Administrator

CC: Keith Wilkins, Assistant City Administrator



City of Pensacola

222 West Main Street
Pensacola, FL 32502

Memorandum

File #: 21-17

City Council

6/8/2017

LEGISLATIVE ACTION ITEM

SPONSOR: Ashton J. Hayward, III, Mayor

SUBJECT:

PROPOSED ORDINANCE NO. 21-17 - REQUEST FOR HISTORIC PRESERVATION AD VALOREM PROPERTY TAX EXEMPTION - IMPROVEMENTS TO 105 WEST JACKSON STREET

RECOMMENDATION:

That City Council approve Proposed Ordinance No. 21-17 on first reading.

AN ORDINANCE GRANTING AN HISTORIC PRESERVATION AD VALOREM PROPERTY TAX EXEMPTION FOR 100% OF THE VALUE OF REAL PROPERTY IMPROVEMENTS UP TO \$644,926 PER YEAR FOR A TEN YEAR PERIOD FROM 2018-2028 FOR THE STRUCTURE LOCATED AT 105 WEST JACKSON STREET, PARCEL NUMBER 000S009010110019, ACCOUNT NUMBER 131127000.

HEARING REQUIRED: No Hearing Required

SUMMARY:

State of Florida Statute 196.1997 and the City of Pensacola City Code sections 3-4-91 through 3-4-103 authorize exemption from ad valorem taxation up to 100 percent of the assessed value of all improvements to historic properties which result in the restoration, renovation, or rehabilitation of such property. The program allows up to one-hundred percent (100%) abatement of the assessed value of the improvements to real property for up to 10 years regardless of any change in the authority of the city to grant such exemptions or any change in ownership of the property. In order to retain the exemption, however, the historic character of the property, and improvements which qualified the property for an exemption, must be maintained over the period for which the exemption is granted.

Exemptions shall apply only to taxes levied by the City, excluding levies for the downtown improvement board. Per Sec. 3-4-92, exemptions do not apply to taxes levied for the payment of bonds or to taxes authorized by a vote of electors pursuant to s. 9(b) or s.12, Art. VII of the State Constitution. The exemption must be recommended by the University of West Florida Historic Trust and City Council shall consider approval of an ordinance specifying the amount and period of the exemption.

Belinda Russell applied for an exemption for the improvements made to a contributing property, circa 1889, located at 105 West Jackson and referenced in the National Register of Historic Places Inventory Nomination for the North Hill Preservation District as “The Barn”. The building has been renovated on the interior and exterior to be used as a residential property.

Pursuant to City Code Section 3-4-101, the City forwarded the application form submitted by Belinda Russell to the Escambia County Property Appraiser who reported the following information to the City that is required to be included in the ordinance granting an historic exemption.

1. The total taxable value of all property within the City for the current fiscal year is \$3,324,404,893, which is based on 2016 Values. (2017 Tax Roll not yet available)
2. The total exempted value of all property in the City which has been approved to receive historic preservation ad valorem tax exemption for the current fiscal year is \$75,000, which is based on 2016 values. (2017 Tax Roll not yet available)
3. The total assessed value for 2014 for the referenced property before renovations was \$340,197 which breaks down as follows; \$248,697 for improvements and \$91,500 for land.
4. The investment in the property was \$644,926 per schedule of values by Bucco Construction Company LLC dated 2/10/16 and supplied with application.
5. 2017 taxes and assessed value have not yet been determined because 2017 tax roll not complete and certified.
6. Based on stated investment cost of \$644,926 and City’s 2016 millage rate of 4.2895 the City will be waiving a maximum of \$2,766 in new ad valorem taxes per year for ten years for a total exemption of \$27,660.

University of West Florida Historic Trust certifies to the city that the property located at 105 West Jackson for which an exemption is requested satisfies paragraph (a) of Sec. 3-4-94. - Property to which exemptions apply. Historic Preservationists at University West Florida Historic Trust conducted a review and verified that the project is consistent with the Secretary of the Interior’s Standards for Rehabilitation, the project exceeds \$5,000.00 in actual expenditures and meets criteria established in subsections 3-4-96 (b) and (c) and meets the requirements of this division.

A property owner qualifying for an exemption under this division shall execute a historic preservation property tax exemption covenant, on a form approved by the Division of State, requiring that the character of the property, and the qualifying improvements to the property, be maintained during the period that the exemption is granted. The covenant or agreement shall be binding on the current property owner, transferees, and their heirs, successors, or assigns. On or before the effective date of the exemption, the owner of the property shall have the covenant recorded with the deed for the property in the official records of Escambia County.

The following conditions shall provide justification for removal of a property from eligibility for the property tax exemption provided under this division: (1) The owner is in violation of the provisions of the historic preservation tax exemption covenant; or (2) The property has been damaged by accidental or natural causes to the extent that the historic integrity of the features, materials, appearance, workmanship and environment, or archeological integrity which made the property eligible for listing in the National Register or designation under the provisions of the local preservation ordinance have been lost or so damaged that restoration is not feasible. Violation of the covenant or agreement results in the property owner being subject to the payment of

differences between the total amount of taxes which would have been due in March of the previous years in which the covenant or agreement was in effect had the property not received the exemption and the total amount of taxes actually paid in those years, plus interest on the difference calculated as provided in F.S. s 212.12(3).

PRIOR ACTION:

September 8, 1994 - City Council adopted Ordinance No. 31-94 authorizing the Council to exempt from ad valorem taxation up to 100% of the assessed value of improvements undertaken to restore historic properties for a period of up to 10 years. The City's ordinance follows the two-step process set forth in the Florida Administrative Code rules for this exemption program and requires a pre-construction application and post-construction application review and approval process.

September 3, 2000 - Florida Administrative Code rule change allowing property owners to apply for this exemption after completing improvements.

January 11, 2001 - City Council approved Proposed Ordinance No. 2-01 - Amending Section 3-4-96 of the City Code; Modifying Process for Historic Property Improvement Tax Exemption; providing an effective date on first reading.

2001 - City Council adopted Ordinance No. 07-01 on second reading.

FUNDING:

N/A

FINANCIAL IMPACT:

The Escambia County Property Appraiser's Office has estimated the Historic Preservation Tax Exemption, if granted, is \$27,660.

CITY ATTORNEY REVIEW: Yes

5/23/2017

STAFF CONTACT:

Eric W. Olson, City Administrator
Rebecca Ferguson, Economic Policy Coordinator

ATTACHMENTS:

- 1) Proposed Ordinance No. 21-17
- 2) City Code 3-4-91 - 3-4-103
- 3) Florida Statute 196.1997- Ad Valorem Tax Exemptions - Historic Properties

- 4) Application - Historic Properties Exemption - 105 West Jackson
- 5) Covenant Agreement - 105 West Jackson
- 6) Property Appraiser - Letter - Parcel Information - 105 West Jackson
- 7) ARB Minutes - May 21, 2015
- 8) Legal Opinion - Lysia H. Bowling, City Attorney - 105 W Jackson
- 9) National Register - North Hill Preservation District

PRESENTATION: No

PROPOSED
ORDINANCE NO. 21-17

AN ORDINANCE
TO BE ENTITLED: _____

AN ORDINANCE GRANTING AN HISTORIC PRESERVATION AD VALOREM PROPERTY TAXATION EXEMPTION FOR CERTAIN IMPROVEMENTS TO HISTORIC REAL PROPERTY LOCATED AT 105 WEST JACKSON STREET, PENSACOLA, FLORIDA 32501, PARCEL NUMBER 000S009010110019, ACCOUNT NUMBER 131127000; REPEALING CLAUSE; PROVIDING AN EFFECTIVE DATE.

WHEREAS, The State of Florida Statute 196.1997 and the City of Pensacola City Code sections 3-4-91 through 3-4-103 authorize exemption from ad valorem taxation up to 100 percent of the assessed value of all improvements to historic properties which result in the restoration, renovation, or rehabilitation of such property; and

WHEREAS, Belinda Russell has made application to the City requesting an ordinance granting an Historic Preservation Property Tax Exemption pursuant to the State of Florida Statute 196.1997 and the City of Pensacola City Code sections 3-4-91 through 3-4-103 for renovations to the contributing property located at 105 West Jackson Street, Pensacola, FL 32501 constructed around 1889 and referenced in the National Register of Historic Places Inventory Nomination for the North Hill Preservation District as “The Barn”.; and

WHEREAS, The Historic Property Taxation Exemption program allows up to 100 percent abatement of the assessed value of the improvements to real property for up to 10 years regardless of any change in the authority of the city to grant such exemptions or any change in ownership of the property; and

WHEREAS, University of West Florida Historic Trust certifies to the city that the property located at 105 West Jackson for which an exemption is requested satisfies paragraph (a) of Sec. 3-4-94. – Property to which exemptions apply and Historic Preservationists at University West Florida Historic Trust conducted a review and verified that the project is consistent with the Secretary of the Interior’s Standards for Rehabilitation, the project exceeds \$5,000.00 in actual expenditures and meets criteria established in subsections 3-4-96 (b) and (c) meeting requirements of this division; and

WHEREAS, A property owner qualifying for an exemption under this division shall execute a historic preservation property tax exemption covenant, on a form approved by the Division of State, requiring that the character of the property, and the qualifying improvements to the property, be maintained during the period that the exemption is granted and the covenant or agreement shall be binding on the current property owner, transferees, and their heirs, successors, or assigns and on or before the effective date of the exemption, and the owner of the property shall have the covenant recorded with the deed for the property in the official records of Escambia County;

BE IT ORDAINED BY THE CITY OF PENSACOLA, FLORIDA:

SECTION 1. An Historic Preservation Property Taxation Exemption pursuant to the State of Florida Statute 196.1997 and sections 3-4-91 through 3-4-103 of the Code of the City of Pensacola, is hereby authorized for 105 West Jackson Street, Pensacola, Florida 32501 for 100 percent of the assessed value of improvements to the above described property resulting from the restoration, renovation or rehabilitation of said property during calendar years 2015 - 2017, based on a maximum of \$644,926.00 per year assessed value above the 2014 taxable value of \$340,197 on real property improvements resulting from the historic renovation. Such exemption shall be for no more than \$27,660.00.

SECTION 2. The total taxable value of all property within the City for the current fiscal year is \$3,324,404,893, which is based on 2016 Values. The total exempted value of all property in the City which has been approved to receive historic preservation ad valorem tax exemption for the current fiscal year is \$75,000, which is based on 2016 values. The total assessed value for 2014 for the referenced property before renovations was \$340,197 which breaks down as follows; \$248,697 for improvements and \$91,500 for land. The investment in the property was \$644,926 per schedule of values by Bucco Construction Company LLC. Based on stated investment cost of \$644,926 and City's 2016 millage rate of 4.2895 the City will be waiving a maximum of \$2,766 in new ad valorem taxes per year for ten years for a total exemption of \$27,660.

SECTION 3. Exemptions shall apply only to taxes levied by the City, excluding levies for the downtown improvement board. Per Sec. 3-4-92, exemptions do not apply to taxes levied for the payment of bonds or to taxes authorized by a vote of electors pursuant to s. 9(b) or s.12, Art. VII of the State Constitution.

SECTION 4. The period of time of the exemption shall run from January 1, 2018 through December 31, 2028.

SECTION 5. The City finds that the exemption has been recommended by the University of West Florida Historic Trust and all conditions prior to the granting of the exemption have occurred, and the subject of the property meets the requirements of Section 196.1997, Florida Statutes, and Chapter 3-4, Article III, Division 1 of the Code of the City of Pensacola.

SECTION 6. All ordinances or parts of ordinances in conflict herewith are hereby repealed to the extent of such conflict.

SECTION 7. 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 the City Council

Attest:

City Clerk

DIVISION 1. - HISTORIC PROPERTIES EXEMPTION

Sec. 3-4-91. - Exemptions for improvements to historic properties authorized.

A method is hereby created to allow ad valorem tax exemptions under s. 3, Art. VII of the State Constitution to historic properties if the owners are engaging in the restoration, rehabilitation, or renovation of such properties. The city council by ordinance or resolution may authorize the exemption from ad valorem taxation of up to 100 percent of the assessed value of all improvements to historic properties which result from the restoration, renovation, or rehabilitation of such properties. The exemption applies only to improvements to real property. In order for the property to qualify for the exemption, any such improvements must be made on or after the day this division is adopted and in accordance with the provisions of this division.

(Ord. No. 31-94, § 1, 9-8-94)

Sec. 3-4-92. - Taxes to which exemptions apply.

Exemptions shall apply only to taxes levied by the city, excluding levies for the downtown improvement board. The exemptions do not apply, however, to taxes levied for the payment of bonds or to taxes authorized by a vote of the electors pursuant to s. 9(b) or s. 12, Art. VII of the State Constitution.

(Ord. No. 31-94, § 1, 9-8-94)

Sec. 3-4-93. - Duration of exemptions.

Any exemption granted remains in effect for up to ten years (as determined by the ordinance or resolution granting such exemption) with respect to any particular property, regardless of any change in the authority of the city to grant such exemptions or any change in ownership of the property. In order to retain the exemption, however, the historic character of the property, and improvements which qualified the property for an exemption, must be maintained over the period for which the exemption is granted. In the event that an exemption is granted for less than ten years, the city council may extend the term of the exemption provided that the total term shall not exceed ten years.

(Ord. No. 31-94, § 1, 9-8-94)

Sec. 3-4-94. - Property to which exemptions apply.

Property is qualified for an exemption under this division if:

- (a) At the time the exemption is granted, the property:
 - (1) Is individually listed in the National Register of Historic Places pursuant to the National Historic Preservation Act of 1966, as amended; or
 - (2) Is a contributing property to a national-register-listed district; or
 - (3) Is designated as a historic property, or as a contributing property to a historic or preservation district, under the terms of the of the land development code or other ordinance of the city; and
- (b) The preservation board has certified to the city that the property for which an exemption is requested satisfies paragraph (a).

(Ord. No. 31-94, § 1, 9-8-94)

Sec. 3-4-95. - Improvements which qualify for exemption.

In order for an improvement to a historic property to qualify the property for an exemption, the improvement must:

- (a) Be consistent with the United States Secretary of Interior's Standards for Rehabilitation.
- (b) Be determined by the preservation board to meet criteria established in subsections 3-4-96(b) and (c).
- (c) Exceed five thousand dollars (\$5,000.00) in actual expenditures on the project.

(Ord. No. 31-94, § 1, 9-8-94)

Sec. 3-4-96. - Application and review.

- (a) Any person, firm, or corporation that desires an ad valorem tax exemption for the improvement of a historic property must, in the year the exemption is desired to take effect, file with the preservation board an application on a form prescribed by the Department of State. For properties located within a district subject to the jurisdiction of the city's architectural review board, applications should be filed and reviewed by the preservation board prior to the submittal of plans to the architectural review board. Applications are encouraged to be filed before the improvements are initiated and must be filed no later than March 1 next following the completion of construction of the improvements. The application must include the following information:
 - (1) The name of the property owner and the location of the historic property.
 - (2) A description of the improvements to real property for which an exemption is requested and the date of commencement of construction of such improvements.
 - (3) Proof, to the satisfaction of the preservation board, that the property that is to be rehabilitated or renovated is a historic property under this section.
 - (4) Proof, to the satisfaction of the preservation board, that the improvements to the property will be consistent with the United States Secretary of Interior's Standards for Rehabilitation and will be made in accordance with guidelines developed by the Department of State.
 - (5) Applications submitted for properties which have been individually designated as historic properties or landmarks shall include documentation substantiating such designation and describing the historic, archaeological or architectural features which provided the basis for designation. Acceptable documentation shall include a copy of the designation report for the property and official correspondence notifying the property owner of designation.
 - (6) Other information deemed necessary by the preservation board.
- (b) Upon receipt of the completed application and all required supporting materials, the preservation board shall conduct a review to determine:
 - (1) Whether the property for which an exemption is requested satisfies section 3-4-94.
 - (2) Whether the proposed improvements are consistent with the Secretary of Interior's Standards for Rehabilitating Historic Buildings (Revised 1990), U.S. Department of the Interior, National Park Service, which are incorporated herein by reference, and the criteria in this division, and
 - (3) For applications submitted under the provisions of section 3-4-100, whether the criteria of that section are met.
- (c) The preservation board shall apply the recommended approaches to rehabilitation as set forth in the Secretary of the Interior's Standards for Rehabilitation and Guidelines for Rehabilitating Historic

Buildings in evaluating the eligibility of improvements to the historic property. For improvements intended to protect or stabilize severely deteriorated historic properties or archaeological sites, the preservation board shall apply the following additional standards:

- (1) Before applying protective measures which are generally of a temporary nature and imply future historic preservation work, an analysis of the actual or anticipated threats to the property shall be made.
 - (2) Protective measures shall safeguard the physical condition or environment of a property or archaeological site from further deterioration or damage caused by weather or other natural, animal or human intrusions.
 - (3) If any historic material or architectural features are removed, they shall be properly recorded and, if possible, stored for future study or reuse.
 - (4) Stabilization shall reestablish the structural stability of a property through the reinforcement of loadbearing members or by arresting material deterioration leading to structural failure. Stabilization shall also reestablish weather resistant conditions for a property.
 - (5) Stabilization shall be accomplished in such a manner that it detracts as little as possible from the property's appearance. When reinforcement is required to reestablish structural stability, such work shall be concealed wherever possible so as not to intrude upon or detract from the aesthetic and historical quality of the property, except where concealment would result in the alteration or destruction of historically significant material or spaces.
- (d) On completion of the review of an application, the preservation board shall notify the applicant and the mayor in writing of the results of the review and shall make recommendations for correction of any planned work deemed to be inconsistent with the standards cited subsection (b)(2) of this section.
- (e) Each review of an application conducted by the preservation board shall be completed within thirty (30) days following receipt of the completed application and all required supporting materials.

(Ord. No. 31-94, § 1, 9-8-94; Ord. No. 7-01, § 1, 1-25-01; Ord. No. 16-10, § 43, 9-9-10)

Sec. 3-4-97. - Request of review of completed work.

- (a) Following completion of the improvements, the applicant shall submit to the preservation board, a request for review of completed work on a form prescribed by the Department of State. The applicant shall submit with such request documentation demonstrating that the actual expenditure on the improvements exceeded five thousand dollars (\$5,000.00). Such documentation shall include paid contractor's bills, cancelled checks or other information determined to be sufficient by the preservation board.
- (b) Upon receipt of the request for review of completed work and all required supporting materials, the preservation board shall conduct a review to determine whether or not the completed improvements are in compliance with the work described in the approved preconstruction application, subsequent approved amendments, if any, and the Secretary of Interior's Standards for Rehabilitation and Guidelines for Rehabilitating Historic Buildings. The preservation board may inspect the completed work to verify such compliance.
- (c) On completion of the review of a request for review of completed work, the preservation board shall recommend that the city council grant or deny the exemption. The recommendation, and the reasons therefor, shall be provided in writing to the applicant and to the local government.
- (d) Each review of a request for review of completed work shall be completed within thirty (30) days following receipt of the completed request and all required supporting materials.

(Ord. No. 31-94, § 1, 9-8-94)

Sec. 3-4-98. - Approval of exemption.

A majority vote of the city council shall be required to approve an exemption. Such exemption shall take effect on the January 1 following substantial completion of the improvement. The city council shall include the following in the resolution or ordinance approving the exemption:

- (a) The name of the owner and the address of the historic property for which the exemption is granted.
- (b) The period of time for which the exemption will remain in effect and the expiration date of the exemption.
- (c) A finding that the historic property meets the requirements of this division.

(Ord. No. 31-94, § 1, 9-8-94)

Sec. 3-4-99. - Covenant.

- (a) A property owner qualifying for an exemption under this division and the city shall execute a historic preservation property tax exemption covenant, on a form approved by the Division of Historical Resources of the Department of State, requiring that the character of the property, and the qualifying improvements to the property, be maintained during the period that the exemption is granted. The covenant or agreement shall be binding on the current property owner, transferees, and their heirs, successors, or assigns. On or before the effective date of the exemption, the owner of the property shall have the covenant recorded with the deed for the property in the official records of Escambia County.
- (b) The following conditions shall provide justification for removal of a property from eligibility for the property tax exemption provided under this division:
 - (1) The owner is in violation of the provisions of the historic preservation tax exemption covenant; or
 - (2) The property has been damaged by accidental or natural causes to the extent that the historic integrity of the features, materials, appearance, workmanship and environment, or archaeological integrity which made the property eligible for listing in the National Register or designation under the provisions of the local preservation ordinance have been lost or so damaged that restoration is not feasible.
- (c) Violation of the covenant or agreement results in the property owner being subject to the payment of the differences between the total amount of taxes which would have been due in March in each of the previous years in which the covenant or agreement was in effect had the property not received the exemption and the total amount of taxes actually paid in those years, plus interest on the difference calculated as provided in F.S. § 212.12(3).

(Ord. No. 2378, § 1, 5-9-94)

Sec. 3-4-100. - Additional exemptions for historic properties open to the public.

- (a) If an improvement qualifies a historic property for an exemption under this division, and the property is used for nonprofit or governmental purposes and is regularly and frequently open for the public's visitation, use, and benefit, and city council by ordinance or resolution may authorize the exemption from ad valorem taxation of up to one hundred (100) percent of the assessed value of the property, as improved, any provision of this division to the contrary notwithstanding, if all other provisions of this division are complied with; provided, however, that the assessed value of the improvement must be equal to at least fifty (50) percent of the total assessed value of the property as improved. The exemption applies only to real property to which improvements are made by or for the use of the

existing owner. In order for the property to qualify for the exemption provided in this section, any such improvements must be made on or after the day the ordinance granting the exemption is adopted.

- (b) For purposes of the exemption under this section, a property is being used for government or nonprofit purposes if the occupant or user of at least sixty-five (65) percent of the useable space of a historic building or of the upland component of an archaeological site is an agency of the federal, state or local government, or a nonprofit corporation whose articles of incorporation have been filed by the Department of State in accordance with F.S. § 617.0125.
- (c) For purposes of the exemption under this section, a property is considered regularly and frequently open to the public if public access to the property is provided not less than fifty-two (52) days a year on an equitably spaced basis, and at other times by appointment. Nothing in this section shall prohibit the owner from charging a reasonable nondiscriminatory admission fee.

(Ord. No. 31-94, § 1, 9-8-94)

Sec. 3-4-101. - Report of property appraiser.

The city shall deliver a copy of each application for a historic preservation ad valorem tax exemption to the Property Appraiser of Escambia County. Upon certification of the assessment roll, or recertification, if applicable, pursuant to F.S. § 193.122, for each fiscal year during which this division is in effect, the property appraiser shall report the following information to the city council:

- (a) The total taxable value of all property within the city for the current fiscal year.
- (b) The total exempted value of all property in the city which has been approved to receive historic preservation ad valorem tax exemption for the current fiscal year.

(Ord. No. 31-94, § 1, 9-8-94)

Sec. 3-4-102. - Definitions.

- (a) The words and phrases used in this division which are defined in Chapter 1A-38 of the Rules of the Department of State Division of Historical Resources shall have the same meanings as are set forth in said chapter except where the context clearly indicates a different meaning.
- (b) Preservation board, as used in this division, shall mean the Historic Pensacola Preservation Board of Trustees of the Department of State. Provided, however, if the Department of State does not designate the preservation board to carry out the functions prescribed to the preservation board by this division, then preservation board shall mean the Division of Historical Resources of the Department of State.

(Ord. No. 31-94, § 1, 9-8-94)

Sec. 3-4-103. - Fees.

The city council may adopt uniform fees to recover the costs of processing applications for exemptions under this division.

(Ord. No. 2378, § 1, 5-9-94)

Secs. 3-4-104—3-4-110. - Reserved.

Select Year: 2016 [Go](#)

The 2016 Florida Statutes

[Title XIV](#)
TAXATION AND FINANCE

[Chapter 196](#)
EXEMPTION

[View Entire Chapter](#)

196.1997 Ad valorem tax exemptions for historic properties.—

(1) The board of county commissioners of any county or the governing authority of any municipality may adopt an ordinance to allow ad valorem tax exemptions under s. 3, Art. VII of the State Constitution to historic properties if the owners are engaging in the restoration, rehabilitation, or renovation of such properties in accordance with guidelines established in this section.

(2) The board of county commissioners or the governing authority of the municipality by ordinance may authorize the exemption from ad valorem taxation of up to 100 percent of the assessed value of all improvements to historic properties which result from the restoration, renovation, or rehabilitation of such properties. The exemption applies only to improvements to real property. In order for the property to qualify for the exemption, any such improvements must be made on or after the day the ordinance authorizing ad valorem tax exemption for historic properties is adopted.

(3) The ordinance shall designate the type and location of historic property for which exemptions may be granted, which may include any property meeting the provisions of subsection (11), which property may be further required to be located within a particular geographic area or areas of the county or municipality.

(4) The ordinance must specify that such exemptions shall apply only to taxes levied by the unit of government granting the exemption. The exemptions do not apply, however, to taxes levied for the payment of bonds or to taxes authorized by a vote of the electors pursuant to s. 9(b) or s. 12, Art. VII of the State Constitution.

(5) The ordinance must specify that any exemption granted remains in effect for up to 10 years with respect to any particular property, regardless of any change in the authority of the county or municipality to grant such exemptions or any change in ownership of the property. In order to retain the exemption, however, the historic character of the property, and improvements which qualified the property for an exemption, must be maintained over the period for which the exemption is granted.

(6) The ordinance shall designate either a local historic preservation office or the Division of Historical Resources of the Department of State to review applications for exemptions. The local historic preservation office or the division, whichever is applicable, must recommend that the board of county commissioners or the governing authority of the municipality grant or deny the exemption. Such reviews must be conducted in accordance with rules adopted by the Department of State. The recommendation, and the reasons therefor, must be provided to the applicant and to the governing entity before consideration of the application at an official meeting of the governing entity. For the purposes of this section, local historic preservation offices must be approved and certified by the Department of State.

(7) To qualify for an exemption, the property owner must enter into a covenant or agreement with the governing body for the term for which the exemption is granted. The form of the covenant or agreement must be established by the Department of State and must require that the character of the property, and

the qualifying improvements to the property, be maintained during the period that the exemption is granted. The covenant or agreement shall be binding on the current property owner, transferees, and their heirs, successors, or assigns. Violation of the covenant or agreement results in the property owner being subject to the payment of the differences between the total amount of taxes which would have been due in March in each of the previous years in which the covenant or agreement was in effect had the property not received the exemption and the total amount of taxes actually paid in those years, plus interest on the difference calculated as provided in s. 212.12(3).

(8) Any person, firm, or corporation that desires an ad valorem tax exemption for the improvement of a historic property must, in the year the exemption is desired to take effect, file with the board of county commissioners or the governing authority of the municipality a written application on a form prescribed by the Department of State. The application must include the following information:

- (a) The name of the property owner and the location of the historic property.
- (b) A description of the improvements to real property for which an exemption is requested and the date of commencement of construction of such improvements.
- (c) Proof, to the satisfaction of the designated local historic preservation office or the Division of Historical Resources, whichever is applicable, that the property that is to be rehabilitated or renovated is a historic property under this section.
- (d) Proof, to the satisfaction of the designated local historic preservation office or the Division of Historical Resources, whichever is applicable, that the improvements to the property will be consistent with the United States Secretary of Interior's Standards for Rehabilitation and will be made in accordance with guidelines developed by the Department of State.
- (e) Other information deemed necessary by the Department of State.

(9) The board of county commissioners or the governing authority of the municipality shall deliver a copy of each application for a historic preservation ad valorem tax exemption to the property appraiser of the county. Upon certification of the assessment roll, or recertification, if applicable, pursuant to s. 193.122, for each fiscal year during which the ordinance is in effect, the property appraiser shall report the following information to the local governing body:

- (a) The total taxable value of all property within the county or municipality for the current fiscal year.
- (b) The total exempted value of all property in the county or municipality which has been approved to receive historic preservation ad valorem tax exemption for the current fiscal year.

(10) A majority vote of the board of county commissioners of the county or of the governing authority of the municipality shall be required to approve a written application for exemption. Such exemption shall take effect on the January 1 following substantial completion of the improvement. The board of county commissioners or the governing authority of a municipality shall include the following in the resolution or ordinance approving the written application for exemption:

- (a) The name of the owner and the address of the historic property for which the exemption is granted.
- (b) The period of time for which the exemption will remain in effect and the expiration date of the exemption.
- (c) A finding that the historic property meets the requirements of this section.

(11) Property is qualified for an exemption under this section if:

- (a) At the time the exemption is granted, the property:
 - 1. Is individually listed in the National Register of Historic Places pursuant to the National Historic Preservation Act of 1966, as amended; or
 - 2. Is a contributing property to a national-register-listed district; or

3. Is designated as a historic property, or as a contributing property to a historic district, under the terms of a local preservation ordinance; and

(b) The local historic preservation office or the Division of Historical Resources, whichever is applicable, has certified to the local governing authority that the property for which an exemption is requested satisfies paragraph (a).

(12) In order for an improvement to a historic property to qualify the property for an exemption, the improvement must:

(a) Be consistent with the United States Secretary of Interior's Standards for Rehabilitation.

(b) Be determined by the Division of Historical Resources or the local historic preservation office, whichever is applicable, to meet criteria established in rules adopted by the Department of State.

(13) The Department of State shall adopt rules as provided in chapter 120 for the implementation of this section. These rules must specify the criteria for determining whether a property is eligible for exemption; guidelines to determine improvements to historic properties which qualify the property for an exemption; criteria for the review of applications for exemptions; procedures for the cancellation of exemptions for violations to the agreement required by subsection (7); the manner in which local historic preservation offices may be certified as qualified to review applications; and other requirements necessary to implement this section.

History.—s. 1, ch. 92-159.

Chapter 196.1995, Florida Statutes

DR-418

no later than March 1 of the year the exemption is desired to take effect.

[illegible]**Property Appraiser's Use Only**

I	Total revenue available to the county or municipality for the current fiscal year from ad valorem tax sources	\$
II	Revenue lost to the county or municipality for the current fiscal year by virtue of exemptions previously granted under this section	\$
III	Estimate of the revenue which would be lost to the county or municipality during the current fiscal year if the exemption applied for were granted and the property for which the exemption is requested would otherwise have been subject to taxation	\$
IV	Estimate of the taxable value lost to the county or municipality if the exemption applied for was granted Improvements to real property \$ Personal property \$	
V	I have determined that the property listed above meets the definition, as defined by Section 196.012(15) or (16), Florida Statutes, as a ☐ new business ☐ expansion of an existing business ☐ neither	
VI	Last year for which exemption may be applied	

Application to be filed not later than March 1

Date _____

Signature, Property Appraiser

General Information

Ad Valorem property tax exemptions can be granted to new and expanding businesses only after the voters of a city and/or county vote in a referendum to allow that city or county to grant exemptions. Section 196.1995, Florida Statutes, requires that a referendum be held if: (1) The Board of County Commissioners or governing authority of a municipality (city or county commission) votes to hold such a referendum, or (2) If the county or city commission receives a petition signed by ten percent of the registered voters of the county or city. This referendum question can then be placed before the voters of a city or county at any regular election or special election called for voting on the tax incentive referendum or for any other purpose.

If the voters authorize exemptions, a company must first meet the definitions of a new or expanding business as stated in s. 196.012 (15) and (16), F.S.

The expansion must be on the same or a collocated site of the business current operations.

If a business meets one of the above definitions as a new or expanding business, it must then file this application with the county or city commission or both.

After the city or county commission receives this application, it must submit the application to the county property appraiser for review. After the property appraiser makes the report as to the fiscal impact of granting the exemption, the county or city commission shall then adopt an ordinance in the usual manner-granting the exemption, if it chooses to do so.

A business cannot receive exemption from school taxes or water management district taxes. Also a business must pay taxes that were voted by the voters of a city or county to pay for bond issues and other special tax levies authorized by the voters of a city or county.

The exemption can only be for the improvements to the real property and for tangible personal property. The land on which the new or expanding business is to be located will still be taxed and taxes must be paid on it.

The action taken by a city or county commission can only exempt the taxes paid to that governmental body. A city can only exempt its taxes; a county can only exempt its taxes. All other taxes must be paid.

Statutory Definitions

Section 196.011 Annual application required for exemption. —

(1)(a) Every person or organization who, on January 1, has the legal title to real or personal property, except inventory, which is entitled by law to exemption from taxation as a result of its ownership and use shall, on or before March 1 of each year, file an application for exemption with the county property appraiser, listing and describing the property for which exemption is claimed and certifying its ownership and use. The Department of Revenue shall prescribe the forms upon which the application is made. Failure to make application, when required, on or before March 1 of any year shall constitute a waiver of the exemption privilege for that year, except as provided in subsection (7) or subsection (8).

Section 196.012(15) and (16), Florida Statutes

(15) "New business" means:

(a)1. A business establishing 10 or more jobs to employ 10 or more full-time employees in this state, which manufactures, processes, compounds, fabricates, or produces for sale items of tangible personal property at a fixed location and which comprises an industrial or manufacturing plant;

2. A business establishing 25 or more jobs to employ 25 or more full-time employees in this state, the sales factor of which, as defined by s.220.15(5), for the facility with respect to which it requests an economic development ad valorem tax exemption is less than 0.50 for each year the exemption is claimed; or

3. An office space in this state owned and used by a corporation newly domiciled in this state; provided such office space houses 50 or more full-time employees of such corporation; provided that such business or office first begins operation on a site clearly separate from any other commercial or industrial operation owned by the same business.

(b) Any business located in an enterprise zone that first begins operation on a site clearly separate from any other commercial or industrial operation owned by the same business.

(c) A new business that is situated on property annexed into a municipality and that, at the time of annexation, is receiving an economic development ad valorem tax exemption from the county under s. 196.1995.

(16) "Expansion of an existing business" means:

(a)1. A business establishing 10 or more jobs to employ 10 or more full-time employees in this state, which manufactures, processes, compounds, fabricates, or produces for sale items of tangible

personal property at a fixed location and which comprises an industrial or manufacturing plant; or

2. A business establishing 25 or more jobs to employ 25 or more full-time employees in this state, the sales factor of which, as defined by s. 220.15(5), for the facility with respect to which it requests an economic development ad valorem tax exemption is less than 0.50 for each year the exemption is claimed; provided that such business increases operation on a site collocated with a commercial or industrial operation owned by the same business, resulting in a net increase in employment of not less than 10 percent or an increase in productive output of not less than 10 percent.

(b) Any business located in an enterprise zone that increases operations on a site collocated with a commercial or industrial operation owned by the same business.

Section 196.1995 Economic development ad valorem tax exemption. —

(6) With respect to a new business as defined by s. 196.012(15)(c), the municipality annexing the property on which the business is situated may grant an economic development ad valorem tax exemption under this section to that business for a period that will expire upon the expiration of the exemption granted by the county. If the county renews the exemption under subsection (7), the municipality may also extend its exemption. A municipal economic development ad valorem tax exemption granted under this subsection may not extend beyond the duration of the county exemption.

Section 220.15(5), Florida Statutes.

(5) The sales factor is a fraction the numerator of which is the total sales of the taxpayer in this state during the taxable year or period and the denominator of which is the total sales of the taxpayer everywhere during the taxable year or period.

(a) As used in this subsection, the term "sales" means all gross receipts of the taxpayer except interest, dividends, rents, royalties, and gross receipts from the sale, exchange, maturity, redemption, or other disposition of securities. However:

1. Rental income is included in the term if a significant portion of the taxpayer's business consists of leasing or renting real or tangible personal property; and

2. Royalty income is included in the term if a significant portion of the taxpayer's business consists of dealing in or with the production, exploration, or development of minerals.

(b)1. Sales of tangible personal property occur in this state if the property is delivered or shipped to a purchaser within this state, regardless of the f.o.b. point, other conditions of the sale, or ultimate destination of the property, unless shipment is made via a common or contract carrier.

2. When citrus fruit is delivered by a cooperative for a grower-member, by a grower-member to a cooperative, or by a grower-participant to a Florida processor, the sales factor for the growers for such citrus fruit delivered to such processor shall be the same as the sales factor for the most recent taxable year of that processor. That sales factor, expressed only as a percentage and not in terms of the dollar volume of sales, so as to protect the confidentiality of the sales of the processor, shall be furnished on the request of such a grower promptly after it has been determined for that taxable year.

3. Reimbursement of expenses under an agency contract between a cooperative, a grower-member of a cooperative, or a grower and a processor is not a sale within this state.

(c) Sales of a financial organization, including, but not limited to, banking and savings institutions, investment companies, real estate investment trust, and brokerage companies, occur in this state if derived from:

1. Fees, commissions, or other compensation for financial services rendered within this state;

2. Gross profits from trading in stocks, bonds, or other securities managed within this state;

3. Interest received within this state, other than interest from loans secured by mortgages, deeds of trust, or other liens upon real or tangible personal property located in this state, and dividends received within this state;

4. Interest charged to customers at places of business maintained within this state for carrying debit balances of margin accounts, without deduction of any costs incurred in carrying such accounts;

5. Interest, fees, commissions, or other charges or gains from loans secured by mortgages, deeds of trust or other liens upon real or tangible personal property located in this state or from installment sale agreements originally executed by a taxpayer or the taxpayer's agent to sell real or tangible personal property located in this state;

6. Rents from real or tangible personal property located in this state; or

7. Any other gross income, including other interest, resulting from the operation as a financial organization within this state.

In computing the amounts under this paragraph, any amount received by a member of an affiliated group (determined under s. 1504(a) of the Internal Revenue code, but without reference to whether any such corporation is an "includable corporation" under s. 1504(b) of the Internal Revenue code) from another member of such group shall be included only to the extent such amount exceeds expenses of the recipient directly related thereto.

Historic Preservation Property Tax Exemption Application
Part 1 – Evaluation of Property Eligibility

Read the attached instructions carefully before completing this application. Your application cannot be evaluated unless it is complete and all required supporting materials are provided. In the event of any discrepancy between the application form and other supplementary material submitted with it (such as architectural plans, drawings and specifications), the application form shall take precedence. Type or print clearly in black ink. If additional space is needed, attach additional sheets.

GENERAL INFORMATION (To be completed by all applicants)**1. Property identification and location:**Property Identification Number (from tax records): 000S00-9010-110-019 *Attach legal description of property*Address of property: Street 105 W Jackson StreetCity Pensacola County Escambia Zip Code 32501☐ Individually National Register listed☐ Locally designated historic property or landmark*☒ In a National Register district☐ In a locally designated district

* For applications submitted to the Division of Historical Resources, attach a copy of the local designation report for the property and the official correspondence notifying the property owner of designation.

Name of historic district North Hill Preservation District

For locally designated historic properties or landmarks, or properties located in locally designated historic districts, provide the following additional information:

Name of local historic preservation agency/office UWF Historic TrustMailing Address P.O. Box 12866City Pensacola State FL Zip Code 32591Telephone Number (850) 595-5985**2. Type of request:**☒ Exemption under 196.1997, F.S. (standard exemption)☐ Exemption under 196.1998, F.S. (exemption for properties occupied by non-profit organizations or government agencies and regularly open to the public) *If applying under s. 196.1998, F.S., complete Question 9 on page five.***3. Owner information:**Name of individual or organization owning the property Belinda RussellMailing address 105 W Jackson StreetCity Pensacola State FL Zip code 32501Daytime Telephone Number (850) 288-0263

If the property is in multiple ownership, attach a list of all owners with their mailing addresses.

Page Two – Historic Preservation Property Tax Exemption Application

Property Identification Number 000S00-9010-110-019

Property Address 105 W Jackson Street

4. Owner Attestation: I hereby attest that the information I have provided is, to the best of my knowledge, correct, and that I own the property described above or that I am legally the authority in charge of the property. Further, by submission of this Application, I agree to allow access to the property by representatives of the Division of Historical Resources or the Local Historic Preservation Office, where such office exists, and appropriate representatives of the local government from which the exemption is being requested, for the purpose of verification of information provided in this Application. I also understand that, if the requested exemption is granted, I will be required to enter into a Covenant with the local government granting the exemption in which I must agree to maintain the character of the property and the qualifying improvements for the term of the exemption.

Belinda Russell

Name

Signature

Date

1/12/17

Complete the following if signing for an organization or multiple owners:

Title

Organization name

EVALUATION OF PROPERTY ELIGIBILITY

(To be completed only for properties in historic or archaeological districts):

5. Description of Physical Appearance:

This two-story, wood-framed, gable roofed, residence was originally constructed circa 1889. It features gabled roofs with painted wood siding and a square turret with steep hip roof and wood shingle band near the frieze. Gable end walls have painted wood shingles and lap siding.

Second floor windows are 6-over-6 double-hung sash and many appear to be original. First floor windows are predominantly casement type with multiple panes and are original to a large addition to the building built circa 1925. A large fireplace and brick chimney are located at the end of a large room that once was utilized as a stable. The building seems to have been moved about 1925 and a small portion of the building removed during the process. The stable that was part of the 1925 addition was converted into a large gathering room in the 1940's.

On the interior, the first floor was divided into several rooms; kitchen, laundry, offices, dining, two restrooms, and a large work room that had been used as a stable. The second floor has three bedrooms, a bathroom, sunroom, and large balcony area overlooking a large open room below. Access to the second floor is by central stair and a smaller servant stair. Most of the interior wall finishes have been changed as the building has changed owners and occupancy. Some tongue and groove wood beaded ceilings remain and the large room has vaulted ceilings and exposed beams.

Date of Construction 1889-1990

Date(s) of Alteration(s) 1925, 1889, 1960, 1975

Has building been moved? (X)Yes ()No If so, when? 1925

6. Statement of Significance:

The North Hill Historic District has many buildings constructed between 1870's to 1920's to 1950's that display a variety of styles and types of architecture. By the end of the 18th century, the rise on the northern outskirts of early Pensacola that came to be known as North Hill had secured a prominent place in American history. It was here in 1781 that the Spanish army under General Bernardo de Galvez defeated the English at Fort George, helping to turn the tide of American Revolution. The battle site, at the crest of a hill rising from the waterfront settlement, is now distinguished as the Fort George Memorial Park. A section of the Fort reconstructed on its original foundation marks the historic spot which lies within the present boundaries of the North Hill Preservation District, a mere two city blocks from this home site. During the next several decades, only a few inhabitants of Pensacola migrated from the downtown area to the environs of Fort George, but by the end of the 19th century, the increasing population of the thriving port city began to view the wooded slope to the north as ideally suited for expansion of the residential neighborhood. As lumbering and related industries ushered in the "lumber boom" era, Northwest Florida's great forests of yellow pine provided homebuilders with choice material for construction of many stately houses now treasured and protected in the North Hill Preservation District. Interiors display a lavish use of quality wood in paneling, ceiling beams, graceful stairways, and ornate trim. A number of the old homes are occupied today by descendants of the original builders.

Page Three - Historic Preservation Property Tax Exemption Application

Property Identification Number 000S00-9010-110-019

Property Address 105 W Jackson Street

7. Photographs and maps:

Attach photographs and maps to application.

105 W Jackson Street
000S00-9010-110-019



Photo 1 - Brick Pavers



Photo 2 - 1st Floor Flooring

105 W Jackson Street
000S00-9010-110-019



Photo 3 - Low Slope Entry Roof and Entry



Photo 4-1 - Sunroom Addition

105 W Jackson Street
000S00-9010-110-019

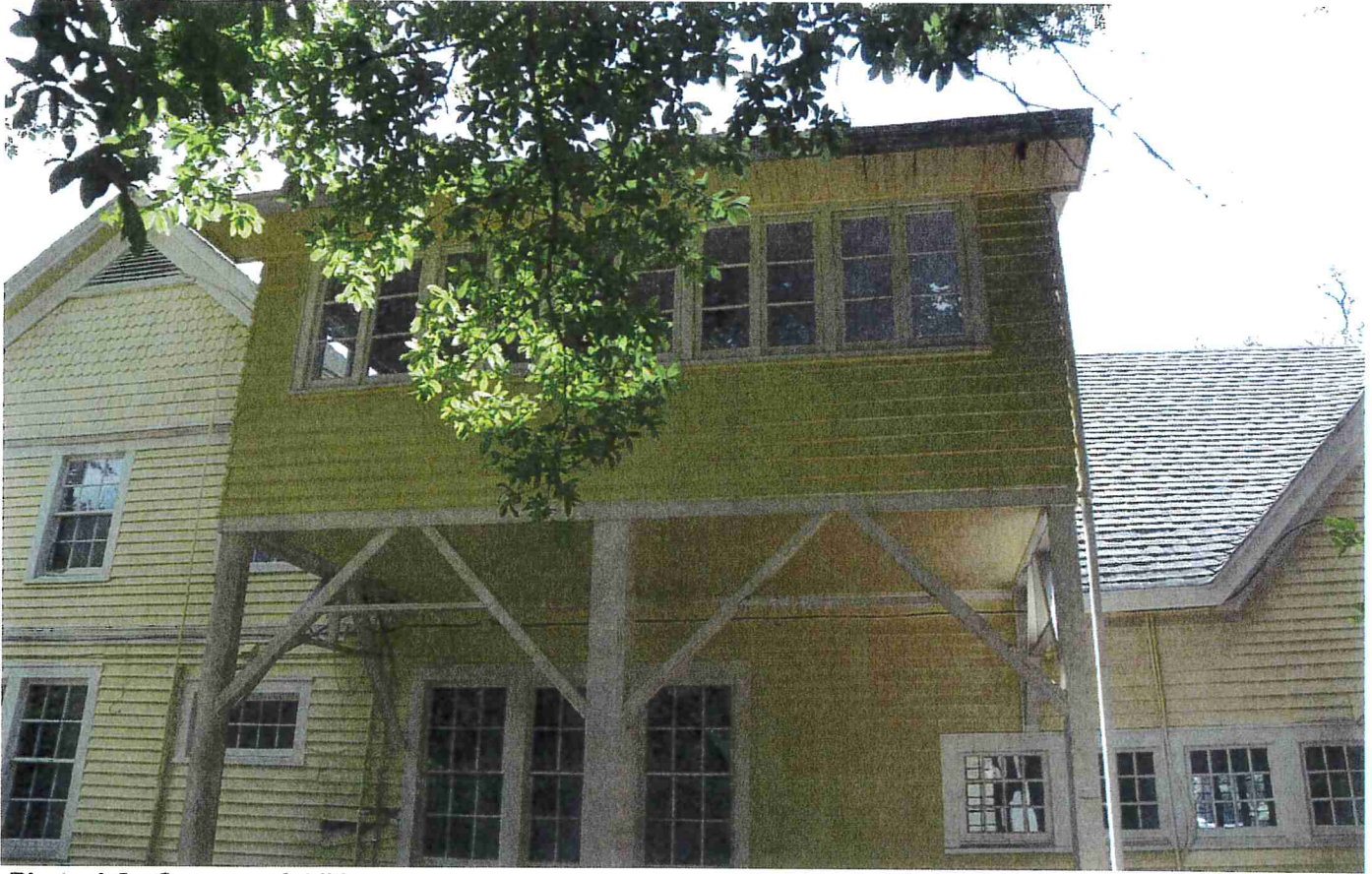


Photo 4-2 - Sunroom Addition



Photo 5-1 - First Floor Windows

105 W Jackson Street
000S00-9010-110-019

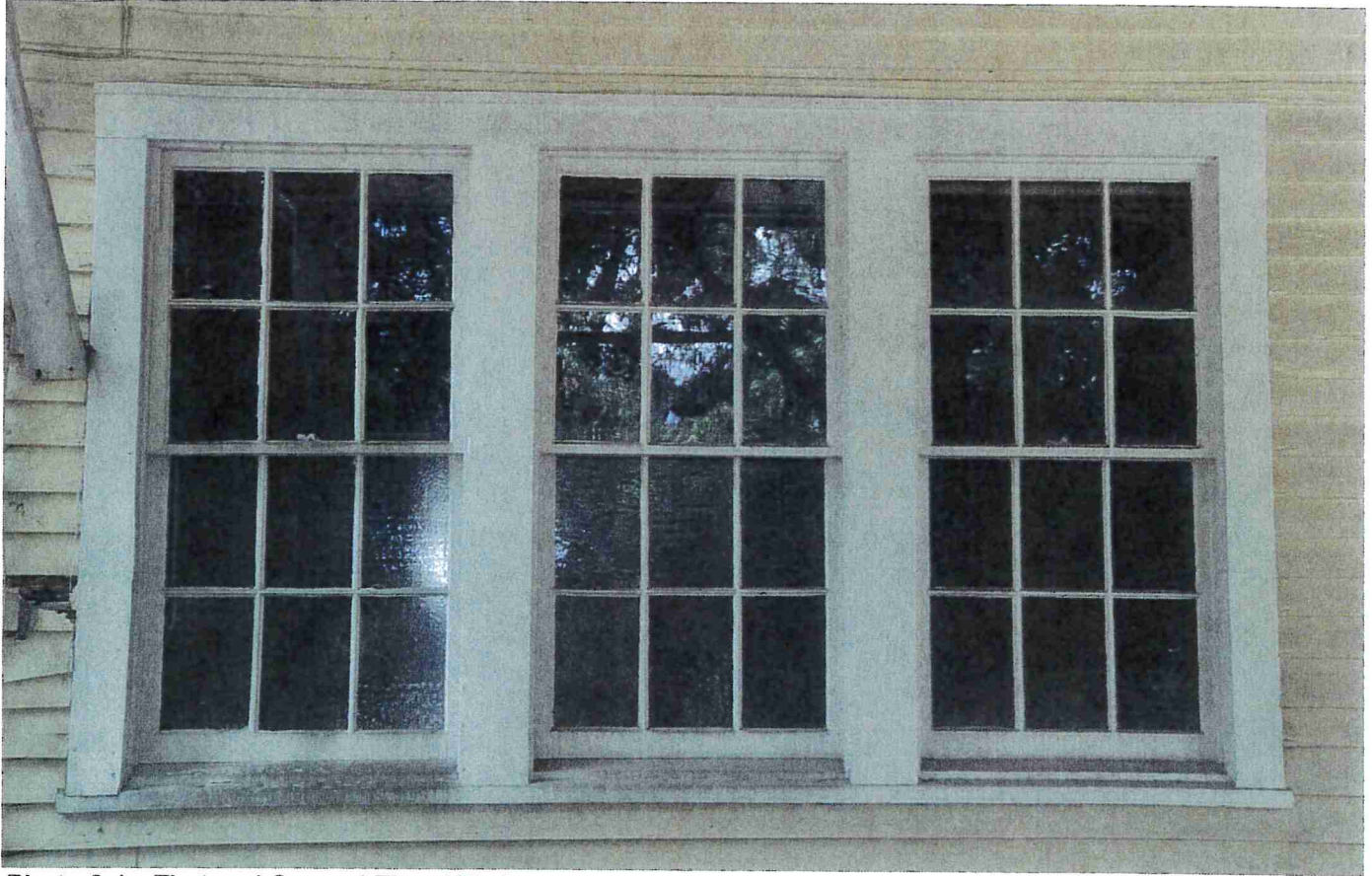


Photo 6-1 - First and Second Floor Windows



Photo 6-2 - First and Second Floor Windows

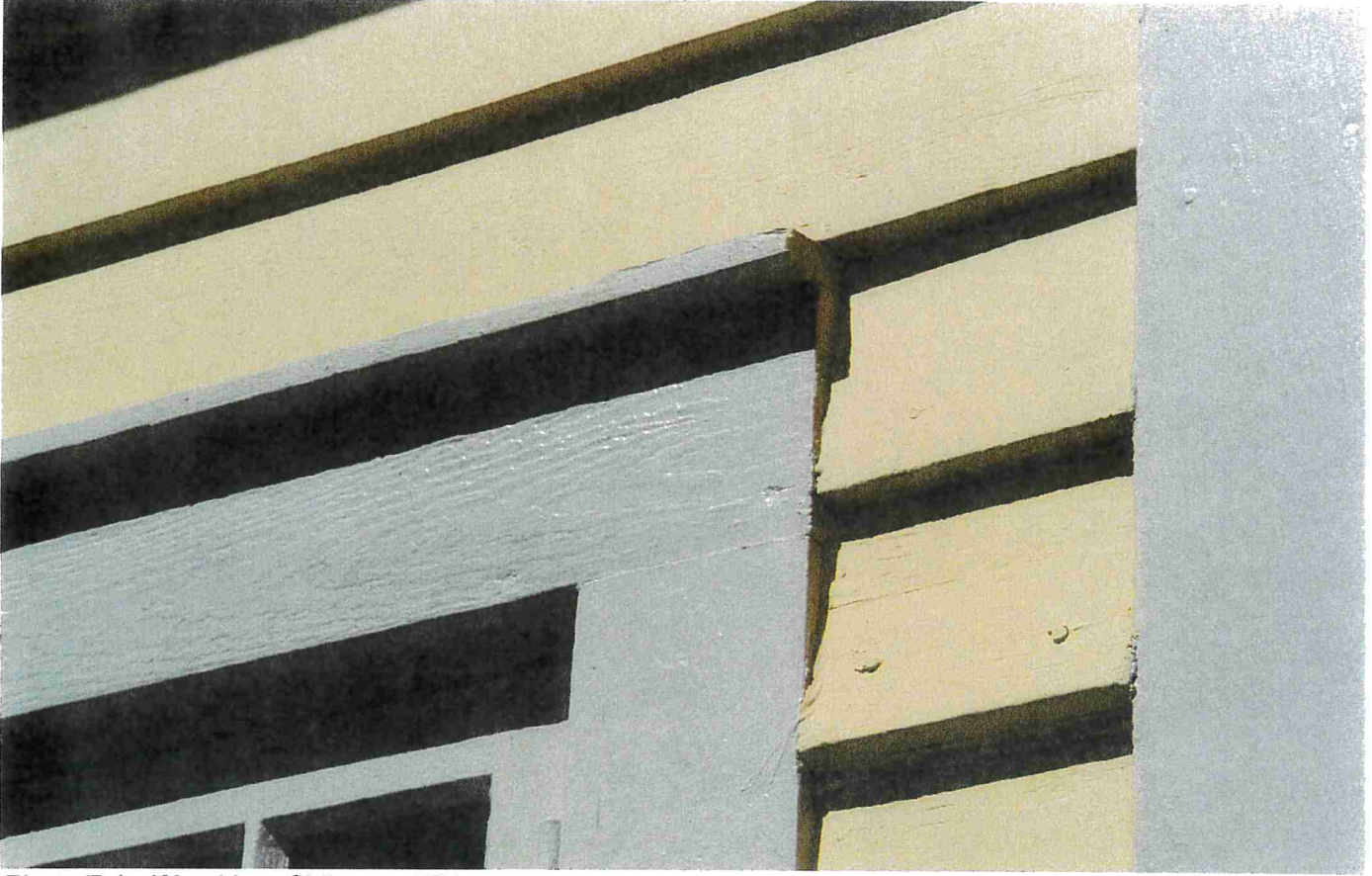


Photo 7-1 - Wood Lap Siding and Trim



Photo 7-2 - Wood Lap Siding and Trim

105 W Jackson Street
000S00-9010-110-019



Photo 8 - Exposed Beams

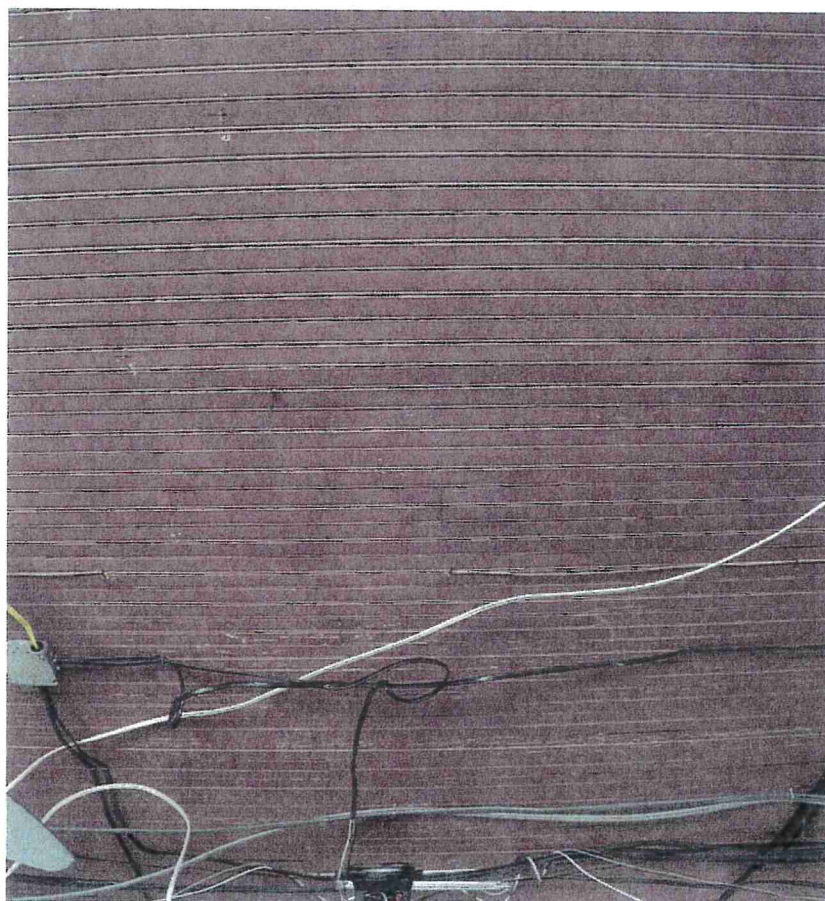


Photo 9-1 - Tongue and Groove Ceilings

105 W Jackson Street
00S00-9010-110-019



Photo 9-2 - Tongue and Groove Ceilings



Photo 10 - Awning Roofs



Photo 11-1 - Brick Porch and Roof



Photo 11-2 - Brick Porch and Roof

105 W Jackson Street
00S00-9010-110-019



Google Map 105 W Jackson Street

Historic Preservation Property Tax Exemption Application

Part 2 – Description of Improvements

(To be completed by all applicants):

Complete the blocks below. Include site work, new construction, alterations, etc.

Property Identification Number 000S00-9010-110-019

Property Address 105 W Jackson Street

Feature 1

Feature Brick paving around the building

Approx. date of feature 1940

Describe existing feature and its condition:

Hand-molded brick set in a basket weave pattern with a sailor border. Condition is unlevel and causing drainage issues.

Photo no. 1 Drawing no. C101

Describe work and impact on existing feature:

Remove paving as indicated to create a landscaped courtyard.

Feature 2

Feature Flooring and sub-flooring

Approx. date of feature 1920- 1970

Describe existing feature and its condition:

Non-historic flooring material over structurally unsound sub-floor and framing through the first floor.

Photo no. 2 Drawing no. A001

Describe work and impact on existing feature:

Remove the non-historic flooring while salvaging the historic flooring; remove the sub-floor and framing; pour a new concrete slab; install new and old flooring. Termites, water, and rot have compromised the entire flooring system which cannot be saved. The house was moved and added onto, so there is little of the original framing that remains.

Feature 3

Feature Low slope entry roof and entry

Approx. date of feature 1970

Describe existing feature and its condition:

Street facing wood framed entry roof with non-period wood post supports.

Photo no. 3 Drawing no. A001

Describe work and impact on existing feature:

Remove entry roof and entry addition to revert building to 1920's era layout.

Page Five - Historic Preservation Property Tax Exemption Application

Property Identification Number 000S00-9010-110-019Property Address 105 W Jackson Street**Feature 4**Feature Sunroom additionApprox. date of feature 1970/unknown

Describe existing feature and its condition:

Post supported sunroom structure. Lap siding inconsistent with original siding. Significant wood rot at supports and water intrusion at roof/wall transition. Wood decay in subfloor of elevated sunroom.

Photo no. 4.1,4.2 Drawing no. A001

Describe work and impact on existing feature:

Remove sunroom structure to revert to shed dormer feature that was part of the 1940's addition.

Feature 5Feature First floor windowsApprox. date of feature 1925/1950

Describe existing feature and its condition:

Multi-pane casement windows in poor condition.

Photo no. 5 Drawing no. A001

Describe work and impact on existing feature:

Replace non-historic windows with impact resistant windows that match what the originals looked like according to historic photos.

Feature 6Feature First and second floor windowsApprox. date of feature 1925

Describe existing feature and its condition:

6 over 6 double hung single-pane windows. Fair condition with several having broken sash cords and most will not open and some missing hardware. Life safety concerns due to not opening windows. Missing all screens.

Photo no. 6.1,6.2 Drawing no. A001

Describe work and impact on existing feature:

Repair unique older windows and replace standard windows with matching energy efficient, impact resistant, wood windows meeting egress requirements for bedrooms.

Page Six – Historic Preservation Property Tax Exemption Application

Property Identification Number 000S00-9010-110-019

Property Address 105 W Jackson Street

Feature 7

Feature Wood lap siding and trim
Approx. date of feature 1885/1925

Describe existing feature and its condition:

Painted wood lap siding and trim. Mostly in fair to good condition with many areas of wood decay and rot.

Photo no. 7.1,7.2 Drawing no. A201

Describe work and impact on existing feature:

Repair and replace as needed. Prep and prime for painting.

Feature 8

Feature Exposed beams
Approx. date of feature 1925/1940

Describe existing feature and its condition:

Painted wood beams in the large room and second floor balcony. These are in good condition.

Photo no. 8 Drawing no. A201

Describe work and impact on existing feature:

Prep and paint.

Feature 9

Feature Tongue and groove ceilings
Approx. date of feature 1925/1940

Describe existing feature and its condition:

Painted wood t&g ceiling exist in several rooms on the first floor. Condition varies.

Photo no. 9.1,9.2 Drawing no. A001

Describe work and impact on existing feature:

Repair and replace boards as needed. Prep and paint.

Page Six - Historic Preservation Property Tax Exemption Application

Property Identification Number 000S00-9010-110-019

Property Address 105 W Jackson Street

Feature 10

Feature Awning Roofs

Approx. date of feature 1890/1925-40

Describe existing feature and its condition:

Painted wood t&g soffit under shingled awning roof over windows at first floor.

Describe work and impact on existing feature:

Remove and replace awning and install support brackets similar in style to brackets used in original construction.

Photo no. 10 Drawing no. A201

Feature 11

Feature Brick Porch and Roof

Approx. date of feature 1975

Describe existing feature and its condition:

Painted wood t&g roof decking under shingled low slope porch roof with exposed rafters and square solid sawn timber posts. Posts and roof decking have wood rot and termite damage.

Describe work and impact on existing feature:

Remove existing roof and posts, replace with new low slope porch roof with metal roofing and flanking wood pergola structures. New square columns on brick bases with painted exposed rafters / pergola members. Circa 1940's photos indicate a solid timber pergola along the entire side of the large gabled addition.

Photo no. 11.1 Drawing no. A202

Feature

Feature _____

Approx. date of feature _____

Describe existing feature and its condition:

Describe work and impact on existing feature:

Photo no. _____ Drawing no. _____

Page Seven - Historic Preservation Property Tax Exemption Application

Property Identification Number 000S00-9010-110-019

Property Address 105 W Jackson Street

Property Use (To be completed by all applicants):

1. Use(s) before improvement: Residence
2. Proposed use(s) after improvement: Residence

Special Exemption (Complete only if applying for exemption under s. 196.1998, F.S. (property occupied by non-profit organization or government agency and regularly open to the public):

NOTE: Applicants should check with local officials to determine whether or not the exemption program offered by their municipal government and/or county allows the special exemption provided by s. 196.1998, F.S.

1. Identify the governmental agency or non-profit organization that occupies the building or archaeological site: _____
2. How often does this organization or agency use the building or archaeological site? _____
3. For buildings, indicate the total useable area of the building in square feet. (For archaeological sites, indicate the total area of the upland component in acres) _____ square feet() acres()
4. How much area does the organization or agency use? _____ square feet() acres()
5. What percentage of the usable area does the organization or agency use? _____ %
6. Is the property open to the public () Yes () No If so, when? _____
7. Are there regular hours? () Yes () No If so, what are they? _____
8. Is the property also open by appointment? () Yes () No
9. Is the property open only by appointment? () Yes () No

PART 1 APPLICATION REVIEW
For Local Historic Preservation Office or Division Use Only

Property Identification Number 000S00-9010-110-019Property Address 105 W Jackson Street

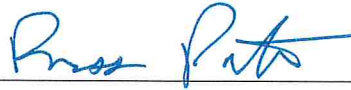
The ☒ Local Preservation Office () Division has reviewed the Historic Preservation Property Tax Exemption Application for the above named property and hereby:

- (X) Certifies that the above referenced property **qualifies as a historic property** consistent with the provisions of s. 196.1997 (11), F.S.
- () Certifies that the above referenced property **does not qualify as a historic property** consistent with the provisions of s. 196.1997 (11), F.S.
- () Certifies that the above referenced property **qualifies for the special exemption** provided under s. 196.1998, F.S., for properties occupied by non-profit organizations or government agencies and regularly open to the public.
- () Certifies that the above referenced property **does not qualify for the special exemption** provided under s. 196.1998, F.S.

Review Comments: This is an extensive renovation of a historic house that will impact almost every historic feature and material. The house has been moved, renovated, and updated over the decades, along with having termite and rot damage. This renovation will correct a number of significant issues that will allow the house to stand for another hundred years. The proposed work is extensive, but appropriate for the condition that the house is in. The owner is planning on salvaging a majority of the historic materials to be reinstalled in the house. This is a contributing structure that is part of a National Register Historic District

Additional Review Comments attached? Yes() No(X)

Signature

Typed or printed name Ross PristeraTitle Historic PreservationistDate 6-5-2015

PART 2 APPLICATION REVIEW**For Local Historic Preservation Office or Division Use Only**Property Identification Number 000S00-9010-110-019Property Address 105 W Jackson Street

The (X)Local Preservation Office ()Division has reviewed the Historic Preservation Property Tax Exemption Application for the above named property and hereby:

- (X) Determines that improvements to the above referenced property **are consistent** with the Secretary of Interior's Standards for Rehabilitation and Guidelines for Rehabilitating Historic Buildings, and the criteria set forth in Chapter 1A-38, F.A.C.
- () Determines that improvements to the above referenced property **are not consistent with the Secretary of Interior's Standards for Rehabilitation and Guidelines for Rehabilitating Historic Buildings**, and the criteria set forth in Chapter 1A-38, F.A.C. All work not consistent with the referenced Standards, Guidelines and criteria are identified in the Review Comments. *Recommendations to assist the applicant in bringing the proposed work into compliance with the referenced Standards, Guidelines and criteria are provided in the Review Comments.*

Review Comments: In reviewing the plans and scope of work, the intent of this project is to restore the house and preserve the significant architectural features. The extensiveness of this project has uncovered some issues, such as structural problems and outdated systems, and I am working closely with the project team to make sure the Secretary of the Interior's Standards are followed. The project scope exceeds the 50% building renovation, which requires the entire house to meet modern building codes. The project team is working on incorporating these code requirements into the design so the disturbance to the historic integrity is not lost.

Additional Review Comments attached? Yes() No(X)

Signature

Typed or printed name Ross PristeraTitle Historic PreservationistDate 6-7-16

Historic Preservation Property Tax Exemption Application

Part 3 – Request for Review of Completed work

Upon completion of the restoration, rehabilitation or renovation, return this form with photographs of the completed work (views of site improvements, exterior and interior work for buildings) to the Division of Historical Resources or the Local Historic Preservation Office, as applicable. These photographs must provide a comprehensive description of the completed work. They should be the same views as the *before* photographs included in Part 2 of the application. Type or print clearly in black ink. The final recommendation of the Division of Historical Resources or the Local Historic Preservation Office, as applicable, with respect to the requested historic preservation property tax exemption is made on the basis of the descriptions in this Request for Review of Completed Work.

1. Property identification and location:

Property Identification Number: 000S00-9010-110-019
 Address of property: Street 105 W Jackson Street
 City Pensacola County Escambia Zip Code 32501

2. Data on restoration, rehabilitation, or renovation project:

Project starting date June 2015 Project completion date: November 2016
 Estimated cost of entire project: \$ 644,926
 Estimated costs attributed solely to work on historic buildings or archaeological site: \$ 436,319

3. Owner Attestation: I hereby apply for the historic preservation property tax exemption for the restoration, rehabilitation or renovation work described above and in Part 2 of the Historic Preservation Property Tax Exemption Application (Application) submitted for this project. I attest that the information provided is, to the best of my knowledge, correct, and that in my opinion the completed project conforms to The Secretary of the Interior's Standards for Rehabilitation and Guidelines for Rehabilitating Historic Buildings, and is consistent with the work described in Part 2 of the Application. I also attest that I am the owner of the property described above or, if the property is not owned by an individual, that I am the duly authorized representative of the owner. Further, by submission of this Application and Request for Review of Completed Work (Request), I agree to allow access to the property by representatives of the Division of Historical Resources or the Local Historic Preservation Office, where such office exists, and appropriate representatives of the local government from which the exemption is being requested, for the purpose of verification of information provided in the Application and this Request. I understand that, if the requested exemption is granted, I will be required to enter into a Covenant with the local government granting the exemption in which I must agree to maintain the character of the property and the qualifying improvements for the term of the exemption. I also understand that falsification of factual representations in this Application or Request is subject to criminal sanctions pursuant to the Laws of Florida.

Belinda Russell

Name

Signature

Date

Complete the following if signing for an organization or multiple owners (See next page for additional owners):

Title

Organization name

Mailing Address

City

State

Zip Code

Daytime Telephone Number (850) 288-0263

Page Eleven - Request for Review of Completed Work

List Additional Owners:

Name _____

Street _____

City _____ State _____ Zip Code _____

Name _____

Street _____

City _____ State _____ Zip Code _____

Name _____

Street _____

City _____ State _____ Zip Code _____

If there are additional owners, provide the indicated information for each on a separate sheet of paper.

REVIEW OF COMPLETED WORK
For Local Historic Preservation Office or Division Use Only

Property Identification Number 000S00-9010-110-019

Property Address 105 W Jackson Street

The (X)Local Historic Preservation Office ()Division has reviewed Part 3 (Request for Review of Completed Work) of the Historic Preservation Property Tax Exemption Application for the above named property and hereby:

- (X) Determines that the completed improvements to the property **are consistent with the Secretary of the Interior's Standards for Rehabilitation and Guidelines for Rehabilitating Historic Buildings**, and other criteria set forth in Chapter 1A-38, F.A.C., and, therefore, **recommends approval** of the requested historic preservation tax exemption.
- () Determines that the completed improvements to the above referenced property **are not consistent with the Secretary of the Interior's Standards for Rehabilitation and Guidelines for Rehabilitating Historic Buildings**, and other criteria set forth in Chapter 1A-38, F.A.C., and, therefore, **recommends denial** of the requested historic preservation tax exemption for the reasons stated in the Review Comments below.

Review Comments: The house needed extensive repairs to correct structural deficiencies, electrical and plumbing issues, and making the house code compliant. The Architect made sure to respect the historic features and design of the house and the General Contractor was able to salvage and reuse materials. A lot of work has been done in this renovation, but the house still retains a lot of the historic materials, layout, and design elements that make it a contributing structure to the National Register

Page Twelve – Request for Review of Completed Work

North Hill Preservation District. The Owner, Architect, and General Contractor have followed the Secretary of the Interior's Standards for Rehabilitation.

Additional Review Comments attached? Yes() No(^X)

Signature

Ross Pristera

Typed or printed name Ross Pristera

Title Historic Preservationist

Date

12-1-16

105 W Jackson Street
000S00-9010-110-019



Photo 1 – Brick pavers leading to main entrance. 10/28/16



Photo 2 – Restored base of tower that was previously an entry and small room. 10/28/16



Photo 3 – Restored north façade. 10/28/16



Photo 4 – Restored west façade with pervious sunroom addition removed. 10/28/16



Photo 5 – New garage addition. 10/28/16



Photo 6 – Restored west façade (rear of the house). 10/28/16



Photo 7 – Restored south façade (rear of the house). 10/28/16



Photo 8 – Reconstructed pergola. 10/28/16



Photo 9 – Restored east façade and main entrance. 10/28/16



Photo 10 – Restored east façade and main entrance. 10/28/16



Photo 11 – Reconstructed window awning on east facade. 10/28/16

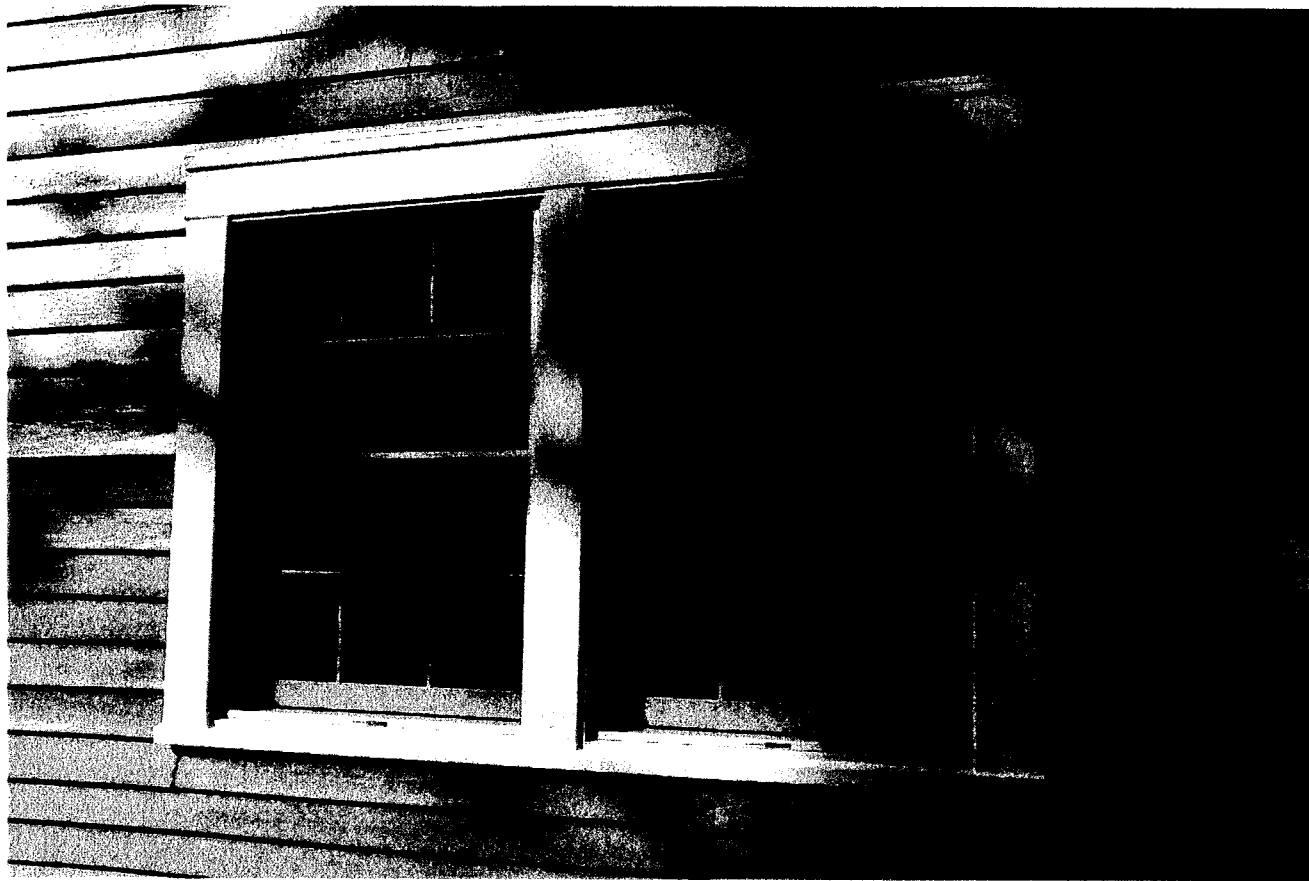


Photo 12 – New period appropriate windows that are hurricane rated. 10/28/16

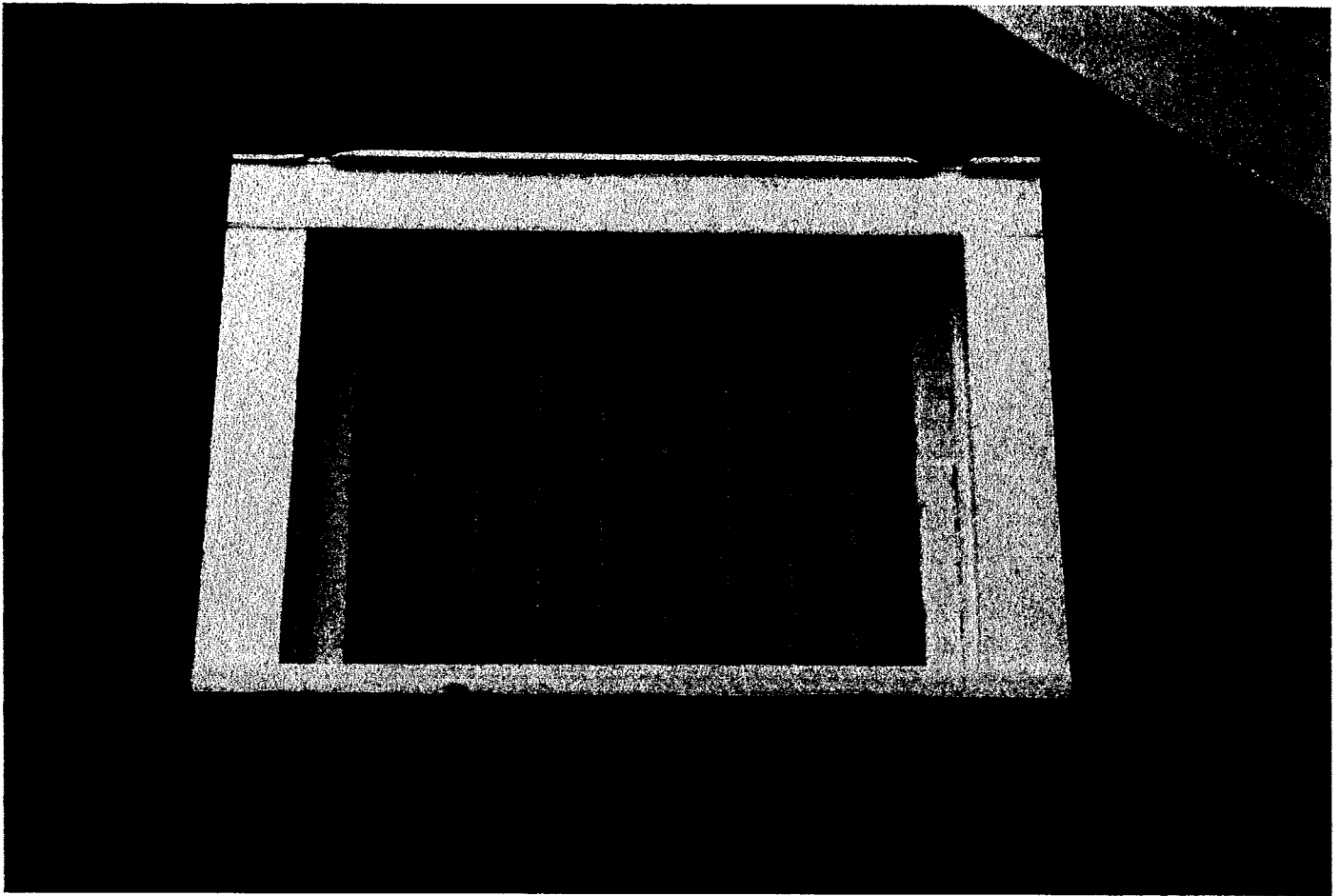


Photo 13 – Restored original window and window trim on north façade. 10/28/16

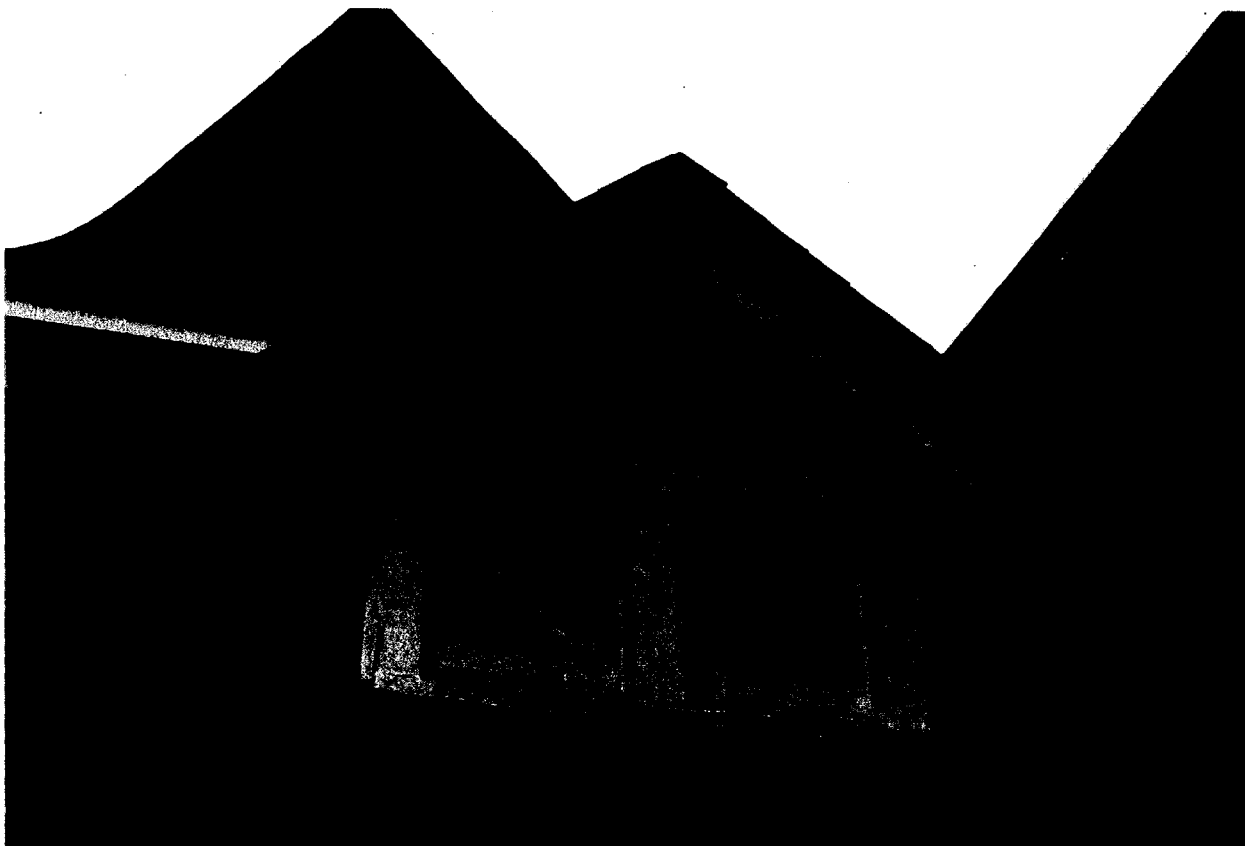


Photo 14 – Restored dormer on west façade. 10/28/16



Photo 15 – Restored dormer above entry on east façade. 10/28/16

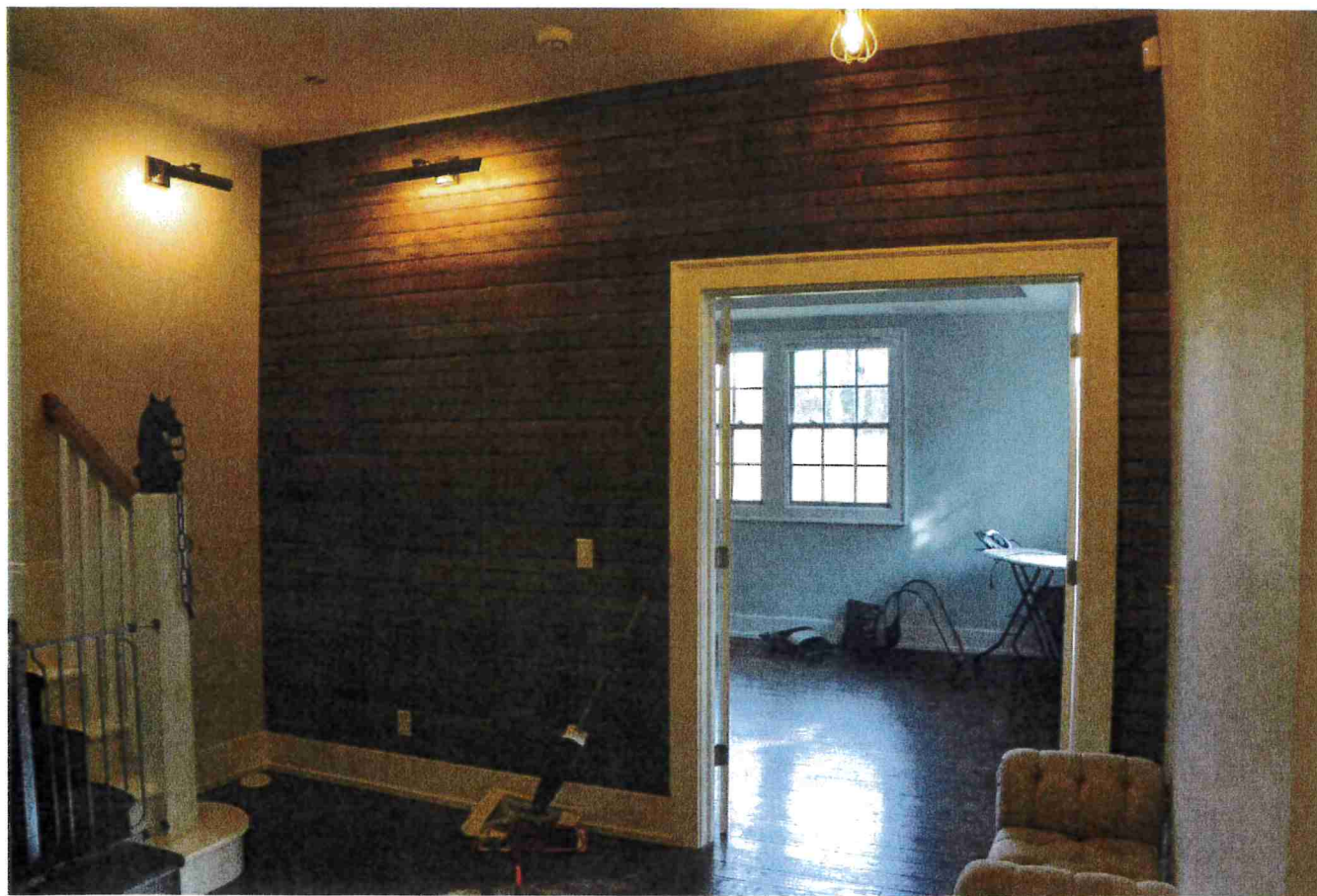


Photo 16 – Salvaged tongue and groove boards reinstalled on interior wall. 10/28/16

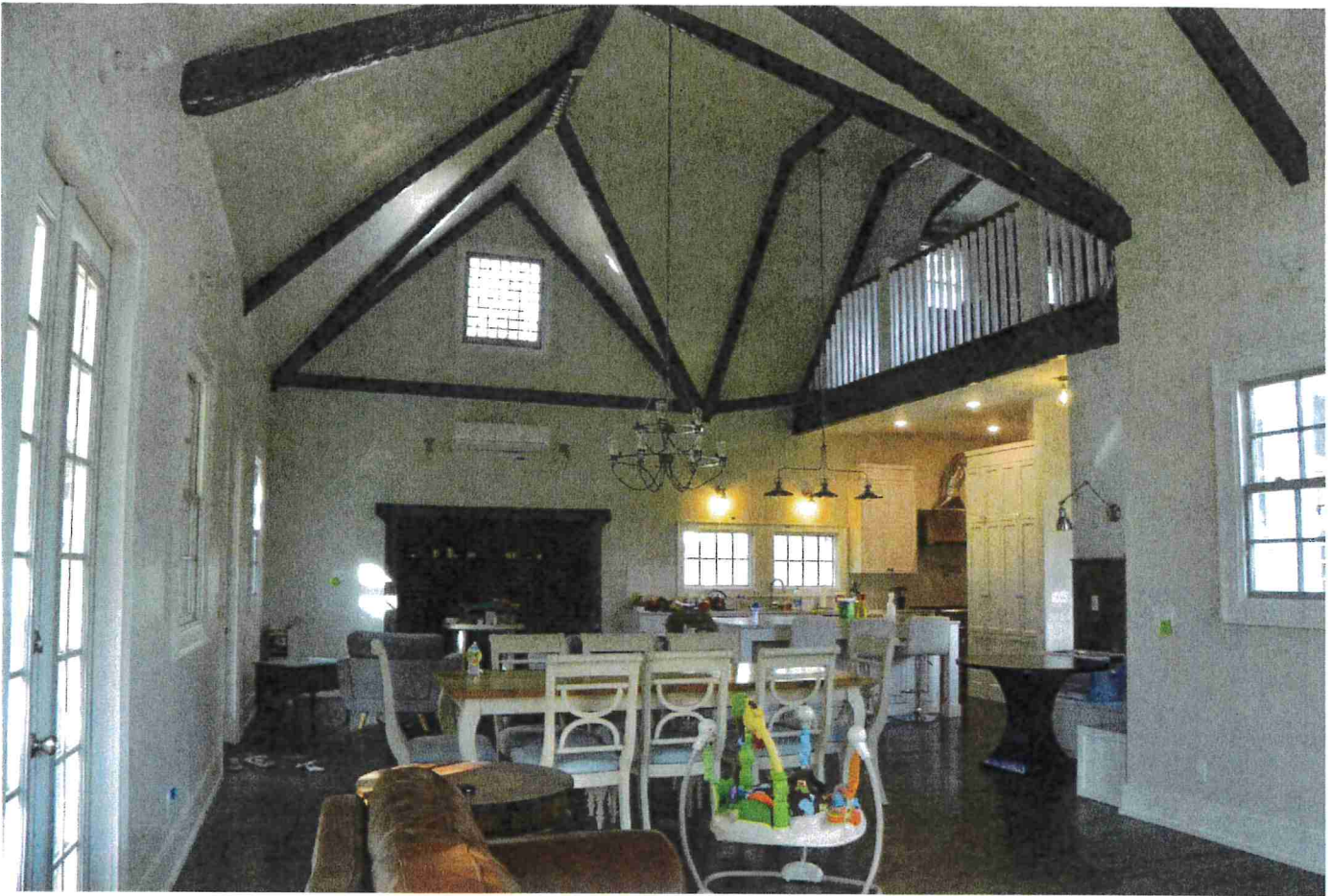


Photo 17 – Restored interior or great room. 10/28/16



Photo 18 – Great room looking into kitchen. 10/28/16



Photo 19 – Restored loft and original hayloft door on second-floor. 10/28/16

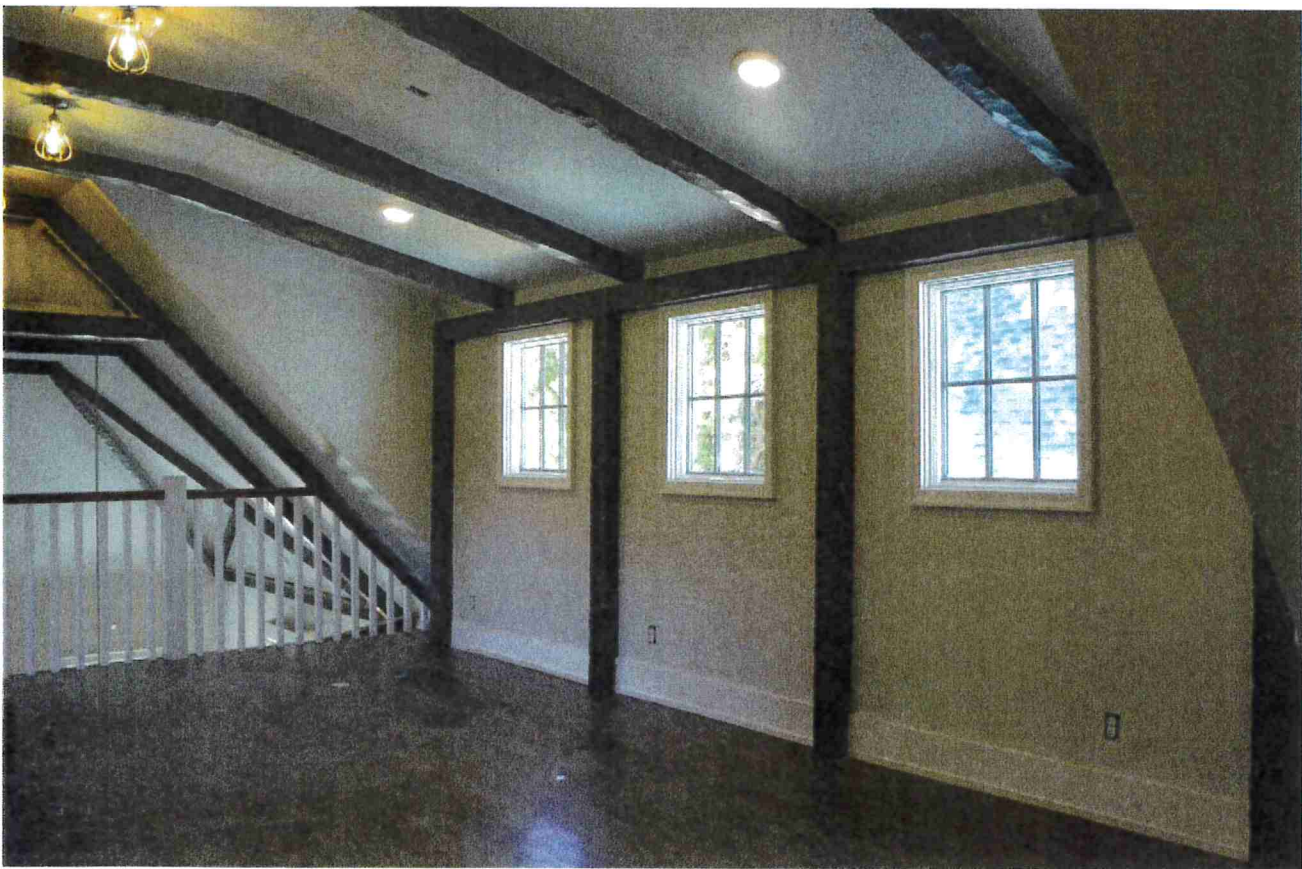


Photo 20 – Restored second-floor loft. 10/28/16



UNIVERSITY of WEST FLORIDA

HISTORIC TRUST

Office of the City Council
Pensacola City Hall
222 West Main Street
Pensacola, FL 32502

December 1, 2016

105 W Jackson Street Historic Preservation Tax Exemption

Dear Councilmembers,

I am the Historic Preservationist at the UWF Historic Trust and I have been working with the property owner at 105 W Jackson Street to complete a Historic Preservation Tax Exemption for their restoration project. The City of Pensacola and Escambia County offer an Ad Valorem Tax Exemption program for private individuals as an incentive for undertaking the restoration and rehabilitation of historic properties. Since May of 2015, I have been working with city and county staff on this project and I am happy to say the project has been completed.

The tax exemption process requires the City Council to review and make a decision as to approve or deny this application. I strongly recommend the City Council to approve this project. The Architect, General Contractor, and owners have worked very hard to ensure the historic nature of the house (built in 1889) has been carefully preserved and respected. The tax exemption requirements state that the Secretary of the Interior's Standards for Rehabilitation be followed. I have reviewed the project and can verify that the Standards have been met.

This restoration was a very large undertaking. As with many older buildings, there were a lot of unknowns and unexpected issues that arose once walls, ceiling, and floors were opened. The project team uncovered structural damage; outdated electrical, plumbing, and HVAC systems; and the need to make the building code compliant. Decades of additions and interior modifications were removed and the bones of the house were uncovered. Using photos in the UWF Historic Trust archive, the Architect was able to develop a set of plans that respected the original design, while make the house meet the modern needs of the owners. The General Contractor was able to salvage removed historic materials and carefully worked around existing features. The end result is a wonderfully restored house that has been modernized, but still maintains its historic integrity.

Sincerely,

Ross Pristera
Historic Preservationist

Andrew & Belinda Russell
105 W Jackson St
Pensacola, FL 32501

September 30th, 2016

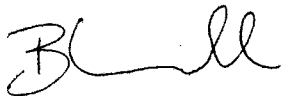
Mr. Ross Pristera
UWF Historic Trust
120 Church Street
Pensacola, FL 32502

Dear Sir,

I confirm that the renovation to restore the historic house at 105 W Jackson St, Pensacola has been completed and we are ready for you to conduct a final inspection of our property.

If you would like to arrange a mutually convenient time, please call me on 850-288-0263.

Kind regards,

A handwritten signature in cursive script, appearing to read 'Belinda Russell'.

Belinda Russell



UNIVERSITY of WEST FLORIDA

HISTORIC TRUST

Mayor Ashton Hayward
Office of the Mayor
222 West Main Street
Pensacola, FL 32502

December 1, 2016

105 W Jackson Street Historic Preservation Tax Exemption

Dear Mayor,

I am the Historic Preservationist at the UWF Historic Trust and I have been working with the property owner at 105 W Jackson Street to complete a Historic Preservation Tax Exemption for their restoration project. The City of Pensacola and Escambia County offer an Ad Valorem Tax Exemption program for private individuals as an incentive for undertaking the restoration and rehabilitation of historic properties.

This house, built in 1889, is a contributing structure to the National Register listed North Hill Preservation District. Since the start of this project in May of 2015, I have worked closely with the property owner, architect, and general contractor to ensure the renovation of this historic house meets the Secretary of the Interior's Standards for Rehabilitation. The Architectural Review Board has also reviewed this project and they unanimously voted to approve the renovation plans (May 21, 2015 Item 5).

This restoration was a very large undertaking. As with many older buildings, there were a lot of unknowns and unexpected issues that arose once walls, ceiling, and floors were opened. The project team uncovered structural damage; outdated electrical, plumbing, and HVAC systems; and the need to make the building code compliant. Decades of additions and interior modifications were removed and the bones of the house were uncovered. Using photos in the UWF Historic Trust archive, the Architect was able to develop a set of plans that respected the original design, while make the house meet the modern needs of the owners. The General Contractor was able to salvage removed historic materials and carefully worked around existing features. The end result is a wonderfully restored house that has been modernized, but still maintains its historic integrity.

Sincerely,

Ross Pristera
Historic Preservationist

18.50
1382.50

THIS INSTRUMENT PREPARED BY AND RETURN TO:
Patricia A. Snellgrove
SURETY LAND TITLE OF FLORIDA, LLC
2600 N. 12th Avenue
PENSACOLA, FL 32503
Property Appraisers Parcel Identification (Folio) Number: 00-00-00-0010-110-019

WARRANTY DEED

SPACE ABOVE THIS LINE FOR RECORDING DATA

THIS WARRANTY DEED, made the 20 day of January, 2015 by Walter Allan Steigleman, III, whose post office address is herein called the grantor, to Andrew John Russell and Belinda Lee Russell, husband and wife whose post office address is 5077 Avocet Ln Pensacola FL 32514 hereinafter called the Grantees:
(Wherever used herein the terms "grantor" and "grantee" include all the parties to this instrument and the heirs, legal representatives and assigns of individuals, and the successors and assigns of corporations)

WITNESSETH: That the grantor, for and in consideration of the sum of TEN AND 00/100'S (\$10.00) Dollars and other valuable considerations, receipt whereof is hereby acknowledged, hereby grants, bargains, sells, aliens, remises, releases, conveys and confirms unto the grantee all that certain land situate in ESCAMBIA County, State of Florida, viz:

Lots 11, 12, 13 and 14, Block 19, Belmont Tract, City of Pensacola, Escambia County, Florida, according to map of said City copyrighted by Thomas C. Watson in 1906.

Subject to easements, restrictions and reservations of record and taxes for the year 2015 and thereafter.

Grantor hereby states the above parcel of land is not his constitutional homestead.

TOGETHER, with all the tenements, hereditaments and appurtenances thereto belonging or in anywise appertaining.

TO HAVE AND TO HOLD, the same in fee simple forever.

AND, the grantor hereby covenants with said grantees that the grantor is lawfully seized of said land in fee simple; that the grantor has good right and lawful authority to sell and convey said land, and hereby warrants the title to said land and will defend the same against the lawful claims of all persons whomsoever; and that said land is free of all encumbrances, except taxes accruing subsequent to December 31, 2014.

IN WITNESS WHEREOF, the said grantor has signed and sealed these presents the day and year first above written.

Signed, sealed and delivered in the presence of:

Witness #1 Signature Christie S. Rodgers
Witness #1 Printed Name CHRISTIE S. RODGERS
Witness #2 Signature Carol Allkins
Witness #2 Printed Name CAROL ALLKINS

Walter Allan Steigleman, III
Walter Allan Steigleman, III

STATE OF Texas
COUNTY OF Bexar

The foregoing instrument was acknowledged before me this 15 day of January, 2015 by Walter Allan Steigleman, III who is personally known to me or has produced MILLEN as identification.



Toni L. Autmon
Notary Public
Printed Notary Name

My Commission Expires:
03 April 2017

**RESIDENTIAL SALES
ABUTTING ROADWAY
MAINTENANCE DISCLOSURE**

ATTENTION: Pursuant to Escambia County Code of Ordinances Chapter 1-29.2, Article V, sellers of residential lots are required to disclose to buyers whether abutting roadways will be maintained by Escambia County. The disclosure must additionally provide that Escambia County does not accept roads for maintenance that have not been built or improved to meet county standards. Escambia County Code of Ordinance Chapter 1-29.2, Article V requires this disclosure be attached along with other attachments to the deed or other method of conveyance required to be made a part of the public records of Escambia County, Florida. Note: Acceptance for filing by County employees of this disclosure shall in no way be construed as an acknowledgment by the County of the veracity of any disclosure statement.

Name of roadway: W. Jackson Street

Legal Address of Property: 105 W. Jackson Street, Pensacola, FL 32501

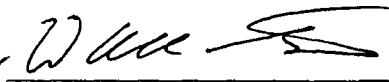
The County () has accepted (X) has not accepted the abutting roadway for maintenance. City Limits

This form completed by:

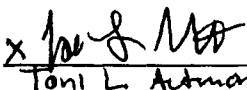
Surety Land Title, Inc.
2600 North 12th Avenue
Pensacola, FL 32503

AS TO SELLER (S):

Witness to Seller(s):



Walter Allan Steigleman, III

x 

Toni L. Adman

x

AS TO BUYER (S):

Witness to Buyer(s):



Andrew John Russell

By 

Belinda L. Russell, as attorney in fact



Belinda Lee Russell

THIS FORM APPROVED BY THE ESCAMBIA COUNTY BOARD OF COUNTY COMMISSIONERS.
Effective: 4/15/95

HISTORIC PRESERVATION PROPERTY TAX EXEMPTION COVENANT

This Covenant is made the 18th day of March, 2015, by BELINDA LEE RUSSELL (hereinafter referred to as the Owner)

and in favor of ESCAMBIA COUNTY

(hereinafter referred to as the Local Government) for the purpose of the restoration, renovation or rehabilitation of a certain Property located at 105 W. JACKSON ST, PENSACOLA, FL, 32501

which is owned in fee simple by the Owner and is listed in the National Register of Historic Places or locally designated under the terms of a local preservation ordinance or is a contributing property to a National Register listed district or a contributing property to a historic district under the terms of a local preservation ordinance. The areas of significance of this property, as identified in the National Register nomination or local designation report for the property or the district in which it is located, are X architecture, X history, _____ archaeology.

The Property is comprised essentially of grounds, collateral, appurtenances, and improvements. The property is more particularly described as follows (include city reference, consisting of repository, book, and page numbers): LTS 11 TO 14 BLK 19 BELMONT TRACT OR 6519 P 789 CA 76

In consideration of the tax exemption granted by the Local Government, the Owner hereby agrees to the following for the period of the tax exemption which is from January 1, 2016 to December 31, 2006:

1. The Owner agrees to assume the cost of the continued maintenance and repair of said Property so as to preserve the architectural, historical, or archaeological integrity of the same in order to protect and enhance those qualities that made the Property eligible for listing in the National Register of Historic Places or designation under the provisions of the local preservation ordinance.

2. The Owner agrees that no visual or structural alterations will be made to the Property without prior written permission of the () Division of Historical Resources () Local Historic Preservation Office.

The address of the certified Local Historic Preservation Office, if one exists in the jurisdiction, is:

Name of Office/Agency: _____

Address: _____

City: _____ Zip: _____

Telephone: _____

The address of the Division of Historical Resources is:

Bureau of Historic Preservation

Division of Historical Resources

R. A. Gray Building, 500 South Bronough Street

Tallahassee, Florida 32399-0250

Telephone Number: (850) 245-6333 or (800) 847-PAST (7278)

3. *[Only for properties of archaeological significance]* The Owner agrees to ensure the protection of the site against willful damage or vandalism. Nothing in this Covenant shall prohibit the Owner from developing the site in such a manner that will not threaten or damage the archaeological resource, provided that permission for alteration of the site is obtained pursuant to 2. above.

4. The Owner agrees that the () Division of Historical Resources (X) Local Historic Preservation Office and appropriate representatives of the Local Government, their agents and designees shall have the right to inspect the Property at all reasonable times in order to ascertain whether or not the conditions of this Covenant are being observed.

5. In the event of the non-performance or violation of the maintenance provision of this Covenant by the Owner or any successor-in-interest during the term of the Covenant, the () Division of Historical Resources (X) Local Historic Preservation Office will report such violation to the Property Appraiser and Tax Collector who shall take action pursuant to s. 196.1997 (7), F.S. The Owner shall be required to pay the difference between the total amount of taxes which would have been due in March in each of the previous years in which the Covenant was in effect had the property not received the exemption and the total amount of taxes actually paid in those years, plus interest on the difference calculated as provided in s. 212.12 (3), F.S.

6. If the Property is damaged by accidental or natural causes during the Covenant period, the Owner will inform the () Division of Historical Resources (X) Local Historic Preservation Office in writing of the damage to the Property, including (1) an assessment of the nature and extent of the damage; and (2) an estimate of the cost of restoration or reconstruction work necessary to return the Property to the condition existing at the time of project completion. In order to maintain the tax exemption, the Owner shall complete the restoration or reconstruction work necessary to return the Property to the condition existing at the time of project completion on a time schedule agreed upon by the Owner and the () Division of Historical Resources (X) Local Historic Preservation Office.

7. If the Property has been destroyed or severely damaged by accidental or natural causes, that is, if the historical integrity of the features, materials, appearance, workmanship, and environment, or archaeological integrity which made the property eligible for listing in the National Register of Historic Places or designation under the terms of the local preservation ordinance have been lost or so damaged that restoration is not feasible, the Owner will notify the () Division of Historical Resources (X) Local Historic Preservation Office in writing of the loss. The () Division of Historical Resources (X) Local Historic Preservation Office will evaluate the information provided and notify the Owner in writing of its determination regarding removal of the Property from eligibility for tax exemption. If the

() Division of Historical Resources (X) Local Historic Preservation Office determines that the property should be removed from eligibility for tax exemption, it will notify the Property Appraiser of the county in which the Property is located in writing so that the tax exemption can be cancelled for the remainder of the Covenant period. In such cases, no penalty or interest shall be assessed against the Owner.

8. If it appears that the historical integrity of the features, materials, appearance, workmanship, and environment, or archaeological integrity which made the Property eligible for listing in the National Register of Historic Places or designation under the terms of the local preservation ordinance have been lost or damaged deliberately or through gross negligence of the Owner, the () Division of Historical Resources (X) Local Historic Preservation Office shall notify the Owner in writing. For the purpose of this Covenant, "gross negligence" means the omission of care, which even inattentive and thoughtless persons never fail to take of their own property. The Owner shall have 30 days to respond indicating any circumstances which show that the damage was not deliberate or due to gross negligence. If the Owner cannot show such circumstances, he shall develop a plan for restoration of the Property and a schedule for completion of the restoration. In order to maintain the tax exemption, the Owner shall complete the restoration work necessary to return the Property to the condition existing at the time of project completion on a time schedule agreed upon by the Owner and the () Division of Historical Resources (X) Local Historic Preservation Office. If the Owner does not complete the restoration work on the agreed upon time schedule, the () Division of Historical Resources (X) Local Historic Preservation Office will report such violation to the Property Appraiser and Tax Collector who shall take action pursuant to s. 196.1997 (7), F.S. The Owner shall be required to pay the differences between the total amount of taxes which would have been due in March in each of the previous years in which the Covenant was in effect had the property not received the exemption and the total amount of taxes actually paid in those years, plus interest on the difference calculated as provided in s. 212.12 (3), F.S.

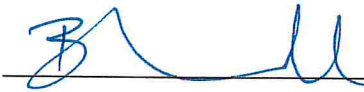
9. The terms of this Covenant shall be binding on the current Property owner, transferees, and their heirs, successors, or assigns.

This Covenant shall be enforceable in specific performance by a court of competent jurisdiction.

OWNER

BELINDA LEE RUSSELL

Name



Signature

03/18/15

Date

LOCAL GOVERNMENT: _____

Name of Authorized

Signature

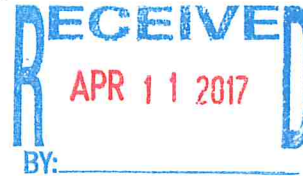
Date

Local Official

Title



Chris Jones, CFA
Escambia County Property Appraiser
221 Palafox Place, Suite 300
Pensacola, FL 32502
Phone (850) 434-2735
Fax (850) 435-9526



April 5, 2017

Rebecca Ferguson
222 West Main Street
Pensacola, FL 32502

RE: Historical Properties Exemption Account No. 13-1127-000

Dear Ms. Ferguson

It is my understanding that Belinda Russell has applied for a historical properties exemption on the referenced property for 2017. The following information is provided to assist you in processing the application:

Pursuant to City Code Sec 3-4-101

- (A) The total taxable value of all property within the city for the current fiscal year is \$3,324,404,893, which is based on 2016 Values. (2017 Tax Roll not yet available)
- (B) The total exempted value of all property in the city which has been approved to receive historic preservation ad valorem tax exemption for current fiscal year is \$75,000, which is based on 2016 values. (2017 Tax Roll not yet available)

Pursuant to your council memorandum values request

- (1) The total assessed value for 2014 for the referenced property before renovations was \$340,197 which breaks down as follows; \$248,697 for improvements and \$91,500 for land.
- (2) The investment in the property was \$644,926 per schedule of values by Bucco Construction Company LLC dated 2/10/2016 and supplied with application.
- (3) 2017 taxes and assessed value have not yet been determined because 2017 tax roll not complete and certified.
- (4) Based on the stated investment cost of \$644,926 and City's 2016 millage rate of 4.2895 the city will be waiving a maximum of \$2,766 in new ad valorem taxes per year for ten years for a total exemption of \$27,660.

Please feel free to contact us if we may be of further service.

Respectfully,

Chris Jones, CFA
Escambia County Property Appraiser

By:

A handwritten signature in blue ink that reads "Susan Smith".

Susan Smith, CFE
Director of Administrative Services

[illegible]

[ECPA Home](#)

Chris Jones

Escambia County Property Appraiser

[Real Estate Search](#)
[Tangible Property Search](#)
[Sale List](#)
[Amendment 1/Portability Calculations](#)
[Back](#)
[←](#) Navigate Mode ☒ Account ☐ Reference [→](#)
[Printer Friendly Version](#)

General Information

Reference: 000S009010110019
Account: 131127000
Owners: RUSSELL ANDREW J &
 RUSSELL BELINDA LEE
Mail: 105 W JACKSON ST
 PENSACOLA, FL 32501
Situs: 105 W JACKSON ST 32501
Use Code: SINGLE FAMILY RESID [P](#)
Taxing Authority: PENSACOLA CITY LIMITS
Tax Inquiry: [Open Tax Inquiry Window](#)
 Tax Inquiry link courtesy of Scott Lunsford
 Escambia County Tax Collector

Assessments

Year	Land	Imprv	Total	Cap Val
2016	\$91,500	\$148,764	\$240,264	\$240,264
2015	\$91,500	\$141,070	\$232,570	\$232,570
2014	\$91,500	\$248,697	\$340,197	\$270,272

[Disclaimer](#)
[Amendment 1/Portability Calculations](#)

Sales Data

Sale Date	Book	Page	Value	Type	Official Records (New Window)
01/15/2015	7289	1020	\$197,500	WD	View Instr
08/26/2014	7218	435	\$100	CJ	View Instr
08/26/2014	7218	433	\$100	CJ	View Instr
10/13/2009	6519	789	\$100	QC	View Instr
10/2001	4786	78	\$255,000	WD	View Instr
10/1999	4488	1928	\$96,700	WD	View Instr
02/1997	4100	1914	\$180,000	WD	View Instr
05/1991	3003	499	\$100	WD	View Instr

Official Records Inquiry courtesy of Pam Childers
 Escambia County Clerk of the Circuit Court and
 Comptroller

2016 Certified Roll Exemptions
 None

Legal Description

LTS 11 TO 14 BLK 19 BELMONT TRACT OR 7289 P 1020
 CA 76

Extra Features

BRICK PAVING/WALK
 FRAME BUILDING

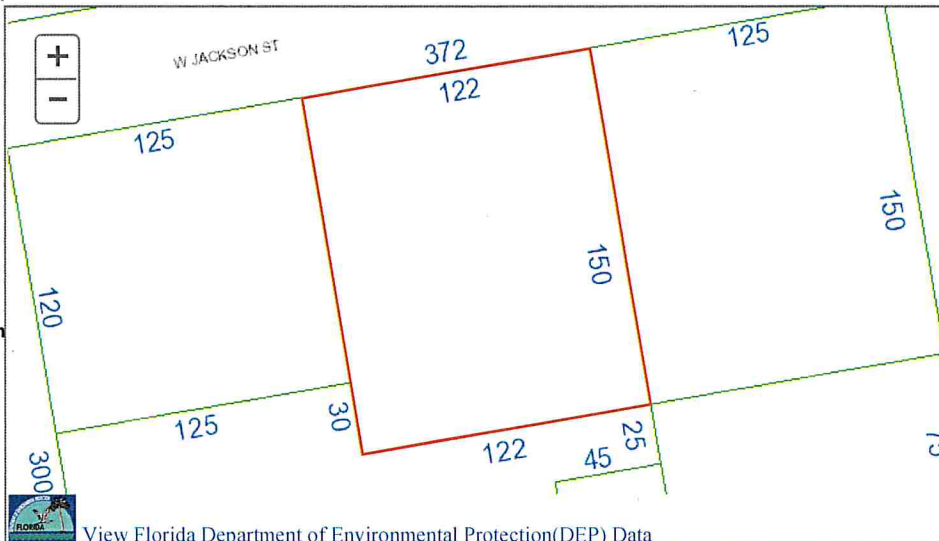
Parcel Information

Section Map Id:
[CA076](#)

Approx. Acreage:
 0.4201

Zoned: [P](#)
 PR-2

Evacuation & Flood Information
[Open Report](#)



[View Florida Department of Environmental Protection \(DEP\) Data](#)

Buildings

Year Built: 1900, Effective Year: 2010

Last Updated:02/16/2017 (tc.2003)

PENSACOLA

THE UPSIDE of FLORIDA

PLANNING SERVICES

Architectural Review Board

MINUTES OF THE ARCHITECTURAL REVIEW BOARD May 21, 2015

MEMBERS PRESENT: Chairman Ben Townes, Carter Quina, George Mead, Michael Crawford, Susan Campbell, Ray Jones

MEMBERS ABSENT: Nina Campbell

STAFF PRESENT: Brandi Deese, Karen Lefebvre, Robbie Weekley, Inspection Services, Ross Pristera, Advisor

OTHERS PRESENT: Steve Freeman, Ryan Greenhut, Leigh Ann Harrison, Carl Handlin, Dottie Dubuisson, Bob Ozburn, Jerry Holland, J. J. Zielinski, J. Scott Sallis, Alexandra Fasshauer, Dean Dalrymple, Blake Rushing, Steve Wilson, Ron Butlin, David Alsop, Roy White, Fred Gunther, John Myslak, Bailey Pope

CALL TO ORDER / QUORUM PRESENT

Chairman Ben Townes called the Architectural Review Board meeting to order at 2:00 p.m. with a quorum present. He instructed the audience on the functions of the Board, and that all decisions made by the Board are subject to review with the City Council.

APPROVAL OF MINUTES

Mr. Quina made a motion to approve the April 16, 2015 meeting minutes. The motion was seconded by Mr. Mead, and it was approved unanimously.

NEW BUSINESS

Item 1 101 E. Romana Street Palafox Historic Business District

New Construction

Request: Mr. Myslak is requesting a 6 foot variance from the maximum building setback of 10 feet.

Action Taken: Approved with inclusion of Item 2 presentation.

Ms. Deese informed the Board that the client will be occupying the entire block, but had worked diligently to reduce the amount of variance requested. Mr. Bailey Pope represented the client and indicated that they are within two zoning classifications, C-2 and C-2A, which has a maximum setback of 10 feet. He pointed out one apartment on Romana which steps over into the C-2 district. Mr. Quina made a motion to approve. Mr. Mead wanted to secure a variance that could not be challenged in the future with regard to the two zones. The motion was amended to table until Item 2 was presented. This was seconded by Mr. Mead, and it passed unanimously.

The motion to approve the variance with inclusion of Item 2 presentation into Item 1 was made by Mr. Mead, seconded by Mr. Crawford and approved unanimously.

Item 2 **101 E. Romana Street** **Palafox Historic Business District**
New Construction

Request: Mr. Myslak submitted an informational presentation of exterior elevations for the new mixed-use development.

Action Taken: No Action taken - Client to keep the Board updated with a more formal presentation coming in the future.

Jeff Smith, representing Studer Properties made a presentation on elevations only. In the months ahead, a more formal application will be submitted, including more detailed drawings and materials, incorporating various suggestions from the Board. He indicated the client's wishes were for the project to be timeless and to be very Pensacola. Mr. Crawford stated he was pleased with the variety of urban experiences and direction of the project. Mr. Jones was happy with the vision and keeping the parking spaces hidden. Mr. Quina wanted more details on the sidewalk level landscaping. Mr. Smith indicated the streetscape, outside seating, balconies and railings would be available in more detail in the future. Mr. Townes expressed his appreciation for applying the ideas of the Board and invited them to work with the City and look at the opportunities for a unique urban experience along Intendencia Street.

Item 3 **29 W. Lloyd Street** **North Hill Preservation District**
Contributing Structure

Request: Mr. & Mrs. Harrison are requesting approval to construct wood privacy fence.

Action Taken: Approved as submitted.

Ms. Harrison appeared before the Board, stating the fence had never been painted and would not be on the streetscape. Mr. Quina made a motion to allow the continuation of the existing fence, seconded by Mr. Mead. The North Hill Preservation District comments stated they understood the fence to be a 2' wide and 6' high property fence with flat top to match the adjacent existing fence, with a 29' wide section, 4' high picket fence with flat top to match the existing fence. The motion passed unanimously.

Item 4 **1 W. Cervantes Street** **North Hill Preservation District**
Non-Contributing Structure

Request: Dalrymple/Sallis Architecture is requesting approval to replace an existing freestanding sign and repaint the existing structure.

Action Taken: Approved with comments.

This request is to convert the existing gas station from BP to Shell. The new freestanding signage will be smaller, but is over the square footage allowance and will require a variance from this Board at a later date. Mr. Sallis, representing Mr. Roy White, understands the requirements and aesthetics of this project which would not typically apply to a fuel station or convenience store. They will remove the BP logo and gas price sign and replace it with the ground signage. Mr. Townes asked about grandfathering, but Ms. Deese informed him that would not be permitted. Mr. Sallis stated they were requesting final approval of the color schemes. Mr. Quina addressed the landscaping, ice machine and bollards on the outside. It was determined the dumpster was screened, and the lighting will require some maintenance but will remain the same. Mr. Jones indicated that the client had met with North Hill and had taken some of their suggestions including reduction of the size of the Shell logo. The sign would also be internally lit. Mr. Crawford addressed the visual clutter on the outside. Ms. Campbell asked if some of the building details could be included in the signage, and Mr. Sallis stated that was possible. Mr. Quina made the motion to approve the color scheme changes and other aesthetic improvements, with the acknowledgement that next month the Board will be reviewing the sign through the variance process. It was seconded by Mr. Mead and the motion passed unanimously.

Item 5 **105 W. Jackson Street**

North Hill Preservation District

Contributing Structure

Request: *Dalrymple/Sallis Architecture is requesting approval to demolish loft addition, construct 2-car garage and repaint the existing primary structure.*

Action Taken: *Approved with comments.*

This request also includes installation of new metal gate, installation of new aluminum fencing and installation of a new brick paver driveway. Mr. Dalrymple stated the property began as a fire station, and was moved to its present site in 1920. It was at one time a farm, a stable, an officers' club, and apartments which explains all the asphalt paving for parking. They are removing certain elements added in the 1970s. There will be significant repair to siding deterioration, repainting and removal of an unsupported chimney on the second floor.

Mr. Jones suggested a more sophisticated approach to the garage doors being the same as illustrated on the east side. Mr. Dalrymple indicated hurricane resistant glass would add expense to the budget. Mr. Jones questioned the metal fencing instead of wood. Mr. Dalrymple stated since the owners have children, they are more concerned with providing security. Mr. Mead questioned the dormers, and Mr. Dalrymple indicated the shed dormer will remain. The windows on the second floors will be replaced for egress. Mr. Townes emphasized that since the house had been through several changes, restoring it back as close as possible with the design shown is very admirable.

After further discussion on colors, roofing and windows, Mr. Quina made a motion to approve based on comments, seconded by Mr. Mead and **passed unanimously.**

Item 6 **131 Cevallos Street**

Pensacola Historic District

New Construction

Request: *Mr. Holland is requesting approval of a new single-family residence and updated approval on variance previously granted.*

Action Taken: *Variance Reapproved. Tabled to accommodate client - conceptual approval granted.*

Mr. Holland obtained an 18" variance from the south side setback for this proposed project in October of 2013. Since the variance has expired, it does require Board approval of the variance again. Ms. Deese stated the Board was also reviewing the project. Mr. Holland indicated the windows were vinyl with fiberglass doors. Mr. Quina stated only wood or wood clad windows had been approved. Mr. Quina indicated he had no problem with the general character of the house, but some specifics were missing such as dimensions of the lumber, trim, and construction detail for the Board and Inspections Department.

Mr. Quina made the motion to approve the request conceptually, with the following considerations that wood windows of some type be required as per Code, and that detail of the front porch, indicating all sizes and trim dimensions would be necessary for final approval. It was seconded by Mr. Mead and passed unanimously. Mr. Quina then made a motion to table the variance to prevent additional costs to the client. It was seconded by Mr. Mead, and it passed unanimously.

Item 8 **40 S. Palafox Street**

Pensacola Historic Business District

Contributing Structure

Request: *Dalrymple/Sallis Architecture is requesting approval for new metal canopies over the main entrance and existing side ATM machines of the Thiesen Building.*

Action Taken: *Tabled – client to come back next month.*

Mr. Sallis stated the original submittal which was cantilevered was found to be unacceptable by several engineers. They proceeded to 6" columns for the front canopy. Mr. Quina stressed the purpose was to create an enclosure or covering for the entrance. Mr. Switzer indicated they wanted a place to keep the customers out of the elements and protect the door. He said the date the building was built is in the stone above the arch, and they wanted that to be visible. He said a gutter system would be put into the columns

which would allow the water to flow from the roof onto the street. He suggested they could probably go to 8" columns. Mr. Townes wanted to know if the entrance could be relocated to its original location which was further back. Mr. Sallis stated it is now an elevator lobby, and that creating an alcove would also create a place for sleeping vagrants and the cleanup attached to it. Mr. Quina suggested pushing in 36" and bringing the cornice out 36" with 6' of coverage. Mr. Townes had a problem with a canopy being attached to a significant architectural feature, emphasizing that if someone comes back ten years later, they can remove the feature, and the architectural integrity of the building would still remain. After further suggestions and considering the right-of-way, Mr. Sallis indicated he would come back next month with revisions.

Mr. Mead made the motion to table the request, seconded by Mr. Crawford.

Ms. Dubuisson stated that in a choice between aesthetics and public access and safety, safety would be the important choice. David Alsop suggested the 8" columns with a canopy and no intrusion on the sidewalk would be the best solution. Fred Gunther stated there had been several solutions offered and wanted to know if the Board could do a straw vote. Mr. Townes emphasized that if the first vote did not pass, the Board would then have another motion. Because there was such a difference in opinion, the motion to table passed unanimously. The Chairman asked that the architect take more time with the project, recognizing the concerns of the Board.

Item 10 309 Reus Street
Non-Contributing Structure

Governmental Center District

Request: Mr. Blake Rushing is requesting approval of a building renovation for an English Pub at 309 S. Reus Street (The Union Public House).

Action Taken: Approved as submitted with comments.

Mr. J. J. Zielinski, presented the project including elevations and colors. The signage, pavers, and outdoor seating would be presented at a later date in phase II. Mr. Mead made a motion to approve as submitted without landscape plans, the color of the fascia band being more neutral, with horizontal fencing, and a storefront door in lieu of the fiberglass door. He and Mr. Crawford suggested an abbreviated review on landscaping, paint of the fascia, consideration for fence style, and storefront door design. The motion was seconded by Mr. Crawford, and passed unanimously.

Item 7 – 503 E. Government Street
Contributing Structure

Pensacola Historic District

Request: Dalrymple/Sallis Architecture is requesting approval for renovation to an existing one-story brick commercial building and the addition of a new one-story wood-framed commercial building in the rear of existing structure.

Action Taken: Approved with two dissenting votes.

Mr. Dalrymple indicated the existing awning will remain, and they are repositioning the entrance and window. Mr. Jones questioned leaving the façade as is for historical value with remodeling on the inside. Mr. Sallis indicated clients would enter through the front, with staff parking in the rear. Mr. Quina liked the new addition but objected to applying a new aesthetic to the storefront brick. Mr. Townes emphasized that the treatment would be applied but could also be removed. Mr. Mead made the motion to approve, seconded by Ms. Susan Campbell, and it passed 5 to 2, with Mr. Jones and Mr. Quina dissenting.

Item 9 116 S. Baylen Street
New Construction

Pensacola Historic Business District

Request: Dalrymple/Sallis Architecture is requesting approval for a new single-family dwelling.

Action Taken: Approved with comments.

Mr. Sallis indicated the two residential units below would be leased. He stated the garage door would be frosted, and the canopy is in compliance with the right-of-way. Mr. Pristera questioned the underside of the balcony, and Mr. Sallis stated it would be painted concrete or stucco. He also stated the actual living space had been stepped up to consider storm surge. He indicated the art wall was kept simple and might be used as an advertising add or mural similar to the Museum of Art, and they would come back to the Board for approval.

Mr. Quina made a motion to approve with the condition if anything changed, the client would come back to the Board. It was seconded by Mr. Mead. Mr. Crawford confirmed that the side elevations would be painted block. The motion passed unanimously.

ITEM FOR DISCUSSION

The Board decided to postpone discussion on the Board Guidelines and Abbreviated Review requirements. The Board complimented the new structure of the minutes.

Ms. Dubuisson addressed the Board and thanked them for their attention to detail and being true to their mission to maintain the architectural integrity of the City of Pensacola.

ADJOURNMENT

The meeting adjourned at 5:36 p.m.

Respectfully Submitted,



Brandi C. Deese
City Planner
Secretary to the Board

APPROVED: _____



OFFICE of the CITY ATTORNEY

TO: Keith Wilkins, Assistant City Administrator
FR: Lysia H. Bowling, City Attorney 
DATE: April 20, 2016
SUBJECT: Review of File: Historic Preservation Tax Exemption Request - 105 West Jackson Street

You have asked me to perform a review of the above-referenced request for approval of a Historic Preservation Tax Exemption. In that connection, the applicant is required to comply with all requirements of Title III, Chapter 3-4, Article III, Division 1 of the City of Pensacola Code of Ordinances.

I find that the applicant has completed the application requirements indicated in the checklist below. Relevant code provisions are noted.

Checklist of Completed Application Requirements:

Property qualifies for an exemption under 3-4-94(a)(2) and (b)

File contains:

- ✓ Certification of Keeper of National Register dated 5/9/1983 documenting entry of property in National Register.
- ✓ Certification of Local Historic Preservation Office dated 6/5/2015 that property qualifies as a historic structure and one that is a contributing structure to the National Register North Hill Historic District.

Improvements qualify for an exemption under 3-4-95 and 3-4-96

File contains:

- ✓ Certification of Local Historic Preservation Office dated 6/5/2015 documenting proposed improvements are consistent with the United States Secretary of Interior's Standards for Rehabilitation.
- ✓ Letter to Escambia County Property Tax Appraiser dated 2/1/2016 documenting proposed improvements are consistent with the United States Secretary of Interior's Standards for Rehabilitation and exceed five thousand dollars (\$5,000.00) in actual expenditures (\$644,926.00).

- ✓ Bucco Construction Company, LLC Schedule of Values dated 2/10/2016 documenting proposed improvements exceed five thousand dollars (\$5,000.00) in actual expenditures (\$644,926.00).

Application on prescribed form filed with preservation board before improvements initiated under 3-4-96.

File contains:

- ✓ DOS Form No. HR3E101292 Historic Preservation Tax Exemption Application dated 5/5/15 (prescribed form)
- ✓ DR-418 Economic Development Ad Valorem Property Tax Exemption dated 6/15/15 prepared by preservation board and signed by preservation board and property owner evidences: "Date of commencement of construction of improvements 7/1/15."

§

I find that the application requirements indicated in the checklist below are not yet completed and remain outstanding for completion.

Checklist of Executory Items Requiring Future Action:

Action by preservation board under 3-4-96

- ☐ Evaluation of the eligibility of improvements to the historic property.
- ☐ Notification to the applicant and mayor in writing of the results of its review and recommendations for correction of planned work.

Action by applicant upon completion of improvements under 3-4-97

- ☐ Request for review of completed improvements by preservation board.

Action by preservation board upon request for review of completed improvements under 3-4-97

- ☐ Review and inspection of completed work and supporting materials to determine whether completed improvements are in compliance with the work described in the approved preconstruction application, subsequent approved amendments, and the Secretary of Interior's Standards for Rehabilitation and Guidelines for Rehabilitating Historic Buildings.
- ☐ Upon completion of review, recommendation and reasons in support thereof that City Council grant or deny the historic preservation tax exemption.

Action by City Council under 3-4-98

- ☐ Majority vote of City Council required to approve the exemption.
- ☐ Such exemption shall take effect on the January 1 following substantial completion of the improvement.

Execution and recording of Covenant by City and Applicant under 3-4-99

- ☐ Property owner and City must execute of a historic preservation property tax exemption covenant.
- ☐ Property owner must record covenant with the deed for the property in the official records of Escambia County on or before the effective date of the exemption.

City required to deliver a copy of the application to Property Appraiser under 3-4-101

- ☐ City shall deliver a copy of the application for historic preservation ad valorem tax exemption to the Property Appraiser of Escambia County.

Applicant payment of applicable fees under 3-4-103

- ☐ Applicant must pay any fees adopted by City Council to recover the costs of processing applications.

United States Department of the Interior
National Park Service

**National Register of Historic Places
Inventory—Nomination Form**

See instructions in *How to Complete National Register Forms*
Type all entries—complete applicable sections

For NPS use only

received **APR - 7 1983**

date entered

1. Name

historic North Hill Preservation District

and/or common N/A

2. Location

roughly bounded by Blount, Palafox, Wright, Belmont, Reus, and DeVilliers Sts.
street & number (See Continuation Sheet) N/A not for publication

city, town Pensacola N/A vicinity of

state Florida code 12 county Escambia code 033

3. Classification

Category	Ownership	Status	Present Use
☒ district	☐ public	☒ occupied	☐ agriculture
☐ building(s)	☐ private	☐ unoccupied	☒ commercial
☐ structure	☒ both	☒ work in progress	☒ educational
☐ site	Public Acquisition	Accessible	☒ entertainment
☐ object	☐ in process	☒ yes: restricted	☒ government
	☐ being considered	☐ yes: unrestricted	☐ industrial
	<u>N/A</u>	☐ no	☐ military
			☐ museum
			☒ park
			☒ private residence
			☒ religious
			☐ scientific
			☐ transportation
			☐ other:

4. Owner of Property

name Multiple (owner notification by newspaper advertisement)

street & number N/A

city, town Pensacola N/A vicinity of state Florida

5. Location of Legal Description

courthouse, registry of deeds, etc. Room 15, Escambia County Courthouse

street & number N/A

city, town Pensacola state Florida

6. Representation in Existing Surveys

title North Hill Survey has this property been determined eligible? ☐ yes ☒ no

date 1973 ☐ federal ☐ state ☐ county ☒ local

depository for survey records Historic Pensacola Preservation Board

city, town Pensacola state Florida

7. Description

Condition		Check one	Check one
☐ excellent	☐ deteriorated	☒ unaltered	☒ original site
☒ good	☐ ruins	☒ altered	☐ moved date _____
☐ fair	☐ unexposed		

Describe the present and original (if known) physical appearance

Summary of Present and Original Physical Appearance

North Hill developed as an early residential suburb for upper middle-class residents of Pensacola between 1870 and the 1930's. The 155.6 acre neighborhood includes a wide range of late-nineteenth and early-twentieth century architectural styles. Among the buildings are fine examples of Queen Anne, Classical Revival, Tudor Revival, Spanish Colonial Revival, Moderne, Bungalow, and vernacular styles. Early developers of North Hill plotted regularly-spaced parks, and homeowners added shrubbery and trees, producing the shaded, heavily-planted effect which still dominates the area. The neighborhood grew in several waves: the earliest from 1870 to 1910 consisted of one, one-and-one-half, and two-story wood, single-family residences. Later periods of growth from 1910 to c. 1930 added various revival style houses similar in scale but using brick and stucco as primary construction or finish materials. Most post-1930 structures maintain continuity in size, fabric, and residential use. The overall appearance of the neighborhood meshes with its historical character in determining its significance to Pensacola.

Text Supporting Summary of Present and Original Physical Appearance

The North Hill Preservation District is located adjacent to and just northwest of the Pensacola Central Business District. The terrain rises dramatically from 25' above sea level at the southern perimeter of the district to over 75' in the central portion, attesting to the neighborhood's local historical designation as "the hill" or "North Hill." The 80 block neighborhood is laid out in a grid pattern with blocks of uneven size. There is no differentiation between streets and avenues; all north-south and east-west thoroughfares are designated streets. The north-south break for street numbering in the city is Garden Street and the entire district lies north of this. The district overlaps Palafox Street, the east-west break for street numbering. The North Hill Preservation District encompasses much of the Belmont Tract between Wright and Lee and Blount Streets, both of which were originally platted in the 1850's. Early developers included the three existing parks - Lee Square (originally named Florida Square, figure #45), Georgia Square (figure #19), and Alabama Square - in the original Belmont Tract plat.

The district is primarily residential with one-, one-and-a-half, and two-story structures. Buildings which contribute to the North Hill Preservation District (listed as C or coded red on accompanying lists and maps) add to the sense of time, place, and historical development of the area through their location, design, setting, materials, workmanship, feeling, and association. The historical time frame for the district is predominately 1870 to 1930; however, post-1930 structures of exceptional significance (as outlined by the National Register criteria) are also included in this category. Contributing but altered structures (A, colored yellow) fulfill the criteria for contributing structures, however, major exterior changes have altered their original integrity and design details. Non-contributing buildings (N, colored blue)

8. Significance

Period	Areas of Significance—Check and justify below			
☐ prehistoric	☐ archeology-prehistoric	☒ community planning	☐ landscape architecture	☒ religion
☐ 1400-1499	☒ archeology-historic	☐ conservation	☒ law	☐ science
☐ 1500-1599	☐ agriculture	☐ economics	☐ literature	☐ sculpture
☐ 1600-1699	☒ architecture	☒ education	☒ military	☒ social/
☒ 1700-1799	☐ art	☐ engineering	☐ music	☐ humanitarian
☒ 1800-1899	☒ commerce	☐ exploration/settlement	☐ philosophy	☐ theater
☒ 1900-	☐ communications	☒ industry	☒ politics/government	☐ transportation
		☐ invention		☐ other (specify)

Specific dates +1781, c.+1870-1930 Builder/Architect various

Statement of Significance (in one paragraph)

The North Hill Preservation District, to a greater or lesser extent, meets all four National Register criteria for listing. It contains the sites of British fortifications associated with the 1781 Battle of Pensacola. Between 1870 and the early 1930's it developed as a residential neighborhood, primarily for the upper middle-class of Pensacola. It is significant historically and architecturally both to Pensacola and the state of Florida. It traditionally has been associated with the most prominent and influential businessmen, lawyers, politicians and artisans of the city. Residents of North Hill held positions of great importance in the lumber and fishing industries, banking, retail sales, building construction and state and local government. These affluent Pensacolians lived in sumptuous homes, designed and built by master architects and contractors. The district represents one of the finest collections of Victorian and early twentieth century houses in Northwest Florida. Included in the district are a variety of architectural styles popular from around 1870 until the early 1930's. There are a minimal number of intrusive twentieth century commercial buildings. Also within the district are churches, schools, parks and community buildings which define the neighborhood character of North Hill. The integrity of its buildings and the neighborhood as a whole argues for listing the North Hill Preservation District in the National Register.

North Hill first assumed importance in the history of the city and state during the British Period (1763-1781). During the American Revolution the commander of the British garrison, General John Campbell, fearing an imminent invasion by the Spanish under Bernardo de Galvez, ordered the construction of Ft. George. Atop "Gage Hill" Ft. George was a small earthenwork Vauban-type fortress with a hornwork extending down the south slope guarding its fresh water supply. Two smaller fortifications, the Queen's redoubt and the Prince of Wales redoubt, protected the crest of the hill. In April, 1781, the Spanish laid siege to the British fortifications, and by the end of the month advance their trenches to within a half mile of the Queen's redoubt. On May 8, 1781, a Spanish hot shell struck the magazine of the Queen's redoubt. It destroyed the redoubt, killed half its garrison and rendered the British positions indefensible. General Campbell surrendered, ending the Battle of Pensacola.¹

✓Archaeologists from the Florida Division of Archives, History and Records Management excavated a portion of the hornwork on a lot at the corner of Palafox and La Rua Streets in 1974 and 1975.² The lot today is a public

9. Major Bibliographical References

(SEE CONTINUATION SHEET)

10. Geographical Data

Acreage of nominated property 155.6 acres

Quadrangle name Pensacola Quadrangle

Quadrangle scale 1:24,000

UTM References

A

1	6	4	7	8	9	4	0	3	3	6	5	0	1	7	0
Zone		Easting				Northing									

B

1	6	4	7	9	1	4	0	3	3	6	5	0	1	7	0
Zone		Easting				Northing									

C

1	6	4	7	9	3	1	0	3	3	6	4	7	1	9	0
Zone		Easting				Northing									

D

1	6	4	7	8	7	1	0	3	3	6	4	6	6	1	0
Zone		Easting				Northing									

E

1	6	4	7	8	3	1	0	3	3	6	5	4	1	5	0
Zone		Easting				Northing									

F

Zone		Easting				Northing									

G

Zone		Easting				Northing									

H

Zone		Easting				Northing									

Verbal boundary description and justification

(SEE CONTINUATION SHEET)

List all states and counties for properties overlapping state or county boundaries

state N/A code N/A county N/A code N/A

state N/A code N/A county N/A code N/A

11. Form Prepared By

name/title Paul L. Weaver (Historic Sites Specialist)

organization FDAHRM

date March 23, 1983

street & number Department of State, The Capitol telephone (904) 487-2333

city or town Tallahassee

state Florida

12. State Historic Preservation Officer Certification

The evaluated significance of this property within the state is:

☐ national ☒ state ☐ local

As the designated State Historic Preservation Officer for the National Historic Preservation Act of 1966 (Public Law 89-665), I hereby nominate this property for inclusion in the National Register and certify that it has been evaluated according to the criteria and procedures set forth by the National Park Service.

State Historic Preservation Officer signature

title State Historic Preservation Officer

date March 23, 1983

For NPS use only

I hereby certify that this property is included in the National Register

Entered in the
National Register

date 5/9/83

Keeper of the National Register

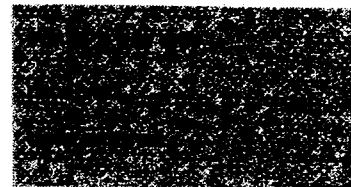
Attest:

date

Chief of Registration

United States Department of the Interior
National Park Service

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Continuation sheet 1

Item number 2

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Rough Boundary:

Bounded by Blount, Palafox, Wright and DeVilliers Streets. Approximately sixty blocks north of downtown Pensacola.

North - South Streets

1500
222 - 1415 (inc)
319
416 - 1504 (inc)
510 and 514
701 - 722 (inc)
808 - 830 (inc) even numbers only
900 - 1023 (inc)
1120
1203 - 1314 (inc)
311 - 701 (inc) odd Numbers only
800 - 801 (inc)
817 - 1209 (inc)
1301
226
300 - 1437 (inc)
311 - 321 (inc) odd numbers only
415 - 1504 (inc)

North "A" Streets
North Barcelona Street
North Baylen Street
North Baylen Street
North DeVilliers Street
North DeVilliers Street
North DeVilliers Street
North DeVilliers Street
North DeVilliers Street
North DeVilliers Street
North Palafox Street
North Palafox Street
North Palafox Street
North Palafox Street
North Reus Street
North Reus Street
North Spring Street
North Spring Street

East - West Streets

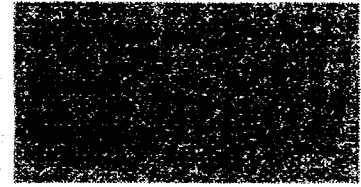
15
209 - 217 (inc) odd numbers only
307 - 321 (inc)
12 - 475 (inc)
8 - 420 (inc)
15 - 30 (inc)
1 - 424 (inc)
1 - 425 (inc)
5 - 25 (inc)
4 - 415 (inc)
14 and 30
16 - 424 (inc)
18 - 421 (inc)
15 - 309 (inc)
416 and 418
4 - 427 (inc)

West Belmont Street
West Belmont Street
West Belmont Street
West Belmont Street
West Brainerd Street
East Brainerd Street
West Cervantes Street
West DeSoto Street
East DeSoto Street
West Gadsden Street
East Gonzalez Street
West Gonzalez Street
West Jackson Street
West LaRua Street
West LaRua Street
West Lee Street

(See Continuation Sheet)

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Continuation sheet 2

Item number 2

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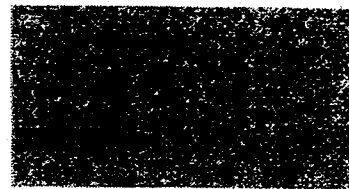
East - West Streets (cont'd)

1 - 426 (inc)
8 - 20 (inc)
8 - 420 (inc)
2 and 6
10 and 24
200 - 314 (inc) even numbers only
317

West Lloyed Street
East Strong Street
West Strong Street
East Wright Street
West Wright Street
West Wright Street
West Wright Street

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Continuation sheet 3

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fall into several categories: (a) modern residential structures whose materials, scale, location, setting, and feeling are similar to older North Hill structures, but which fall outside the 1870-1930 time frame and which are not exceptional in design; (b) structures that do not conform in use, design, scale and materials, such as contemporary commercial buildings; and (c) structures which fall into the historical time frame but have been irreparably altered.

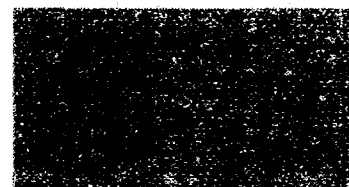
The North Hill Preservation District boundary is irregular and roughly outlined by Blount Street on the north, DeVilliers Street on the west, Wright Street on the south, and Palafox Street on the east. The boundaries included in the National Register application vary slightly from the locally ordained district. Green lines on the attached map indicate areas that have been added. The original ordained boundaries were chosen to concentrate on upper class homes and to eliminate many of the simpler architectural styles along the fringes of the neighborhood. Further consideration persuaded the surveyors to include fringe areas because of the continuity of architectural styles, the similarity in time periods, and the implicit interrelationship in local social and economic history.

The recommended National Register district boundaries were chosen to exclude intrusive non-compatible architecture or areas where large scale destruction of compatible architecture has taken place. Along the eastern edge of the North Hill district, a "no-man's land" primary east of Guillemard Street (one block east of Palafox Street) borders the I-110 highway spur leading into downtown. Blount Street, the northern boundary, is a major traffic artery and marks the furthest point of concentrated 1930's construction. DeVilliers and Wright Streets, the western and southern boundaries, define the edges of significant intrusive commercial construction and/or destruction of architectural styles compatible with the main portion of North Hill.

The first area of Pensacola to develop was the Old City Tract which stretches along the waterfront and is built around the British city plan devised by Elias Durnford in the 1760's. As the town expanded, residents moved north, platting the Belmont and Clapp Tracts in the 1850's. Prior to the Civil War, most residences were below Gregory Street, just south of the North Hill Preservation District. A few property owners built in the "country" prior to the Civil War. The earliest remaining structures in North Hill include the Landrum House (229 North Barcelona Street) built in about 1850; the Charles W. Jones house (302 North Barcelona Street), originally a Gothic Revival residence built in 1869, but altered to reflect 1870's tastes (listed on the National Register of Historic Places in 1976, figure #56); and the Boysen-Perry House (2 East Wright Street), built in 1868, and later the residence of Governor Edward Alyswoth Perry (figure #60).

The oldest section of North Hill, architecturally and historically, lies between Wright and DeSoto Streets. Here is the largest concentration of early frame vernacular and Queen Anne Structures. Maps of Pensacola show the steady northward movement of

(See Continuation Sheet)

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Continuation sheet 4

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residential development. The Wellge "Bird's Eye View of Pensicola" in 1885 shows development along Palafox stretching west to DeVilliers Street but north only to Belmont Street. By 1896, concentrated residential development progressed northward four blocks to Cervantes Street with some scattered construction two blocks further north to DeSoto Street. By 1914, the area up to DeSoto Street was substantially developed.

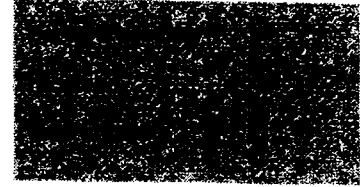
During the period from 1870 to 1910, local residents constructed excellent examples of the Queen Anne style, which irregular floor plan, turrets or towers, and a variety of exterior fabrics. An example is the Charles H. Turner House at 823 North Baylen Street (figure #30). Constructed by one of Pensacola's premier contractors in 1896, it began as a simple one-story hipped-roof residence. It had a turret at the northeast corner and a simple portico leading to the front door. Over the years, Turner modified the exterior of the residence, adding classical revival elements on the front porch, removing the tower, and extending the porch around the east and north sides of the house. He also constructed Queen Anne style houses at 821 North Baylen Street (for his sister), 619 North Baylen Street (the Merritt-Rule House, for another sister) and 111, 113, and 115 West Strong Street as rental properties (figure #65). Other examples of the Queen Anne style include the Watson House at 421 North Palafox Street (figure #53), the Creary House at 904 North Baylen Street (figure #27), the Whiting House at 521 North Spring Street (figure #51), and the McIlwain House at 221 West Jackson Street (figure #52).

Through this period, property owners constructed simple wood frame vernacular residences, usually "shot-gun" houses. These inexpensive houses were often rental units, owned by North Hill residents and occupied by black domestics or manual laborers. They are usually rectangular, one-story residences with a gable roof facing the street. They often have an attached porch, little or no ornamentation, are constructed on brick piers, and have a single, central brick chimney. While most of these houses originally had wood shingle roofs, they now have composition shingles or galvanized metal. Clusters of these simple houses are found along the perimeter of the district similar to those in the 300 block of West Gadsden Street (figure #41), the 800 block of North DeVilliers Street (figure #35), or 21-25 East Brainerd Street (figure #18). Although they do not illustrate the dominant life-style in North Hill, "shot-gun" houses do show an important segment of the neighborhood and an additional facet of the architectural legacy of Pensacola.

Between 1910 and 1930, North Hill property owners constructed houses in a variety of Revival styles primarily north of DeSoto Street. Most conspicuous is the Spanish Revival style which generally has a stuccoed exterior, a red or green tile roof, arcaded porches, and arched doorways. The majority of these houses have remained unchanged since construction. Good examples of this style include the residence at 919 North Baylen Street (figure #63), the J. H. D'Alembrete house at 1215 North Reus Street (figure #14), and the Benjamin Goodman House at 123 West Lloyd Street (figure #10).

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Mediterranean Revival styles, blending elements of Italian and Spanish architecture, are also evident in North Hill. While the Spanish Revival homes were constructed in the early 1920s, these were built slightly later, usually after 1927. Houses in this style are generally two-story brick, almost square in plan, with red or green tile roofs that have broad overhangs or projecting eaves. They lack the arcaded porches of the Spanish styles, but frequently use arched windows. The Ames house at 1313 North Baylen Street (figure #7), the Bear house at 1200 North Barcelona Street (figure #13), and 211 West Strong Street are typical of this style.

Another popular style in North Hill during this period was the Tudor or Elizabethan Revival. The Payne House at 1125 North Spring Street (figure #17) and the Sexton House at 406 West Lloyd Street (figure #6) are excellent examples. They have multi-textural brick construction, ornamental half-timbering, and clustered chimneys. A modest example is located at 111 West Brainerd Street.

Classical Revival style houses were also popular, especially between 1905 and 1915. The best example is the McLane House at 204 West Brainerd Street (figure #12), a massive two-story wood frame residence with full portico, Ionic order columns, dentil moulding, and rectangular sidelights and transom surrounding the main entrance. The Majette House (figure #20) at 1011 North Palafox Street, an adaption of classical revival, is a two-story wood frame residence with a two-story center portico, Tuscan columns, and dentil moulding around the cornice.

Along the east and west edges and in the northern portion of the district, primarily along Brainerd Street, Pensacolians built numerous examples of the bungalow style between 1910 and 1930. These one or one-and-one-half story houses have multiple gables featuring exposed rafters, ridgebeams, and tie beams, battered and/or tapered porch posts, and wood or wood shingles exterior finish. Examples in North Hill range from the California-influenced design of the broad-eaved bungalow at 284 East Gonzalez Street (figure #16), the Hutchinson House, to simpler examples such as the Greenhut House at 813 North Spring Street (figure #33) and the Moreno House at 116 West DeSoto Street (figure #23).

Although most new construction (post-1930) has been categorized non-contributing because of the age factor, several buildings deserve special consideration as contributing structures. The Weis House at 312 West Blount Street (figure #1) is the only Moderne style structure in North Hill and unusual in Pensacola. The house has a streamline appearance with a flat roof, rounded corners, and a smooth wall finish. Another exceptional building is the Nathan Rubin House at 1221 North Barcelona Street (figure #54), built in 1953 and designed by the internationally-recognized architect, Paul Rudolph. The house is distinctive because of its "butterfly roof" and brick curtain walls.

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Historically, industrial structures were not built directly in North Hill, although at the end of the nineteenth century the city gas and waterworks were located just outside the recommended boundaries of the North Hill District. Non-residential construction included churches, schools, and occasional government offices. Christ Episcopal Church (figure #59), notable for its Spanish Baroque style, was constructed at Wright and Palafox Streets in 1908/9. Immanuel Lutheran Church (figure #58) and the First Methodist Church (figure #61) are also along Wright Street. P. K. Yonge School (figure #8), a three-story brick building, was constructed in 1921 and two generations of children from North Hill attended elementary school here before it was closed in 1978. Another notable public building is the State Health Laboratory, now the headquarters for the Pensacola-Escambia Development Commission, at 803 North Palafox Street (figure #29). This brick, two-story, Classical Revival office building has a formal pediment, massive Doric columns and pilasters, and stone quoining at the corner.

The buildings in the district are primarily residential. A few have been modified to rooming houses or apartments such as Hopkins Boarding House at 900 North Spring Street or the H. O. Anson House at 218 West DeSoto Street. Some houses have been converted from residential to commercial use, especially south of Cervantes Street. The Warren House at 504 North Baylen Street, the Rawls House at 17 West Cervantes Street (figure #37), and the Yniestra House at 1200 North Palafox Street (figure #9) are all now commercial buildings. Approximately 20 or 4 percent of the buildings in North Hill have been adaptively restored from residential use to commercial.

Alterations to houses in the district are confined mainly to the enclosure of porches or other minor changes. The George W. Howe House at 118 West Cervantes Street (figure #31) and the Lischkoff House at 815 North Spring Street (figure #32) are typical.

Prior to the establishment of the North Hill Preservation District in 1973 several historic structures were demolished and replaced with non-contributing commercial buildings. The gas stations along Cervantes Street (figure #37), the state office building at Baylen and Belmont Street, or the Madrid Building, an office complex at 880 North Reus Street (figure #34), are the worst of the non-contributing new construction. Most of this intrusive construction is along Palafox and Cervantes and has been halted with the advent since 1973 of Architectural Review Board approval for all new construction.

The North Hill Preservation District encompasses 542 structures. Of these 404 or 75 percent are classified as contributing; 21 or 4 percent are contributing but altered; and 117 or 21 percent are considered non-contributing. The ambiance of the neighborhood is residential - one and two story single family residences predominate. Most structures, even post-1930 residences, are of wood or brick construction and similar in size, character, and use.

United States Department of the Interior
National Park Service

**National Register of Historic Places
Inventory—Nomination Form**



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Building Classifications:

Contributing (C):

(Red)

A structure which by its location, design, materials, workmanship, feeling and association contributes to the sense of time, place and historical development of the district. (The period of significance of the district is defined as c. 1870-1930). Also designated as contributing to the district will be post-1930 structures which meet the National Register criteria of exceptional significance or which are deemed to be an integral part of the district.

Contributing-but-Altered (A):

(Yellow)

Structures which fulfill the criteria for contributing structures with the exception that major changes have altered the integrity of their original design.

Non-Contributing (N):

(Blue)

All structures falling outside the period of significance (c. 1870-1930) which are not of exceptional significance or which are not deemed to be an integral part of the district (i. e. contemporary residential structures); structures whose use, design, scale and materials do not conform with the use, design, scale and materials of contributing structures as defined in the Present and Original Physical Appearance Section of the nomination (i. e., contemporary commercial structures); those structures built during the period of significance which have been irreparably altered, thus losing the integrity of their original design.

NORTH "A" STREET

<u>Address/ Name</u>	<u>Style/ Story</u>	<u>Builder/ Material</u>	<u>Date</u>	<u>Use</u>	<u>Classi- fication</u>
1500	Mas. Vern. 1½ story	unknown brick	1941	Residence	N

NORTH BARCELONA STREET

<u>Address/ Name</u>	<u>Style/ Story</u>	<u>Builder/ Material</u>	<u>Date</u>	<u>Use</u>	<u>Classi- fication</u>
222	Frm. Vern. 1 story	unknown wood	ca. 1895	Residence	A
229 Gonzalez/ Landrum	Gulf Coast Cottage 1½ story	unknown wood	ca. 1850	Residence	C
230 Caro	Frm. Vern. 2 story	unknown wood	ca. 1880	Residence	C
301 William K. Hyer	Mas. Vern. 2 story	unknown brick	1873	Commercial (apts.)	A
302 C. W. Jones House	Ital. Villa 2 story	unknown wood	1869	Residence	C
313 Cameron Dow	Frm. Vern. 2 story	unknown wood	ca. 1870	Residence	C
316 H. W. Simmons	High Vict. Italianate 2 story	unknown wood	ca. 1885	Residence	C
317	Frm. Vern. 2 story	unknown wood	ca. 1885	Residence	C
320 B. F. Simmons House	Frm. Vern. 2 story	unknown wood	ca. 1870	Residence	C
321	Frm. Vern. 1½ story	unknown wood	ca. 1885	Residence	C
401	Mas. Vern. 2 story	unknown brick	1940	Commercial (apts.)	N
410 John Thompson	Frm. Vern. 1 story	unknown wood	1910	Residence	C
411	Frm. Vern. 1 story	unknown wood	1933	Residence	C

Continued

NORTH BARCELONA STREET - Continued - Page 2

<u>Address/ Name</u>	<u>Style/ Story</u>	<u>Builder/ Material</u>	<u>Date</u>	<u>Use</u>	<u>Classi- fication</u>
415	Frm. Vern. 1 story	unknown wood	1935	Residence	
423 A. M. Knowles	Frm. Vern. 2 story	Albert Hyer wood	1873	Residence	C
424 W. N. Roberts	Queen Anne 2 story	unknown wood	1890	Residence	C
503	Frm. Vern. 1½ story	unknown wood	1898	Residence	C
509	Frm. Vern. 1 story	unknown wood	1899	Residence	C
511 Greenhut Apts.	Mas. Vern. 2 story	unknown brick	1939	Commercial (apts.)	N
515 Greenhut Apts.	Mas. Vern. 2 story	unknown brick	1939	Commercial (apts.)	N
611 W. H. Watson	Queen Anne 2½ story	unknown wood	1900	Residence	C
616 A. M. Cohen	Queen Anne 2½ story	unknown wood	1900	Residence	C
618 E. Mondeau	Frm. Vern. 1 story	Eugene Mondeau/ wood	1958	Residence	N
620 Scarritt Moreno	Queen Anne 2½ story	unknown wood	1898	Residence	C
623 Moreno/ Saltmarsh	Queen Anne 2 story	unknown wood	1900	Residence	C
812 Joseph Weil	Frm. Vern. 1½ story	unknown wood	1906	Residence	C

Continued

NORTH BARCELONA STREET - Continued - Page 3

<u>Address/ Name</u>	<u>Style/ Story</u>	<u>Builder/ Material</u>	<u>Date</u>	<u>Use</u>	<u>Classi- fication</u>
813 James MacGibbon	Frm. Vern. 2 story	unknown wood	1902	Residence	C
814 Max Klein	Queen Anne 2 story	George W. Wright/ wood	1903	Residence	C
815 F. E. Bruce	Queen Anne 2½ story	unknown wood	1906	Residence	C
820 H. J. Kahn	Queen Anne 2½ story	F. E. Bruce wood	1902	Residence	C
821 George P. Wentworth	Queen Anne 2 story	unknown wood	1905	Residence	C
903 Lewis Willis	Queen Anne 2 story	Lewis Willis wood	1905	Residence	C
904 R. M. Cary	Queen Anne 2½ story	unknown wood	1905	Residence	C
905 Seraphine Fell	Frm. Vern. 2 story	unknown wood	1902	Residence	C
906	Frm. Vern. 1 story	unknown wood	1946	Residence	N
909 E. W. Petterson	Frm. Vern. 1½ story	unknown wood	1910	Residence	C
923 John Rendall	Frm. Vern. 1½ story	unknown wood	1908	Residence	C
1001 Smith/ Goodman	Frm. Vern. 2½ story	unknown wood	1903	Residence	C
1015 F. M. Dunn	Queen Anne 1½ story	unknown wood	1903	Residence	C

Continued

NORTH BARCELONA STREET - Continued - Page 4

<u>Address/ Name</u>	<u>Style/ Story</u>	<u>Builder/ Material</u>	<u>Date</u>	<u>Use</u>	<u>Classi- fication</u>
1121 J. H. McCormack	Colon. Rev. 2½ story	Newport Turpentine & Resin Co./ wood	1918	Residence	C
1200 Morris Bear	Med. Rev. 2 story	William Breen/ brick	1927	Residence	C
1201 Sam Goldenburg	Mas. Vern. 1 story	unknown brick	1954	Residence	N
1203 Reb Goldenburg	Mas. Vern. 1 story	unknown brick	1957	Residence	N
1218 Lewis Bear	Spanish Rev. 2 story	unknown stucco	1926	Residence	C
1221 Nathan S. Rubin	Contemporary 1 story	Carl Struck brick	1954	Residence	C
1304 Wright/Touart	Med. Rev. 1½ story	unknown stucco	1910	Residence	C
1308 Wm. V. Fauria	Bungalow 1 story	Wm. V. Fauria/ brick	1930	Residence	C
1310 May Stokes	Mas. Vern. 2 story	Carl Struck brick	1934	Residence	N
1325 Walter Taylor	Mas. Vern. 2 story	unknown brick	1930	Residence	C
1400	Mas. Vern. 1 story	L. L. Goodman/ brick	1953	Residence	N
1401 Jack Kugelman	Mas. Vern. 1½ story	Bryant Liggett/ brick & wood	1957	Residence	N

Continued

NORTH BARCELONA STREET - Continued - Page 5

<u>Address/ Name</u>	<u>Style/ Story</u>	<u>Builder/ Material</u>	<u>Date</u>	<u>Use</u>	<u>Classi- fication</u>
1414 John C. Pace	Georgian Revival 2 story	Chandler Yonge/ brick	1936	Residence	C
1415 Jerome Bear	Contemporary 1 story	unknown brick	1957	Residence	N

NORTH BAYLEN STREET

<u>Address/ Name</u>	<u>Style/ Story</u>	<u>Builder/ Material</u>	<u>Date</u>	<u>Use</u>	<u>Classi- fication</u>
319 Rafford Hall	Commercial Vern./ 3½ story	unknown wood	1890	Vacant	C
416 T. W. Saltmarsh	Frm. Vern. 1½ story	unknown wood	1916	Residence	C
422 James M. Flinn.	Queen Anne 2½ story	unknown wood	1900	Residence	C
423	Queen Anne 2 story	unknown wood	1893	Residence	C
503	Mas. Vern. 2 story	unknown brick	1935	Commercial (apts.)	N
504 A. F. Warren	Queen Anne 2½ story	unknown wood	1886	Residence	C
505	Mas. Vern. 2 story	unknown brick	1935	Commercial (apts.)	N
514 J. S. Reese	Queen Anne 2½ story	unknown wood	1888	Residence	C
517	Med. Rev. 2 story	unknown stucco	1969	Residence	N
518 George Reese	Queen Anne 2½ story	unknown wood	1884	Residence	C
619 Merritt/Rule	Queen Anne 2 story	C. H. Turner wood	1892	Residence	C
707 J. H. Pittman	Bungalow 1 story	unknown brick	1935	Residence	C
710	Mas. Vern. 2 story	unknown brick	1939	Commercial (apts.)	N
715 J. J. McCaskill	Queen Anne 2 story	unknown wood & brick	1902	Commercial	A

Continued

NORTH BAYLEN STREET - Continued - Page 2

<u>Address/ Name</u>	<u>Style/ Story</u>	<u>Builder/ Material</u>	<u>Date</u>	<u>Use</u>	<u>Classi- fication</u>
815	Queen Anne 2 story	Charles H. Turner/ Brick	1898	Residence	C
820	Mas. Vern. 2 story	unknown wood	1930	Residence	C
823 C. H. Turner	Queen Anne 1 story	Charles H. Turner/ wood	1896	Residence	C
904 W. F. Creary	Queen Anne 2½ story	unknown wood	1900	Residence	C
914 W. W. Potter Rental	Frm. Vern. 2 story	unknown wood	1905	Residence	C
919 Henry S. White	Med. Rev. 2 story	unknown wood	1930	Residence	C
920 W. W. Potter	Frm. Vern. 2 story	unknown wood	1900	Residence	C
1002 A. P. Pugh Rental	Queen Anne 2½ story	unknown wood	1902	Residence	C
1006 A. P. Pugh	Queen Anne 2½ story	unknown wood	1904	Residence	C
1010 Hugh Reeves	Ranch 1 story	unknown brick	1954	Residence	N
1118 Thos. H. Stokes	Mas. Vern. 1 story	unknown brick	1929	Residence	C
1120 C. L. Jordan	Frm. Vern. 2 story	unknown wood	1914	Residence	C
1122 L. G. Crosby	Frm. Vern. 1½ story	unknown wood	1913	Residence	C

Continued

NORTH BAYLEN STREET - Continued - Page 3

<u>Address/ Name</u>	<u>Style/ Story</u>	<u>Builder/ Material</u>	<u>Date</u>	<u>Use</u>	<u>Classi- fication</u>
1125 A. C. Ellis	Frm. Vern. 2 story	Wm. Breen stucco	1913	Residence	C
1200 Lee Hagler	Mas. Vern. 1 story	unknown block	1952	Residence	N
1313 A. M. Ames	Med. Rev. 2 story	Gus Patton brick	1930	Residence	C
1401 D. H. Carter	Bungalow 1 story	W. W. Powers stucco	1925	Residence	C
1405 D. R. Mixon	Spanish Rev. 1 story	unknown stucco	1926	Residence	C
1407 J. T. Wright	Mas. Vern. 1 story	unknown brick	1927	Residence	C
1414 Ida Avant	Mas. Vern. 1 story	L. L. Goodman/ brick	1954	Residence	N
1420	Mas. Vern. 1½ story	unknown stucco	1925	Residence	C
1421 W. J. Noonan	Georg. Rev. 2 story	Gus Patton brick	1930	Residence	C
1502 Martin/ Thomley	Frm. Vern. 1 story	unknown wood	1910	Residence	C
1503 Fisher Rental	Bungalow 1½ story	unknown wood	1900	Residence	C
1504 Dessie Hart	Mas. Vern. 1 story	unknown brick	1955	Residence	N

WEST BELMONT STREET

<u>Address/ Name</u>	<u>Style/ Story</u>	<u>Builder/ Material</u>	<u>Date</u>	<u>Use</u>	<u>Classi- fication</u>
209	Frm. Vern. 2 story	unknown wood	ca. 1945	Residence	N
211	Frm. Vern. 1 story	unknown wood	ca. 1900	Residence	C
215	Frm. Vern. 1 story	unknown wood	ca. 1925	Residence	C
217	Frm. Vern. 2 story	unknown wood	ca. 1940	Residence	N
307	Frm. Vern. 1 story	unknown wood	ca. 1890	Residence	C
312	Frm. Vern. 1 story	unknown wood	ca. 1910	Residence	C
321	Frm. Vern. 1 story	unknown wood	ca. 1930	Commercial	C

WEST BLOUNT STREET

<u>Address/ Name</u>	<u>Style/ Story</u>	<u>Builder/ Material</u>	<u>Date</u>	<u>Use</u>	<u>Classi- fication</u>
12 H. L. Olensky	Mas. Vern. 1 story	unknown brick	1928	Residence	C
15 Abe Levin	Mas. Vern. 1 story	unknown brick	1937	Residence	N
109 R. L. C. Keyser	Mas. Vern. 1 story	unknown brick	1926	Residence	C
115 G. B. Sellars	Med. Rev. 1 story	unknown stucco	1927	Residence	C
116 C. P. Mason	Mas. Vern. 1 story	unknown brick	1949	Residence	N
123 Guy E. Yaste	Med. Rev. 2 story	John Perry stucco	1929	Residence	C
200 Robert Jones	Contemporary 1 story	unknown brick	1965	Residence	N
214 Millard Gilmore	Contemporary 1 story	unknown brick	1954	Residence	N
300 M. A. Quina	Mas. Vern. 1 story	unknown stucco	1932	Residence	C
306 W. H. Owens	Mas. Vern. 1 story	unknown brick	1933	Residence	C
310 A. Lattoff	Mas. Vern. 1 story	unknown brick	1932	Residence	C
312 H. M. Wells	Moderne 2 story	Fulghum stucco	1934	Residence	C
315 J. N. Whitfield	Mas. Vern. 1 story	Gus Patton brick	1961	Residence	N
400 C. M. Riley	Mas. Vern. 2 story	Ashton Hayward/ brick	1932	Residence	C

Continued

WEST BLOUNT STREET - Continued - Page 2

<u>Address/ Name</u>	<u>Style/ Story</u>	<u>Builder/ Material</u>	<u>Date</u>	<u>Use</u>	<u>Classi- fication</u>
410 Ashton Hayward	Mas. Vern. 2 story	Ashton Hayward/ brick	1935	Residence	N
420 A. J. Hayward	Mas. Vern. 2 story	Ashton Hayward/ brick	1932	Residence	C
421 Mrs. Hunter Brown.	Mas. Vern. 1 story	Carl Struck brick	1956	Residence	N
475 Horace Quina	Mas. Vern. 1 story	unknown brick	1951	Residence	N

EAST BRAINARD STREET

<u>Address/ Name</u>	<u>Style/ Story</u>	<u>Builder/ Material</u>	<u>Date</u>	<u>Use</u>	<u>Classi- fication</u>
15	Frm. Vern. 1 story	unknown wood	ca. 1910	Residence	C
17	Frm. Vern. 1 story	unknown wood/brick	ca. 1910	Residence	C
19	Frm. Vern. 1 story	unknown wood	ca. 1905	Residence	C
20	Queen Anne 2 story	unknown wood	ca. 1900	Residence	C
21	Frm. Vern. 1 story	unknown wood	ca. 1910	Residence	C
23	Mas. Vern. 1 story	unknown brick	ca. 1910	Residence	A
24	Queen Anne 2 story	unknown wood	ca. 1900	Residence	C
25	Frm. Vern. 1 story	unknown wood	ca. 1910	Residence	A
28	Frm. Vern. 2 story	unknown wood	ca. 1910	Residence	C
30	Frm. Vern. 1½ story	unknown wood	ca. 1910	Residence	C

WEST BRAINARD STREET

<u>Address/ Name</u>	<u>Style/ Story</u>	<u>Builder/ Material</u>	<u>Date</u>	<u>Use</u>	<u>Classi- fication</u>
8 Maude Mae Miller	Mas. Vern. 2 story	unknown brick	1937	Residence	N
23 W. R. Johnson Rental	Frm. Vern. 1 story	unknown wood	1913	Residence	C
25 B. P. Edmundson	Bungalow 1½ story	W. F. Breen wood	1912	Residence	C
50 W. S. Rosasco	Med. Rev. 1 story	unknown stucco	1926	Residence	C
100 Terrell Covington	Bungalow 1½ story	J. C. Green wood	1924	Residence	C
104 J. C. Green	Bungalow 1½ story	J. C. Green wood	1925	Residence	C
108 C. M. Frenkel	Bungalow 1½ story	unknown brick	1924	Residence	C
111	Tudor Rev. 1 story	unknown brick	1939	Residence	C
115	Frm. Vern. 1½ story	unknown wood	1940	Residence	N
120 John C. Taylor	Med. Rev. 2 story	John Taylor brick	1929	Residence	C
126 Edmund Fox	Med. Rev. 1 story	Edmund Fox brick	1927	Residence	C
204 J. R. McLane	Class. Rev. 2 story	A. R. Warner wood	1910	Residence	C
255 F. M. Blount	Mas. Vern. 2 story	Bido Blount brick	1951	Residence	N

Continued

WEST BRAINARD STREET - Continued - page 2

<u>Address/ Name</u>	<u>Style/ Story</u>	<u>Builder/ Material</u>	<u>Date</u>	<u>Use</u>	<u>Classi- fication</u>
309 Walker D. Willis	Bungalow 1 story	unknown brick	1911	Residence	C
360	Mas. Vern. 1 story	unknown brick	1954	Residence	N
380	Mas. Vern. 1 story	unknown block	1954	Residence	N
411 Harold Fick	Frm. Vern. 1½ story	John Owens wood	1922	Residence	C
412 Joseph D. Feig	Frm. Vern. 1½ story	unknown wood	1926	Residence	C
413	Mas. Vern. 1 story	unknown brick	1956	Residence	N
414 Jacob Berlin	Frm. Vern. 1½ story	unknown wood	1923	Residence	C
415	Mas. Vern. 1 story	unknown brick	1932	Residence	C
417 Lee Rental	Mas. Vern. 1 story	unknown brick	1937	Residence	N
418 F. J. McGinley	Frm. Vern. 1½ story	Will Coc wood	1946	Residence	N
420	Mas. Vern. 1 story	unknown brick	1935	Residence	N

WEST CERVANTES STREET

<u>Address/ Name</u>	<u>Style/ Story</u>	<u>Builder/ Material</u>	<u>Date</u>	<u>Use</u>	<u>Classi- fication</u>
1	Contemporary 1 story	unknown block	1971	Commercial (service station)	N
16 Townhouse Motel	Mas. Vern. 2 story	unknown brick	1948	Commercial (offices)	N
17 W. A. Rawls	Queen Anne 2½ story	unknown wood	1906	Commercial	C
23	Contemporary 1 story	unknown block	1972	Commercial (service station)	N
100 Samuel Pinney	Queen Anne 2½ story	unknown wood	1905	Residence	C
106 B. J. Reilly	Queen Anne 2½ story	unknown wood	1905	Residence	C
112 Buckner Chipley	Queen Anne 2½ story	unknown wood	1902	Residence	C
118 Fred R. Meade	Queen Anne 2½ story	unknown wood	1902	Residence	C
211 J. B. Guttman	Frm. Vern. 2½ story	unknown wood	1900	Residence	C
212 Emilio Motta	Queen Anne 2½ story	unknown wood	1902	Residence	C
215 G. J. Untreiner	Queen Anne 2½ story	unknown wood	1905	Residence	C
221 Gentlemen's Choice	Contemporary 1 story	unknown wood	1976	Commercial	N

Continued

WEST CERVANTES STREET - Continued - Page 2

<u>Address/ Name</u>	<u>Style/ Story</u>	<u>Builder/ Material</u>	<u>Date</u>	<u>Use</u>	<u>Classi- fication</u>
222 R. Friedman	Queen Anne 2½ story	unknown wood	1902	Residence	C
301	Contemporary 1 story	unknown brick	1961	Commercial (offices)	N
316 G. B. Cafiero	Frm. Vern. 2 story	unknown wood	1889	Residence	C
320 Cafiero Rental	Frm. Vern. 1½ story	A. V. Clubbs wood	1902	Commercial	C
322 North Hill Gallery	Frm. Vern. 1½ story	A. V. Clubbs wood	1902	Commercial	C
400, 402, 404	Contemporary 1 story	unknown block	1972	Commercial	N
409	Frm. Vern. 1 story	unknown wood	1918	Residence	C
411	Frm. Vern. 1 story	unknown wood	ca. 1900	Residence	C
415	Frm. Vern. 1 story	unknown wood	ca. 1900	Residence	C
417	Frm. Vern. 1 story	unknown wood	ca. 1900	Residence	C
420	Mas. Vern. 1 story	unknown brick	ca. 1940	Commercial	A
424	Frm. Vern. 1 story	unknown wood	1949	Commercial	N

EAST DeSOTO STREET

<u>Address/ Name</u>	<u>Style/ Story</u>	<u>Builder/ Material</u>	<u>Date</u>	<u>Use</u>	<u>Classi- fication</u>
5	Mas. Vern. 2 story	unknown wood	1912	Residence	C
7	Frm. Vern. 1 story	unknown stucco	ca. 1905	Residence	C
9	Frm. Vern. 1 story	unknown wood	ca. 1910	Residence	C
15	Frm. Vern. 1 story	unknown wood	1940	Commercial	N
25	Frm. Vern. 2 story	unknown wood	1912	Residence	C

WEST DeSOTO STREET

<u>Address/ Name</u>	<u>Style/ Story</u>	<u>Builder/ Material</u>	<u>Date</u>	<u>Use</u>	<u>Classi- fication</u>
4	Mas. Vern. 2 story	Perry brick	1941	Residence	N
9 S. R. Mallory, Jr.	Queen Anne 2 story	unknown wood	1902	Residence	C
15 Sarah C. Sherrill	Mas. Vern. 1 story	unknown brick	1915	Residence	C
100 Sol Levy	Med. Rev. 1 story	unknown stucco	1925	Residence	C
114 R. W. Sublette	Col. Rev. 2½ story	S. L. Fulghum/ wood	1912	Residence	C
115	Mas. Vern. 1 story	unknown brick	1955	Residence	N
116 M. J. Moreno	Bungalow 1½ story	unknown brick	1912	Residence	C
150	Mas. Vern. 1 story	unknown brick	1935	Residence	N
200 Samuel J. Pinney	Queen Anne 2 story	A. V. Clubbs stucco	1907	Residence	C
209 W. J. Forbes	Frm. Vern. 2 story	unknown wood	1903	Residence	C
215	Mas. Vern. 2 story	unknown stucco	1942	Residence	N
218 H. O. Anson	Class. Rev. 2 story	A. V. Clubbs wood	1908	Residence	C
219 J. W. Bullock	Shingle 2½ story	unknown wood	1910	Residence	C
222 Henry Hyer	Med. Rev. 2½ story	unknown masonry	1908	Residence	C

Continued

WEST DeSOTO STREET - Continued - Page 2

<u>Address/ Name</u>	<u>Style/ Street</u>	<u>Builder/ Material</u>	<u>Date</u>	<u>Use</u>	<u>Classi- fication</u>
224 Rosa Leonard	Queen Anne 2½ story	C. H. Turner wood	1895	Residence	C
225 S. A. Friedman	Queen Anne 2½ story	unknown wood	1911	Residence	C
315 J. C. Carter	Frm. Vern. 2 story	Packard Land Co./ stucco	1912	Residence	C
317 H. B. McEwen	Bungalow 1 story	W. A. Leonard/ wood	1921	Residence	C
319 D. Kugelman	Bungalow 1½ story	W. A. Leonard/ wood	1920	Residence	C
321 Lischkoff Rental	Bungalow 1½ story	W. A. Leonard/ wood	1921	Residence	C
401 R. C. Caldwell Rental	Bungalow 1½ story	Brooks Co. wood	1914	Residence	C
407 H. H. D'Alemberte	Queen Anne 1 story	Brooks Co. wood	1911	Residence	C
411 Benjamin Gerson	Frm. Vern. 1½ story	unknown wood	1912	Residence	C
422 Paul B. Merritt	Med. Rev. 1 story	unknown stucco	1928	Residence	C
425	Frm. Vern. 1 story	unknown wood	ca. 1935	Residence	N

NORTH DeVILLIERS STREET

<u>Address/ Name</u>	<u>Style/ Story</u>	<u>Builder/ Material</u>	<u>Date</u>	<u>Use</u>	<u>Classi- fication</u>
510	Frm. Vern. 1 story	unknown wood	ca. 1910	Residence	C
514	Mas. Vern. 1 story	unknown wood	ca. 1960	Commercial	N
701	Class. Rev. 2 story	unknown brick	ca. 1925	Commercial	C
702	Mas. Vern. 1 story	unknown brick	1968	Commercial	N
706	Mas. Vern. 1 story	unknown brick	ca. 1944	Commercial	N
713	Frm. Vern. 1 story	unknown wood	ca. 1900	Residence	C
714	Bungalow 1 story	unknown wood	1932	Residence	C
715	Frm. Vern. 1 story	unknown wood	ca. 1900	Residence	C
717	Frm. Vern. 1 story	unknown wood	ca. 1900	Residence	C
718	Frm. Vern. 1 story	unknown wood	1932	Residence	C
719	Frm. Vern. 1 story	unknown wood	ca. 1900	Residence	C
722	Bungalow 1 story	unknown wood	1918	Residence	C
808	Frm. Vern. 1 story	unknown wood	1932	Residence	C
810	Frm. Vern. 1 story	unknown wood	ca. 1910	Residence	C
812	Mas. Vern. 1 story	unknown block	1957	Commercial	N

Continued

NORTH DEVILLIERS STREET - Continued - Page 2

<u>Address/ Name</u>	<u>Style/ Story</u>	<u>Builder/ Material</u>	<u>Date</u>	<u>Use</u>	<u>Classi- fication</u>
814	Frm. Vern. 1 story	unknown wood	1937	Residence	N
816	Frm. Vern. 1 story	unknown wood	1937	Residence	N
818	Frm. Vern. 1 story	unknown wood	1938	Residence	N
820	Frm. Vern. 1 story	unknown wood	1938	Residence	N
830	Frm. Vern. 1 story	unknown wood	1910	Residence	C
900	Frm. Vern. 1 story	unknown wood	ca. 1900	Residence	C
901	Frm. Vern. 1 story	unknown wood	ca. 1900	Residence	C
902	Mas. Vern. 1 story	unknown brick	1980	Residence	N
903	Frm. Vern. 1 story	unknown wood	ca. 1900	Residence	C
907	Frm. Vern. 1 story	unknown wood	ca. 1910	Residence	C
909	Frm. Vern. 1 story	unknown wood	ca. 1910	Residence	C
911	Frm. Vern. 1 story	unknown wood	ca. 1910	Residence	C
921	Frm. Vern. 1 story	unknown wood	ca. 1920	Residence	A
923	Frm. Vern. 1 story	unknown wood	ca. 1900	Residence	C
1001	Frm. Vern. 1½ story	unknown wood	ca. 1910	Residence	C

Continued

NORTH DEVILLIERS STREET - Continued - Page 3

<u>Address/ Name</u>	<u>Style/ Story</u>	<u>Builder/ Material</u>	<u>Date</u>	<u>Use</u>	<u>Classi- fication</u>
1002 Ed G. Quina	Frm. Vern. 1 story	unknown wood	1914	Residence	C
1005	Mas. Vern. 1 story	unknown brick	ca. 1945	Residence	N
1007	Frm. Vern. 1 story	unknown wood	1939	Residence	N
1019	Frm. Vern. 1 story	unknown wood	1939	Residence	N
1023 Omega Hall	Frm. Vern. 2 story	unknown wood	1908	Social	A
1120	Frm. Vern. 1 story	unknown wood	1913	Residence	C
1203	Bungalow 1½ story	unknown brick	1932	Residence	C
1206	Mas. Vern. 1 story	unknown brick	1941	Residence	N
1208	Mas. Vern. 1½ story	unknown brick	1948	Residence	N
1209	Bungalow 1½ story	unknown brick	1930	Residence	C
1210	Mas. Vern. 1½ story	unknown brick	1954	Residence	N
1213	Bungalow 1 story	unknown brick	1932	Residence	C
1217	Med. Rev. 1 story	unknown brick	1930	Residence	C
1314	Col. Rev. 2 story	Noonan Construction Co./brick	1936	Residence	C

WEST GADSDEN STREET

<u>Address/ Name</u>	<u>Style/ Story</u>	<u>Builder/ Material</u>	<u>Date</u>	<u>Use</u>	<u>Classi- fication</u>
4 J. S. Reese Rental	Frm. Vern. 2 story	unknown wood	1906	Residence	C
14 T. W. Finch	Queen Anne 1½ story	unknown wood	1898	Residence	C
60 Louis D. M. Blocker	Queen Anne 2½ story	Fulghum wood	1905	Residence	C
92	Mas. Vern. 2 story	unknown brick	1941	Commercial (apts.)	N
100 Emily S. Merritt	Frm. Vern. 1 story	unknown wood	1876	Commercial (offices)	C
110 Harry DeSilva	Shingle 2½ story	Harry DeSilva/ wood	1889	Residence	C
114 Marion Caldwell Rental	Frm. Vern. 1 story	unknown wood	1892	Residence	C
118 Marion Caldwell	Queen Anne 2 story	unknown wood	1903	Residence	C
119 E. C. Wright Rental	Class. Rev. 1½ story	unknown wood	1905	Residence	C
202 J. H. Maura	Queen Anne 2 story	unknown wood	1893- 94	Residence	C
208 Kate Coulson	Queen Anne 2 story	unknown wood	1890	Residence	C
215	Mas. Vern. 1 story	unknown brick	1961	Residence	N
220 Royal Untreiner	Mas. Vern. 1 story	unknown brick	1947	Residence	N

Continued

WEST GADSDEN STREET - Continued - Page 2

<u>Address/ Name</u>	<u>Style/ Story</u>	<u>Builder/ Material</u>	<u>Date</u>	<u>Use</u>	<u>Classi- fication</u>
304 J. C. Avery	Queen Anne 2 story	unknown wood	1904	Residence	C
308 Emmanuel Johnson	Bungalow 1½ story	unknown wood	1921	Residence	C
311	Frm. Vern. 1 story	unknown wood	ca. 1900	Residence	C
312 J. C. Avery, Jr.	Frm. Vern. 1 story	unknown wood	1908	Residence	C
313, 315, 317, 319	Frm. Vern. 1 story	unknown wood	ca. 1900	Residence	C
404	Frm. Vern. 1 story	unknown wood	ca. 1910	Residence	C
408	Frm. Vern. 1 story	unknown wood	1904	Residence	C
411	Frm. Vern. 1 story	unknown wood	ca. 1900	Residence	C
411½	Mas. Vern. 1 story	unknown brick	1951	Residence	N
412	Frm. Vern. 1 story	unknown brick	ca. 1900	Residence	C
413	Frm. Vern. 1 story	unknown brick	ca. 1900	Residence	A
414	Frm. Vern. 1 story	unknown brick	ca. 1900	Residence	A
415	Frm. Vern. 1 story	unknown wood	ca. 1900	Residence	C

EAST GONZALEZ STREET

<u>Address/ Name</u>	<u>Style/ Story</u>	<u>Builder/ Material</u>	<u>Date</u>	<u>Use</u>	<u>Classi- fication</u>
30 Boys Club	Frm. Vern. 1 story	unknown wood	1915	Recreational	A
14 Richard J. Sneider	Queen Anne 2½ story	unknown wood	1902	Residence	C

WEST GONZALEZ STREET

<u>Address/ Name</u>	<u>Style/ Story</u>	<u>Builder/ Material</u>	<u>Date</u>	<u>Use</u>	<u>Classi- fication</u>
16 Annie Beer Johnson	Queen Anne 2½ story	unknown wood	1904	Residence	C
52 William R. Johnson House	Queen Anne 2½ story	A. V. Clubbs wood	1904	Residence	C
105 C. A. Weis House	Geor. Rev. 2 story	Fulghum brick	1922	Residence	C
111 Jacob Bear	Class. Rev. 2 story	unknown brick	1912	Residence	C
116 J. C. Green House	Med. Rev. 2 story	unknown stuccoed	1912	Residence	C
120 J. H. Collins House	Med. Rev. 2 story	Charles H. Turner/ stuccoed	1911	Residence	C
200 M. A. Lischkoff	Georg. Rev. 2 story	Fulghum Const. Co./ brick	1923	Residence	C
217 Carol C. Webb	Med. Rev. 2 story	unknown brick	1925	Residence	C
225 Henry Hyer House	Bungalow 1 story	unknown wood	1919	Residence	C
254 A. C. Blount, Jr. House	Vern. Chalet 2 story	C. H. Turner wood	1917	Residence	C
284 C. E. Hutchinson House	Bungalow 2 story	C. H. Turner wood	1916	Residence	C

Continued

WEST GONZALEZ STREET - Continued - Page 2

<u>Address/ Name</u>	<u>Style/ Story</u>	<u>Builder/ Material</u>	<u>Date</u>	<u>Use</u>	<u>Classi- fication</u>
300 R. H. Turner	Med. Rev. 2 story	C. H. Turner stuccoed	1905	Residence	C
301 Marguerite Turner	Med. Rev. 2 story	C. H. Turner brick	1927	Residence	C
312 Wilmer Hayward	Med. Rev. 2 story	C. H. Turner brick	1911	Residence	C
400 James B. Harris	Frm. Vern. 1 story	Pons, Sunday wood	1916	Residence	C
408 Ada Green	Bungalow 1½ story	unknown wood	1923	Residence	C
410 Charles K. Morris	Med. Rev. 2 story	unknown brick	1929	Residence	C
412	Mas. Vern. 1 story	unknown brick	1932	Residence	C
418 Max and Harry Kahn	Med. Rev. 1 story	unknown brick, stuccoed	1928	Residence	C
420 Max and Harry Kahn	Med. Rev. 1 story	unknown brick	1928	Residence	C
424 Max and Harry Kahn	Frm. Vern. 1 story	unknown wood	1928	Residence	A

WEST JACKSON STREET

<u>Address/ Name</u>	<u>Style/ Story</u>	<u>Builder/ Material</u>	<u>Date</u>	<u>Use</u>	<u>Classi- fication</u>
18 William Fisher House	Med. Rev. 2 story	unknown wood	1883	Religious	C
100 Emily C. Wright House	Queen Anne 1½ story	unknown wood	1901	Residence	C
104 Joseph Heard House	Queen Anne 1 story	unknown wood	1902	Residence	C
105 "The Barn"	Vern. Gothic 1½ story	T. A. Tucker wood	1889	Residence	C
126 W. L. Bell House	Fed. Rev. 2½ story	unknown wood	1884	Residence	C
200 E. W. Menefee House	Queen Anne 2 story	unknown wood	1888	Residence	C
202 J. E. Abercrombie House	Queen Anne 2 story	unknown wood	1885	Residence	C
218	Queen Anne 2 story	unknown wood	1902	Residence	C
221 Harriet Saunders McIlwain House	Queen Anne 2 story	unknown wood	1894	Residence	C
222	Queen Anne 2½ story	unknown wood	1900	Residence	C
325 K. R. Keller House	Frm. Vern. 1½ story	unknown wood	1914	Residence	C

Continued

WEST JACKSON STREET - Continued - Page 2

<u>Address/ Name</u>	<u>Style/ Story</u>	<u>Builder/ Material</u>	<u>Date</u>	<u>Use</u>	<u>Classi- fication</u>
326 Pearl Cook House	Frm. Vern. 1 story	unknown wood	ca. 1920	Residence	C
406	Frm. Vern. 1 story	unknown wood	ca. 1900	Residence	C
408	Frm. Vern. 1 story	unknown wood	ca. 1900	Residence	C
409	Frm. Vern. 1 story	unknown wood	ca. 1900	Residence	C
411	Frm. Vern. 1 story	unknown wood	ca. 1900	Residence	C
412	Frm. Vern. 1 story	unknown wood	ca. 1900	Residence	C
416	Frm. Vern. 1 story	unknown wood	ca. 1900	Residence	C
421	Frm. Vern. 1 story	unknown wood	ca. 1900	Residence	C

WEST La RUA STREET

<u>Address/ Name</u>	<u>Style/ Story</u>	<u>Builder/ Material</u>	<u>Date</u>	<u>Use</u>	<u>Classi- fication</u>
15 A. C. Blount	Mas. Vern. 2 story	unknown stucco	ca. 1886	Residence	C
16 Walker Anderson	Queen Anne 2½ story	unknown wood	1903	Residence	C
17 M. W. Churchill	Queen Anne 2 story	unknown wood	1890	Residence	C
18 J. H. Pierpont	Queen Anne 2½ story	A. V. Clubbs wood	1900	Residence	C
110 H. C. Sharp	Mas. Vern. 1½ story	Fulghum Co. stucco	1933	Residence	C
114	Mas. Vern. 2 story	unknown brick	1939	Commercial (apts.)	N
115	Mas. Vern. 1½ story	unknown brick	1957	Commercial (apts.)	N
200	Mas. Vern. 2 story	unknown brick	ca. 1885	Residence	N
215 Eva Waters	Mas. Vern. 2 story	S. J. Welch brick	1930	Commercial (apts.)	N
222 W. B. Wright	Queen Anne 2½ story	unknown wood	1890	Residence	C
309	Frm. Vern. 1 story	unknown wood	1900	Residence	C
416	Frm. Vern. 1 story	unknown wood	ca. 1900	Residence	C
418	Frm. Vern. 1 story	unknown wood	ca. 1900	Residence	C

WEST LEE STREET

<u>Address/ Name</u>	<u>Style/ Story</u>	<u>Builder/ Material</u>	<u>Date</u>	<u>Use</u>	<u>Classi- fication</u>
4 W. B. Ferris	Frm. Vern. 2½ story	unknown wood	1919	Residence	C
20 A. H. Jones	Bungalow 1½ story	C. H. Turner brick	1905	Residence	C
112 Earl Gaston	Mas. Vern. 2 story	unknown brick	1932	Residence	C
212 Elsie Wagenheim	Frm. Vern. 1 story	J. T. Dixon wood	1941	Residence	N
215 C. C. McDonald	Frm. Vern. 1 story	unknown wood	1928	Residence	C
315	Mas. Vern. 2 story	unknown brick	1937	Residence	N
320 R. H. Kahn, Jr.	Mas. Vern. 2 story	Corry Pittman brick	1957	Residence	N
407 W. M. McClellan	Frm. Vern. 1 story	unknown wood	1926	Residence	C
424	Mas. Vern. 2 story	Bob Gatwood brick	1978	Residence	N
426	Frm. Vern. 2 story	Bob Gatwood brick	1978	Residence	N
427 A. J. McCreary	Mas. Vern. 1 story	W. H. McCaskill brick	1961	Residence	N

WEST LLOYD STREET

<u>Address/ Name</u>	<u>Style/ Story</u>	<u>Builder/ Material</u>	<u>Date</u>	<u>Use</u>	<u>Classi- fication</u>
1 Capt. Hansen	Frm. Vern. 1 story	unknown wood	1896	Vacant	A
3, 5	Mas. Vern. 1 story	unknown stucco	1930	Residence	C
9 A. F. DeMarko	Frm. Vern. 1 story	Ernest Const. Co. wood frame	1940	Residence	N
17	Mas. Vern. 1 story	unknown brick	1941	Residence	N
29 J. B. Trobok	Med. Rev. 2 story	Chavis brick	1930	Residence	C
101 H. E. Root	Mas. Vern. 1 story	unknown brick	1925	Residence	C
106	Frm. Vern. 2 story	unknown wood frame	1908	Residence	A
107 C. W. Forum	Med. Rev. 1 story	unknown brick/ stuccoed	1927	Residence	C
115 Jacob Hirsch	Mas. Vern. 1 story	unknown brick	1929	Residence	C
119 B. V. Dannheisser	Med. Rev. 2 story	Breen brick	1925	Residence	C
122 R. R. Freeman	Col. Rev. 2 story	unknown wood frame	1926	Residence	C
123 Benjamin Goodman	Med. Rev. 2 story	Burrows brick	1924	Residence	C
201 R. M. Hart	Col. Rev. 2 story	Willie Harvey/ brick	1953	Residence	N

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WEST LLOYD STREET - Continued - Page 2

<u>Address/ Name</u>	<u>Style/ Story</u>	<u>Builder/ Material</u>	<u>Date</u>	<u>Use</u>	<u>Classi- fication</u>
203 Louise Fitzpatrick	Mas. Vern. 1 story	Willie Harvey/ brick	1954	Residence	N
206 J. H. Smithwick	Med. Rev. 2 story	unknown brick	1918	Residence	C
223 R. H. Kahn	Med. Rev. 2 story	unknown brick	1925	Residence	C
300 M. E. Quina	Med. Rev. 2 story	unknown brick	1922	Residence	C
306 O. H. Smith, Jr.	Frm. Vern. 1 story	unknown wood frame	1916	Residence	C
320	Mas. Vern. 1 story	unknown brick	1932	Residence	C
355 Albert Woerner	Mas. Vern. 1 story	unknown brick	1950	Residence	N
375	Mas. Vern. 1 story	unknown brick	1952	Residence	N
402 W. M. McClellan	Col. Rev. 2 story	unknown brick	1920	Residence	C
406 Carlton Sexton	Tudor Rev. 2½ story	Pensacola Creosote brick	1926	Residence	C
412 Joseph Wanek	Mas. Vern. 1½ story	Coe and Olney/ brick	1946	Residence	N
415	Mas. Vern. 1 story	unknown brick	1949	Residence	N
419	Mas. Vern. 1 story	unknown brick	1952	Residence	N

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WEST LLOYD STREET - Continued - Page 3

<u>Address/ Name</u>	<u>Style/ Story</u>	<u>Builder/ Material</u>	<u>Date</u>	<u>Use</u>	<u>Classi- fication</u>
424 I. F. Eldridge	Med. Rev. 2 story	unknown brick	1916	Residence	C
426	Mas. Vern. 1 story	unknown brick	1935	Residence	N

NORTH PALAFOX STREET

<u>Address/ Name</u>	<u>Style/ Story</u>	<u>Builder/ Material</u>	<u>Date</u>	<u>Use</u>	<u>Classi- fication</u>
421 James C. Watson	Queen Anne 2 story	unknown wood	1903	Commercial	C
519 Knights of Columbus	Mas. Vern. 2 story	unknown brick	1930	Social	N
605 St. Michael's School	Mas. Vern. 1 story	unknown brick	1961	School	N
701 C. R. Oglesby	Queen Anne 2½ story	unknown wood	ca. 1890	Residence	C
800 Temple Beth-el	Art Deco 1 story	unknown brick	1931	Temple	C
801 State Board of Health Lab	Neo-Classi- cal Rev./ 2 story	Walker Willis/ brick	1915	Government	C
817	Mas. Vern. 2 story	unknown brick	1982	Commercial	N
904	Frm. Vern. 1 story	unknown wood	1930	Commercial	C
913 Wm. Hayes	Queen Anne 2½ story	unknown wood	1902	Residence	C
914	Frm. Vern. 1 story	unknown wood	ca. 1930	Commercial	C
917 J. J. Hooton	Queen Anne 2½ story	C. H. Turner wood	1900	Residence	C
918	Mas. Vern. 1 story	unknown brick	ca. 1940	Commercial	N
921 Anna Cosgrove	Queen Anne 2 story	A. V. Clubbs wood	1905	Residence	C

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NORTH PALAFOX STREET - Continued - Page 2

<u>Address/ Name</u>	<u>Style/ Story</u>	<u>Builder/ Material</u>	<u>Date</u>	<u>Use</u>	<u>Classi- fication</u>
924 A. W. McReynolds	Frm. Vern. 1 story	unknown wood/brick	ca. 1895	Commercial	A
1007	Mas. Vern. 1 story	unknown brick	1947	Residence	N
1008 J. A. Pyre	Mas. Vern. 2 story	E. Simmons brick	1939	Residence	N
1011 P. W. Majette	Class. Rev. 2 story	unknown wood	1906	Residence	C
1012	Frm. Vern. 2 story	unknown stucco	1908	Residence	C
1017 Frontis Sherrill	Queen Anne 2½ story	unknown wood	1909	Residence	C
1020	Med. Rev. 1 story	unknown brick	1926	Commercial (offices)	C
1101	Mas. Vern. 1 story	unknown brick	1946	Commercial	N
1110 M. O. Wittich	Mas. Vern. 2 story	unknown stucco	1911	Residence	C
1117	Mas. Vern. 1 story	Raymond Dyson/ brick	1946	Commercial (offices)	N
1120 Emma Pfeiffer	Queen Anne 2½ story	unknown wood	1909	Residence	C
1125	Frm. Vern. 1 story	unknown wood	1925	Commercial (offices)	A
1127	Mas. Vern. 1 story	unknown brick	1921	Commercial	C
1200 A. P. Yniestra	Med. Rev. 2½ story	unknown brick	1911	Residence	C

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NORTH PALAFOX STREET - Continued - Page 3

<u>Address/ Name</u>	<u>Style/ Story</u>	<u>Builder/ Material</u>	<u>Date</u>	<u>Use</u>	<u>Classi- fication</u>
1201 H. Thompson	Frm. Vern. 1 story	unknown wood	1921	Residence	C
1205 W. B. Yniestra	Bungalow 1½ story	unknown stucco	1925	Residence	C
1206 Click Clinic	Mas. Vern. 1 story	unknown brick	1945	Commercial	N
1209	Mas. Vern. 1 story	Costner brick	1955	Commercial	N
1301 P. K. Yonge School	Mas. Vern. 3 story	unknown brick	1921	School	C

NORTH REUS STREET

<u>Address/ Name</u>	<u>Style/ Story</u>	<u>Builder/ Material</u>	<u>Date</u>	<u>Use</u>	<u>Classi- fication</u>
226 Pace Temple	Spanish Mission/ 1 story	unknown brick	1930	Church	C
300 Belmont/ Devilliers Center	Gothic Rev. 1 story	unknown brick	1912	Church	C
302	Frm. Vern. 1 story	unknown wood	1930	Residence	C
313	Frm. Vern. 1 story	unknown wood	ca. 1910	Residence	A
315	Frm. Vern. 1 story	unknown wood	ca. 1895	Residence	C
317	Frm. Vern. 1 story	unknown wood	ca. 1895	Residence	C
401	Mas. Vern. 1 story	unknown wood	1937	Commercial	N
412	Frm. Vern. 1 story	unknown wood	ca. 1900	Residence	C
414	Frm. Vern. 1 story	unknown wood	1904	Residence	C
418	Mas. Vern. 1 story	unknown block	1956	Residence	N
420	Mas. Vern. 1 story	unknown brick	1932	Residence	C
421	Frm. Vern. 1 story	unknown wood	1904	Residence	C
427 Talbert Chapel AME Zion	Gothic Rev. 1 story	unknown brick	1925	Church	C

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NORTH REUS STREET - Continued - Page 2

<u>Address/ Name</u>	<u>Style/ Story</u>	<u>Builder/ Material</u>	<u>Date</u>	<u>Use</u>	<u>Classi- fication</u>
500 St. Cyprian's Epi. Church	Spanish Mission/ 1 story	unknown brick	1930	Church	C
507 Mary F. Byrne	Frm. Vern. 1 story	unknown wood	ca. 1895	Residence	C
508	Frm. Vern. 1 story	unknown wood	1910	Residence	A
510	Frm. Vern. 1 story	unknown wood	1910	Residence	C
511 Martha Percy	Frm. Vern. 1 story	unknown wood	ca. 1890	Residence	C
512 Jordan Rental	Frm. Vern. 1 story	unknown wood	1910	Residence	C
515	Frm. Vern. 1 story	unknown wood	1904	Residence	C
517	Frm. Vern. 1 story	unknown wood	ca. 1900	Residence	C
523	Bungalow 1 story	unknown wood	1904	Residence	C
603	Frm. Vern. 1 story	unknown wood	ca. 1920	Residence	C
607	Bungalow 1 story	unknown wood	1904	Residence	C
619	Frm. Vern. 2 story	unknown wood	ca. 1900	Residence	C
709 St. Paul's Methodist Church	Mas. Vern. 1 story	unknown brick	1945	Church	N
714 C. H. Alston	Frm. Vern. 1 story	unknown wood	1900	Residence	C

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NORTH REUS STREET - Continued - Page 3

<u>Address/ Name</u>	<u>Style/ Story</u>	<u>Builder/ Material</u>	<u>Date</u>	<u>Use</u>	<u>Classi- fication</u>
715	Frm. Vern. 1 story	unknown wood	ca. 1900	Residence	C
716 Bell Cook	Frm. Vern. 1 story	unknown wood	1902	Residence	C
718	Frm. Vern. 1 story	unknown wood	1904	Residence	C
719	Frm. Vern. 1 story	unknown wood	1904	Residence	C
809 C. B. Langford	Frm. Vern. 1 story	unknown wood	ca. 1890	Residence	C
811 Andrew Preer	Frm. Vern. 1 story	unknown wood	1904	Residence	C
819 J. E. Quigles	Queen Anne 2½ story	unknown wood	1906	Residence	C
880 Madrid Building	Contemporary 2 story	unknown block	1973	Commercial (offices)	N
905 C. H. Covington	Frm. Vern. 1 story	unknown wood	1909	Residence	C
907 Ernest G. Priest	Frm. Vern. 1 story	unknown wood	1935	Residence	N
1000 S. A. Johnson	Frm. Vern. 1½ story	Wm. F. Breen wood	1910	Residence	C
1008 J. W. Higgins	Queen Anne 2½ story	Wm. Breen wood	1910	Residence	C
1009 Fannie Caldwell	Queen Anne 2½ story	unknown wood	1913	Residence	C
1010 R. R. Butt	Frm. Vern. 1½ story	W. F. Alfred wood	1925	Residence	C

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NORTH REUS STREET - Continued - Page 4

<u>Address/ Name</u>	<u>Style/ Story</u>	<u>Builder/ Material</u>	<u>Date</u>	<u>Use</u>	<u>Classi- fication</u>
1011	Bungalow 1½ story	unknown wood	1914	Residence	C
1015 Jacob Kugelman	Mas. Vern. 1½ story	unknown brick	1927	Residence	C
1020 Wm. B. Runyan	Queen Anne 2 story	unknown wood	1909	Residence	C
1105 B. L. Gundersheimer	Frm. Vern. 1 story	John Owens wood	1928	Residence	C
1108 Martha Merritt	Frm. Vern. 1½ story	unknown wood	1911	Residence	C
1109 John B. Mare	Mas. Vern. 1 story	unknown brick	1930	Residence	C
1110 J. Whiting Hargis	Frm. Vern. 1½ story	unknown wood	1919	Residence	C
1201 W. A. Leonard	Frm. Vern. 1½ story	unknown wood	1922	Residence	C
1215 J. H. D'Alemberte	Med. Rev. 2½ story	C. H. Turner stucco	1928	Residence	C
1221 J. S. Leonard	Mas. Vern. 2 story	C. H. Turner brick	1926	Residence	C
1313 H. O. Kahn	Mas. Vern. 1 story	Irving Kelly brick	1962	Residence	N
1401 Guy Yaste, Jr.	Mas. Vern. 1 story	J. T. Perry brick	1953	Residence	N
1437	Mas. Vern. 1 story	unknown brick	1932	Residence	C

NORTH SPRING STREET

<u>Address/ Name</u>	<u>Style/ Story</u>	<u>Builder/ Material</u>	<u>Date</u>	<u>Use</u>	<u>Classi- fication</u>
311	Mas. Vern. 1 story	unknown brick	1934	Commercial (offices)	N
317 Filo Roche	Frm. Vern. 1 story	unknown wood	ca. 1875	Residence	C
321 John Rosmondo	Frm. Vern. 2 story	unknown wood	ca. 1880	Residence	C
415 Julia E. Waters	Frm. Vern. 1 story	unknown wood	1922	Residence	C
418 Clara J. McHugh	Bungalow 1 story	unknown wood	1921	Residence	C
504	Mas. Vern. 2 story	unknown brick	1935	Commercial (apts.)	N
512	Mas. Vern. 2 story	unknown brick	1935	Commercial (apts.)	N
520 Bryan Dunwody	Queen Anne 2 story	unknown wood	1885	Commercial (offices)	C
521 Clara R. Whiting	Queen Anne 2 story	unknown wood	1885	Residence	C
605 W. A. Leonard	Frm. Vern. 1 story	unknown wood	1920	Residence	C
607 Susie Moreno Rental	Frm. Vern. 2 story	unknown wood	1908	Commercial (apts.)	C
610 Emily Wright Rental	Frm. Vern. 1 story	unknown wood	1905	Residence	C
611 Susie Moreno Rental	Frm. Vern. 2 story	unknown wood	1908	Residence	C

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NORTH SPRING STREET - Continued - Page 2

<u>Address/ Name</u>	<u>Style/ Story</u>	<u>Builder/ Material</u>	<u>Date</u>	<u>Use</u>	<u>Classi- fication</u>
612 Emily Wright Rental	Frm. Vern. 1 story	unknown wood	1905	Residence	C
615 Susie Moreno Rental	Bungalow 1 story	unknown wood	1908	Residence	C
700 W. L. Address Rental	Frm. Vern. 1 story	unknown wood	1915	Residence	C
708 W. L. Address House	Frm. Vern. 2 story	unknown wood	1910	Residence	C
710 W. L. Address Rental	Bungalow 1½ story	unknown wood	1915	Residence	C
711 F. W. Marsh Rental	Frm. Vern. 1½ story	unknown wood	1913	Residence	C
713 Mattie McMillan	Shingle 2½ story	unknown wood	1903	Residence	C
714 F. W. Marsh House	Queen Anne 2 story	unknown wood	1899	Residence	C
811 Leopold Mayer	Queen Anne 2½ story	A. V. Clubbs wood	1902	Residence	C
812 F. O. Click	Bungalow 2 story	unknown wood	1928	Residence	C
813 H. J. Greenhut	Bungalow 1½ story	unknown wood	1910	Residence	C
815 Alex Lischkoff	Class. Rev. 2½ story	unknown wood	1910	Residence	C

Continued

NORTH SPRING STREET - Continued - Page 3

<u>Address/ Name</u>	<u>Style/ Story</u>	<u>Builder/ Material</u>	<u>Date</u>	<u>Use</u>	<u>Classi- fication</u>
900 J. S. McGaughy House	Queen Anne 2 story	unknown wood	1902	Residence	C
903 W. F. Forbes House	Queen Anne 2½ story	unknown wood	1900	Residence	C
908 Ike Heilbron	Frm. Vern. 2 story	unknown wood	1905	Residence	C
909 H. C. Armstrong	Frm. Vern. 2½ story	unknown wood	1902	Residence	C
911 Bessie Forbes	Frm. Vern. 2½ story	unknown wood	1902	Residence	C
915 Bleeker Forbes	Queen Anne 2½ story	A. V. Clubbs wood	1902	Residence	C
920 Alexander Zelius	Queen Anne 2½ story	C. H. Turner wood	1902	Residence	C
1022 Max L. Bear	Med. Rev. 2 story	unknown masonry	1925	Residence	C
1023 Pearl M. Smith	Queen Anne 2 story	W. F. Breen wood	1910	Residence	C
1120	Mas. Vern. 1½ story	Chavis brick	1932	Residence	C
1124 A. D. Pace	Col. Rev. 2 story	Fulghum brick	1927	Residence	C
1125 Walter C. Payne	Tudor Rev. 2½ story	R. S. Richardson brick	1930	Residence	C

Continued

NORTH SPRING STREET - Continued - Page 4

<u>Address/ Name</u>	<u>Style/ Story</u>	<u>Builder/ Material</u>	<u>Date</u>	<u>Use</u>	<u>Classi- fication</u>
1380 R. C. Palmer	Frm. Vern. 1½ story	unknown wood	1914	Residence	C
1383	Mas. Vern. 2 story	unknown brick	1951	Residence	N
1390 M. E. Hannah	Col. Rev. 1½ story	Jeff Herrington brick	1925	Residence	C
1400 Baptist Parsonage	Mas. Vern. 2½ story	Osceola Con- struction Co./ brick	1950	Residence	N
1401 Harry Wagenheim	Med. Rev. 1 story	unknown masonry stuccoed	1925	Residence	C
1403 S. H. Wolff	Med. Rev. 1 story	unknown masonry stuccoed	1930	Residence	C
1404	Mas. Vern. 1 story	unknown brick	1956	Residence	N
1413	Mas. Vern. 2 story	unknown brick	1954	Residence	N
1415	Mas. Vern. 1 story	unknown brick	1949	Residence	N
1500 Sidney Levy	Mas. Vern. 1 story	unknown brick	1949	Residence	N
1504	Mas. Vern. 1 story	unknown brick	1937	Residence	N

EAST STRONG STREET

<u>Address/ Name</u>	<u>Style/ Story</u>	<u>Builder/ Material</u>	<u>Date</u>	<u>Use</u>	<u>Classi- fication</u>
8	Frm. Vern. 2 story	unknown wood	ca. 1900	Residence	C
10	Frm. Vern. 1 story	unknown wood	1925	Residence	C
14	Frm. Vern. 1 story	unknown wood	1932	Residence	C
20	Frm. Vern. 1 story	unknown wood	1947	Commercial (offices)	N

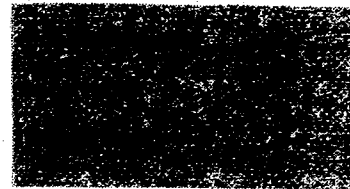
WEST STRONG STREET - Continued - Page 2

<u>Address/ Name</u>	<u>Style/ Story</u>	<u>Builder/ Material</u>	<u>Date</u>	<u>Use</u>	<u>Classi- fication</u>
316 Marg. A. MacLay	Frm. Vern. 2 story	unknown wood	1909	Residence	C
318 Richard A. Swaine	Frm. Vern. 2 story	unknown stucco	1912	Residence	C
324 J. V. Riera	Med. Rev. 2 story	unknown stucco	1912	Residence	C
405 J. D. McCaa	Frm. Vern. 1½ story	unknown wood	1908	Residence	C
407 E. J. Sunday	Frm. Vern. 1 story	unknown wood	1939	Residence	N
409	Frm. Vern. 1 story	unknown wood	1939	Residence	N
420 Wm. Anderson	Mas. Vern. 1 story	unknown brick	1932	Residence	C

EAST AND WEST WRIGHT STREET

<u>Address/ Name</u>	<u>Style/ Story</u>	<u>Builder/ Material</u>	<u>Date</u>	<u>Use</u>	<u>Classi- fication</u>
2 East Governor Perry Mansion	Frm. Vern. 2½ story	unknown wood	1868	Social	A
6 East First Methodist Church	Gothic Rev.	S. F. Fulghum/Red Sandstone	1908	Religious	C
10 West Christ Episcopal Church	Spanish Baroque Revival	C. H. Gingles, A. D. Alfred/brick	1903	Religious	C
24 West Immanuels Lutheran Church	Gothic Rev.	Westmark & Franklin brick	1912	Religious	C
200 West	Frm. Vern. 1½ story	unknown wood	1895	Residence	C
212 West	Frm. Vern. 2 story	unknown wood	1904	Residence	C
310 West	Frm. Vern. 2 story	unknown wood	1918	Residence	C
312 West	Frm. Vern. 1 story	unknown wood	ca. 1900	Residence	C
314 West	Frm. Vern. 1 story	unknown wood	ca. 1900	Residence	C
317 West	Frm. Vern. 1 story	unknown wood	ca. 1915	Residence	C

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park interpreting nearby Ft. George and the battle (see figure 46). The ill-fated Queen's redoubt was located in block 56 of the Belmont Tract near the home of Dr. W. C. Payne (1125 N. Spring Street). According to Dr. Payne, workmen digging the foundation of his house in 1928 uncovered a number of military artifacts. The crater caused by the explosion of the powder magazine was visible until the 1940's, when the house at 255 West Brainerd was built in it.³

During the Second Spanish Period (1781-1821) and the United States Territorial Period (1821-1845), there was little documented activity in North Hill. As early as the 1850's farmers and others seeking land on the outskirts of the port city settled North Hill. Following the Civil War a few prominent individuals, including ✓ Charles W. Jones, a lawyer and soon-to-be U. S. Senator (see figure 56) and B. F. Simmons, president of the Pensacola and Perdido Railroad, built homes in the Gothic and High Victorian Italianate styles at the foot of what was then called "West Hill" or "Fort Hill," removed from Pensacola's traditional residential zone around Seville Square.

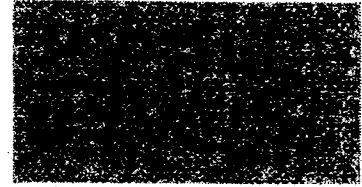
✓ During the Reconstruction period (1865-1877), the Pensacola City Company which owned much of the Belmont Tract encouraged investment in real estate in the vicinity of North Hill. Speculators, especially members of the Knowles and Hyers families who had made their fortunes in the lumber trade before the war, quickly bought the desirable Belmont property though few actually settled on North Hill. The Merritt House (see figure 38) is an example of one of these early North Hill homes.

✓ In about 1880, the nucleus of the North Hill community centered around two of Pensacola's most prominent businessmen: Henry Baars, President of Baars Lumber Company, and William Dudley Chipley, vice-president of the Pensacola and Atlantic Railroad. The construction of two stately mansions north of the Palafox Street business district by these early profiteers of the lumber boom set a precedent for other well-to-do Pensacolians. Neither of these magnificent homes have survived although the stable for the Baars mansion has been converted into a residence and office (see figure 49). By 1885, a dozen new houses, built by Pensacola's wealthiest ship brokers, lumber merchants, and lawyers, as well as the county tax assessor, rivaled the Chipley and Baars mansion for size and ostentation. Popular during this period was the Queen Anne style, characterized by irregular massing and elaborately decorative woodwork, as evidenced in the Dunwoody House (see figure 43) and the McIlwain House (see figure 52). Seven of the fifteen "prominent private residences" listed in the 1885 city directory stood on North Hill.⁴ Seville Square residents dubbed the new neighborhood "Snob Hill", but the Watson Real Estate Agency declared North Hill to be the most valuable property in the city.⁵

Factors which rendered North Hill attractive to influential Pensacolians included its easy access to Palafox Street and its relative distance from the port. One could avoid the noise, crowding, and filth of the city with its frequent outbreaks of yellow fever, without abandoning its economic and social advantages.⁶ An additional attraction for upper middle class families was the construction of public

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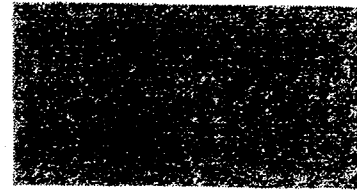
school number 1 adjacent to Lee Square.⁷ The city rapidly extended services to the new neighborhood: electric lights, sidewalks, and fire alarm boxes all reached North Hill by 1890.⁸ Early North Hill residents financed the extension of the city sewer to their homes by private subscription, a testimony both to their affluence and confident self-reliance. By the turn-of-century, thanks to a city ordinance passed in 1889, North Hill joined the network of the electric street railway, providing easy access to businesses, as well as important social institutions such as the Osceola Club and the Pensacola Country Club. The beautification of North Hill's three public parks also assumed a high priority. In 1890, the United Daughters of the Confederacy erected a memorial to Pensacola's Civil War dead in Lee Square (see figure 45) and the following year planted decorative trees and shrubs.¹⁰ With the establishment of the neighborhood, a sense of community arose which led to the term "North Hill" becoming common usage by about 1895.

Pensacola's elite favored North Hill as a home between 1890 and the outbreak of the First World War. Construction of new homes advanced at a feverish rate during most of the period as North Hill expanded from its original dozen homes to encompass a thirty block area south of Gonzalez Street. In the decade from 1900 to 1910 alone, contractors like C. H. Turner and A. V. Clubbs did a brisk business building nearly 150 new houses. Clubbs was born in Rochester, New York, and moved to Pensacola shortly after the Civil War. He opened his construction business in 1872 and quickly became one of the city's best-respected contractors. Among the public buildings erected by Clubbs were the Opera House, St. Katherine's Episcopal Church, and the Escambia Hotel.¹¹ The houses of Samuel J. Pinney and H. O. Anson (see figure 24) are fine examples of Clubb's craft.

Charles Hill Turner was Pensacola's premier builder of the period. Turner was born in Pensacola in 1868, the son of contractor R. H. Turner, and was educated at South-Western Presbyterian University. After completing his studies, he returned to Pensacola and entered his father's business. In 1891, he took full charge of the family construction business and quickly made it the most prestigious contracting firm in Pensacola. Turner constructed the City Hall, the Masonic Temple, the Hotel San Carlos, the Saenger Theater, and the Blount Building.¹² He also built many houses in North Hill, including the row of attractive Queen Anne styles dwellings on Strong Street (see figure 65). In fact, Turner lived "on the hill" in a fanciful Queen Anne house which he later modified to exhibit classical details (see figure 30).

During the first decade of the twentieth century, the Queen Anne style house remained popular on North Hill as seen in the J. H. Pierpont House (see figure 48) and the Creary House (see figure 53). However, by 1910 new architectural styles began to appear. The construction of the J. R. McLane House with its massive Ionic portico helped touch off the building of a number of Classical Revival dwellings (see figure 12). Other fine examples of this style are the Alexander Lischoff House (see figure 32) and the Jacob Bear House (see figure 22).

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The area west of North Hill along Reus and DeVilliers Streets also witnessed outstanding growth during this period, as blacks moved closer to "the hill" to fill the upper-class's need for servants. The majority of houses built in the "Belmont-DeVilliers" neighborhood were rental units owned by wealthy North Hill residents. Most were architecturally modest frame vernacular houses (see figures 35 and 41). Social and educational institutions such as the Pensacola Normal School (see figure 67) arose as the center of Pensacola's black community shifted to DeVilliers Street between 1910 and 1920. Middle class whites also gravitated toward North Hill. Within the bounds of North Hill itself lived an occasional clerk or bookkeeper hoping through faithful service and close proximity to share the ennoblement of the affluent society.

It was the elite, Pensacola's upper and upper-middle classes, which characterized the neighborhood. From their sumptuous Queen Anne homes on the hill, they "looked down on the rest of the community," controlling Pensacola's economy.¹³ Many of North Hill's citizens were tied directly to the lumber trade either as timber merchants (W. S. Keyser, W. B. Wright, Henry Baars), ship brokers (Fred Howe, John A. Merritt) or stevedore contractors (Marion A. Quina, Willock L. Bell).¹⁴ Others, such as Alexander Zelius, ship Chandler, or the Bear brothers, marine grocers, benefited indirectly from the enormous lumber trade through the port. North Hill residents also played important roles in other sectors of Pensacola's economy, including fishing, the L & N Railroad, retail sales and finance. The great majority of the officers and directors of Pensacola's four banks lived within a few blocks of each other on the hill in 1906.¹⁵ C. H. Turner and a number of other important building contractors lived on North Hill, as well as architect Walker Willis. The "Pensacola boom," in fact, owed much of its enthusiasm and boosterism to its North Hill leadership. For instance, twelve of the sixteen directors of the Pensacola Hotel Company, which constructed the Hotel San Carlos, were North Hill residents, and the contractor chosen was C. H. Turner.¹⁶ The elite from North Hill thus comprised a close knit economic unit whose business transactions, though frequently confined to members of the group, dominated Pensacola.

Political, as well as economic, power emanated from North Hill between 1890 and 1913, during which period a plurality of the city's alderman were elected from North Hill.¹⁷ An impressive list of the city, county, state and federal office holders chose North Hill as their home including Pensacola Mayor C. C. Goodman, Circuit Court Judge J. C. Avery, Jr., State's Attorney J. Walter Kehoe, and Federal Marshal T. F. McGouring. As well as dominating government on the local level, these men occasionally had a significant impact on policy at higher levels of government, as when J. Campbell Avery, Jr. introduced the "Jim Crow" street car law in the state legislature in 1905.¹⁸ Access to local judicial process could best be found through North Hill during the pre-war period since most of Pensacola's attorneys were to be found there.

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North Hill society emulated high society in other parts of the country with its exclusive social clubs and spectacular balls. The Osceola Club figured prominently in the social life of Pensacola's elite, providing reading rooms, billiard tables, and an annual ball that ranked as one of the high points on an active calendar. The kings and queens of Mardi Gras were consistently chosen from North Hill society. In addition, North Hill residents virtually controlled the Pensacola Yacht Club, the Pensacola Driving Association, and the Pensacola Country Club. Euchre parties, teas, and luncheons were daily affairs on North Hill.¹⁹ North Hill society was as close knit as its business dealings, being characterized by intermarriage of North Hill families, and the closely supervised socialization of youth.²⁰ The exclusive Pensacola Classical School facing George Square boasted a faculty and curriculum designed to prepare North Hill young men for the rigors of Yale and Princeton.²¹

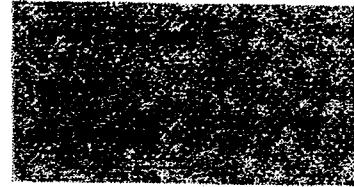
Pensacola's economy experienced a devastating setback beginning in 1913, the repercussions of which drastically altered life on North Hill. The lumber boom which had buoyed the West Florida economy since reconstruction collapsed suddenly from overextension of resources and reduced demand. With it collapsed many of North Hill's fortunes. Prominent men like C. H. Turner filed for bankruptcy, and businesses associated with the lumber industry ground to a halt. Between 1913 and 1917 only about twenty new homes were constructed on the hill, fewer than had been built in 1910 alone. The bungalow style became popular during this period. The H. J. Greenhut House (see figure 33) and the C. E. Hutchinson House (see figure 16) are excellent examples of this style. As Pensacola emerged from the First World War and the Navy assumed an increasingly important role in the area economy, North Hill became less a political and economic elite and more a fashionable neighborhood for the nouveau riche.

The decade of the 1920's was not nearly as prosperous as the lumber boom for Pensacola, but it did witness additional growth in North Hill. About seventy new homes were constructed during this period or about half the number constructed two decades earlier. A number of new architectural styles appeared during this decade. C. A. Weis of Weis-Patterson Lumber Company, a mahogany import firm, constructed an impressive Georgian Revival home in 1922 (see figure 21). Others, like Dr. Walter Payne and Carlton Sexton preferred houses in the Tudor Revival (see figures 17 and 6, respectively). Probably the most popular style, however, was the Mediterranean Revival, with many fine examples surviving with few alterations (see figures 7, 10, 13 and 14). During the decade of the 1920's, Pensacola architect Walker Willis designed many important dwellings for the new class of physicians and businessmen who moved into North Hill. Among Willis' designs are the M. A. Lischoff House and the A. C. Blount House (see figure 66). Willis served as the resident architect for the Hotel San Carlos, the supervising architect for the state hotel commission and for the Escambia County Board of Public Instruction. He designed the P. K. Yonge School (see figure 8) and the State Board of Health Laboratory (see figure 29).²²

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The Great Depression shattered the new era of economic prosperity. Between 1930 and 1970, much of North Hill languished in forgotten splendor, as many elite families moved away leaving homes to deteriorate or to be converted into boarding houses. From the 1930's through the 1960's, the infilling of more modern houses occurred in unsettled parts of the neighborhood, especially north of Lloyd Street. Many influential and affluent Pensacolians such as two-time Mayor Admiral Charles P. Mason continued to favor North Hill over later stylish sub-divisions. Houses such as the one built by H. M. Weis in the Moderne style (see figure 1) complimented the architecture of older homes on North Hill. The diversity of architectural styles to be found in North Hill is reflected by the Nathan S. Rubin House (see figure 54). Shortly after the appearance of the first "butterfly roof" at the Museum of Modern Art in New York in 1949, Dr. Rubin commissioned Paul Rudolph, a Florida-based architect with a national reputation, to design a similar house. Rudolph later became one of the nation's most respected architects, receiving numerous awards for the design of buildings such as the Jewett Arts Center for Wellesley College and the Boston Government Services Center. He served as the chairman of the Yale University School of Architecture from 1958 to 1965.²³ The Rubin House, completed in 1953, represents the culmination of an eighty year evolution in North Hill architecture.

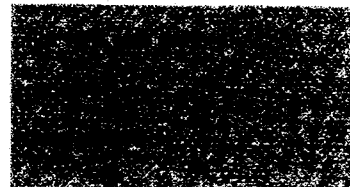
During the decade of 1960's, the integrity of the North Hill neighborhood was threatened by the intrusion of commercial buildings, particularly along Cervantes and Palafox Streets. In order to minimize further commercial impact, North Hill residents, in June, 1972, formed the North Hill Preservation Association and asked to be included within the authority of the city's Architectural Review Board. In September, 1973, the city of Pensacola zoned "the hill" and designated it a preservation district. Since the passage of the North Hill zoning ordinance, many of the magnificent houses on the hill have been restored to their former grandeur.

The North Hill Preservation District derives its significance both from its association with important and influential Pensacolians as well as from the architectural diversity of its houses. These homes, dating between 1870 and 1930, were designed and constructed by Pensacola's finest architects, contractors, and craftsmen. Most architectural styles popular during the late nineteenth and early twentieth centuries are represented in North Hill. The neighborhood developed as the home of Pensacola's elite upper middle class. North Hill businessmen, professional men and politicians dominated Pensacola socially, politically and economically. Their influence was felt statewide and regionally through their control of the lumber and fishing industries and through their occupation of state and national political offices. The North Hill Preservation District merits inclusion in the National Register for its architectural significance and for its association with men and events important to the history of Pensacola and the State of Florida.

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⁹Pensacola News, January 11, 1889.

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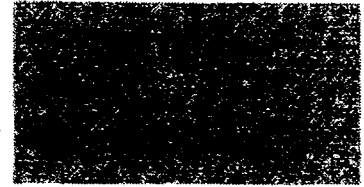
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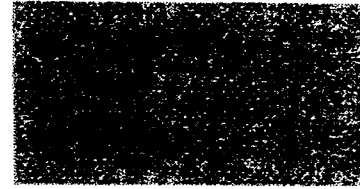
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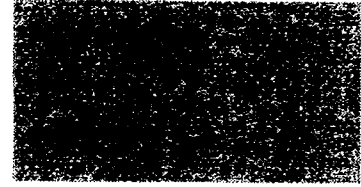
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Hortensia Sublette and Fidelia Rainey

Mrs. William R. Turner

**United States Department of the Interior
National Park Service**



**National Register of Historic Places
Inventory—Nomination Form**

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Item number 10

Page 1

Boundary Justification:

The North Hill Preservation District boundary is irregular and roughly outlined by Blount Street on the north, DeVilliers Street on the west, Wright Street on the south, and Palafox Street on the east. The boundaries included in the National Register nomination vary slightly from the locally-ordinanced district. Green lines on the attached map indicate areas that have been added. The original ordinance boundaries were chosen to concentrate on upper class homes and to eliminate many of the simpler architectural styles along the fingers of the neighborhood. Further consideration persuaded the surveyors to include fringe areas because of the continuity of architectural styles, the similarity in time periods, and the implicit interrelationship in local social and economic history.

The recommended National Register district boundaries were chosen to exclude intrusive non-compatible architecture or areas where large scale destruction of compatible architecture has taken place. Along the eastern edge of the North Hill district, a "no-man's land" primarily east of Guillemard Street (one block east of Palafox Street), borders the I-110 highway spur leading into downtown. Blount Street, the northern boundary, is a major traffic artery and marks the furthest point of concentrated 1930's construction. DeVilliers and Wright Streets, the western and southern boundaries, is a major traffic artery and marks the furthers point of concentrated 1930's. DeVilliers and Wright Streets, the western and southern boundaries, define the edges of significant intrusive commercial construction and/or destruction of architectural styles compatible with the main portion of North Hill.

**United States Department of the Interior
National Park Service**

**National Register of Historic Places
Inventory—Nomination Form**



Continuation sheet 19

Item number 10

Page 2

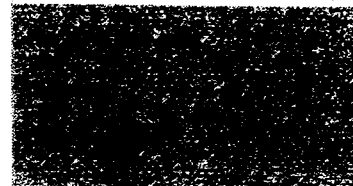
Verbal Boundary Description

Beginning	at a point (A) at the interesection of Belmont and Palafox Streets, proceed
Northward	along the center line of Palafox to (B), its intersection with Jackson Street, thence
Eastward	along the centerline of Jackson Street to (C), the southerly extension of the west lot lines of lots 1 through 10, block 22, Belmont Tract, thence
Northward	along said line to (D), its intersection with Gadsden Street, thence
Westward	along the centerline of Gadsden Street to (E), its intersection with Palafox Street, thence
Northward	along the centerline of Palafox Street to (F), its intersection with the westerly extension of the south lot lines of lots 1 and 30, block 34, Belmont Tract, thence
Eastward	along said line to (G), the east line of lot 30, block 34, Belmont Tract, thence
Northward	along the east line of said lot 30 to (H), the north line of said lot 30, thence
Westward	along the north lines of lot 30 and lot 5, block 34, Belmont Tract to (I), its intersection with Palafox Street, thence
Northward	along the centerline of Palafox Street to (J), its intersection with Strong Street, thence
Eastward	along the centerline of Strong Street to (K), its intersection with Guillemard Street, thence
Northward	along the centerline of Guillemard Street to (L), its intersection with DeSoto Street, thence
Westward	along the centerline of DeSoto Street to (M), the southerly extension of the east lot lines of lots 1 through 10, block 48, Belmont Tract, thence

(See continuation Sheet)

**United States Department of the Interior
National Park Service**

**National Register of Historic Places
Inventory—Nomination Form**



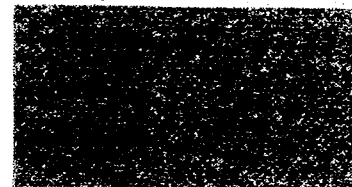
Continuation sheet 20 Item number 10 Page 3

Northward	along said line to (N), its intersection with Gonzalez Street, thence
Eastward	along the centerline of Gonzalez Street to (O), its intersection with Guillemard Street, thence
Northward	along the centerline of Guillemard Street to (P), its intersection with the easterly extension of the north lot line 21, block 62, Belmont Tract, thence
Westward	along the north lot lines of lots 21, 26, 27, 28, 29, 30 and 5, block 62, Belmont Tract, to their intersection with Palafox Street, thence
Northward	along the centerline of Palafox Street to (Q), its intersection with Lee Street, thence
Westward	along the centerline of Lee Street to (R); the southerly extension of the east line of lot 26, block 160, Clapp Tract, thence
Northward	along the east lot line of lot 26, block 160, Clapp Tract to the north lot line of said lot, thence
Westward	along the north lot lines of lots 26 and 27, block 160, Clapp Tract, to the east lot line of lot 13, block 160, Clapp Tract thence
Northward	along the east line of said lot 13 to (S), the north ROW line of Blount Street, thence
Eastward	along said line to (T), the southeast corner of lot 26, block 157, Clapp Tract, thence
Northward	along the east line of said lot 26 to (U), the north lot line of said lot, thence
Westward	along the north lot lines of lots 26 through 30, and lot 5, block 157, Clapp Tract, to the east ROW line of Baylen Street, thence
Westward	along the north lot lines of lots 20, 25 through 28, and lot 5, block 156, Clapp Tract, to the east ROW line of Spring Street, thence

(See Continuation Sheet)

**United States Department of the Interior
National Park Service**

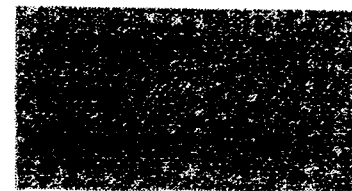
**National Register of Historic Places
Inventory—Nomination Form**



Continuation sheet	21	Item number	10	Page	4
Westward		along the north lot lines of lots 18, 23, 24, and 5, block 167, Clapp Tract, to the east ROW line of Barcelona Street, thence			
Westward		along the north lot lines of lots 21, and 26 through 30, block 165, Clapp Tract, to (V), the centerline of "A" Street, thence			
Southwestward		along the centerline of "A" Street to (W), its intersection with Brainerd Street, thence			
Eastward		along the centerline of Brainerd Street to (X), its intersection with DeVilliers Street, thence			
Southward		along the centerline of DeVilliers Street to (Y), its intersection with Gonzalez Street, thence			
Westward		along the centerline of Gonzalez Street to (Z), the northerly extension of the west lot line of lot 7, block 70, West King Tract Belmont numbering, thence			
Southward		along the west lot lines of lots 7 to 16, block 70, West King Tract Belmont numbering to the north ROW line of DeSoto Street, thence			
Southward		along the west lot lines of lots 16 to 25, block 71, West King Tract Belmont numbering, to the north ROW line of Strong Street, thence			
Eastward		along the centerline of Strong Street to (AA), its intersection with DeVilliers Street, thence			
Southward		along the centerline of DeVilliers Street to (BB), its intersection with Cervantes Street, thence			
Westward		along the centerline of Cervantes Street to (CC), the northerly extension of the west lot line of lot 16, block 73, West King Tract Belmont numbering, thence			
Southward		along the west lot lines of lots 16 through 25, block 73, West King Tract Belmont numbering to (DD), its intersection with Gadsden Street, thence			

(See Continuation Sheet)

United States Department of the Interior
National Park Service



**National Register of Historic Places
Inventory—Nomination Form**

Continuation sheet 22

Item number 10

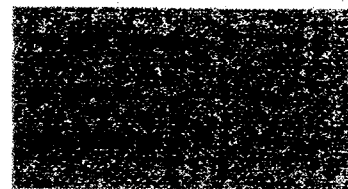
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Eastward	along the centerline of Gadsden Street to (EE), the northerly extension of the east line of the Gulf Power Company property in block 27, Belmont Tract, thence
Southward	along the east line of said Gulf Power Company property to (FF), its intersection with Jackson Street, thence
Westward	along the centerline of Jackson Street to (GG), its intersection with DeVilliers Street, thence
Southward	along the centerline of DeVilliers Street to (HH), its intersection with LaRua Street, thence
Eastward	along the centerline of LaRua Street to (II), the northerly extension of the east line of lot 14, block 15, Belmont Tract
Southward	along the east line of lot 14 to (JJ), the northwest corner of lot 26, block 15, Belmont Tract, thence
Eastward	along the north line of said lot 26 to (KK), the northeast corner of lot 26, thence
Southward	along the east line of said lot 26 to the north ROW line of Belmont Street, thence
Southward	along the west lot lines of lots 16 through 25, block 4, Belmont Tract to (LL), their intersection with Wright Street, thence
Eastward	along the centerline of Wright Street to (MM), its intersection with Reus Street, thence
Southward	along the centerline of Reus Street to (NN), the westerly extension of the south lot line of lot 12, block 2, Belmont Tract, thence
Eastward	along the south lot line of said lot 12 to (OO), its intersection with the west lot line of lot 14, block 2, Belmont Tract, thence
Southward	along the west line of said lot 14 to the southeast corner of lot 10, block 2, Belmont Tract, thence
Eastward	at a right angle across lots 14 and 15, block 2, Belmont Tract to the southwest corner of lot 19 of said block, thence

(See Continuation Sheet)

United States Department of the Interior
National Park Service

National Register of Historic Places
Inventory—Nomination Form



Continuation sheet 23

Item number 10

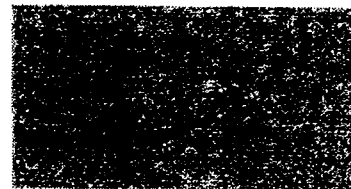
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Eastward	along the south lot line of said lot 19 to the west ROW line of Barcelona Street, thence
Eastward	along the south lot line of of lot 10, block 1, Belmont Tract to the west line of lot 14 to said block, thence
Eastward	across said lot 14 to a point on the east line of lot 14, 140 feet south of the northeast corner of said lot, thence
Northward	along the west lot line of lot 14, block 1, Belmont Tract to (PP), its intersection with Wright Street, thence
Eastward	along the centerline of Wright Street to (QQ), its intersection with Spring Street, thence
Northward	along the centerline of Spring Street to (RR), its intersection with Belmont Street, thence
Westward	along the centerline of Belmont Street to (SS), its intersection with Barcelona Street, thence
Northward	along the centerline of Barcelona Street to (TT), the westerly extension of the south lot line of lot 5, block 13, Belmont Tract, thence
Eastward	along the south line of said lot 5, to the southwest corner of lot 18, thence
Eastward	along the south line of lot 18, block 13, Belmont Tract to (UU), its intersection with Spring Street, thence
Northward	along the centerline of Spring Street to (VV), the westerly extension of the south line of lot 6, block 12, Belmont Tract, thence
Eastward	along the south lot lines of lots 6, 11 through 14, and 19, block 12, Belmont Tract, to the west ROW line of Baylen Street, thence
Eastward	along the south line of lots 6 and 11 through 15, block 11, Belmont Tract to (WW), the northeast corner of lot 26, thence

(See Continuation Sheet)

United States Department of the Interior
National Park Service

**National Register of Historic Places
Inventory—Nomination Form**



Continuation sheet	24	Item number	10	Page	7
Southward	along the east line of lot 26, block 11, Belmont Tract to (XX), its intersection with Belmont Street, thence				
Westward	along the centerline of Belmont Street to (YY), the northerly extension of the west line of lot 15, block 7, Belmont Tract, thence				
Southward	along the west line of lot 15, block 7, Belmont Tract to the southwest corner of lot 18 of said block, thence				
Eastward	along the south line of said lot 18 to (ZZ), its intersection with Baylen Street, thence				
Southward	along the centerline of Baylen Street to (a), its intersection with Wright Street, thence				
Eastward	along the centerline of Wright Street to (b), the southerly extension of the east line of lot 22, block 9, Belmont Tract, thence				
Northward	along the east line of lots 22 and 13, block 9, Belmont Tract to (c), the centerline of Belmont Street, thence				
Westward	along the centerline of Belmont Street to the intersection of Palafox Street and (A), the point of beginning.				



City of Pensacola

222 West Main Street
Pensacola, FL 32502

Memorandum

File #: 23-17

City Council

6/8/2017

LEGISLATIVE ACTION ITEM

SPONSOR: Jewel Cannada-Wynn, City Council Member

SUBJECT:

PROPOSED ORDINANCE NO. 23-17 AMENDING ORDINANCE NO. 16-05 TO PROVIDE FOR EXTENSION OF THE EASTSIDE NEIGHBORHOOD REDEVELOPMENT TRUST FUND ESTABLISHED UNDER THE AUTHORITY OF CHAPTER 163, PART III; FLORIDA STATUTES; AND PROVIDING AN EFFECTIVE DATE.

RECOMMENDATION:

That City Council approve Proposed Ordinance No. 23-17 on first reading.

AN ORDINANCE AMENDING ORDINANCE NO. 16-05 TO PROVIDE FOR EXTENSION OF THE EASTSIDE NEIGHBORHOOD REDEVELOPMENT TRUST FUND ESTABLISHED UNDER THE AUTHORITY OF CHAPTER 163, PART III; FLORIDA STATUTES; AND PROVIDING AN EFFECTIVE DATE.

HEARING REQUIRED: No Hearing Required

SUMMARY:

On October 26, 2000, City Council adopted the Urban Infill and Redevelopment Area Plan ("Plan") pursuant to Chapter 163, Part II, Florida Statutes. City Council amended and re-adopted the Plan on October 27, 2005 by adoption of Ordinance No. 15-05 to incorporate the Eastside Neighborhood Plan element. Subsequently, City Council adopted Ordinance No. 16-05 to establish the Eastside Neighborhood Redevelopment Trust Fund, providing funding for implementation of the Plan through Tax Increment Financing (TIF) pursuant to Chapter 163 Part III, Florida Statutes. Funding of the Eastside Neighborhood Redevelopment Trust Fund was approved for a period of twenty (20) years, commencing on January 1, 2006 and for each of 19 years thereafter. An additional amendment to the Plan was adopted by City Council on August 28, 2014, adding program elements.

In accordance with Section 163.362(10) of the Florida Statutes:

"Every community redevelopment plan shall... Provide a time certain for completing all redevelopment financed by increment revenues. ...for any agency created after July 1, 2002, the time certain for completing all redevelopment financed by increment revenues must occur within 40 years after the fiscal year in which the plan is approved or adopted."

On April 10, 2017, the Community Redevelopment Agency (CRA) recommended that City Council approve a twenty (20) year extension of the Eastside Neighborhood Redevelopment Trust Fund. On May 8, 2017, the Community Redevelopment Agency voted to recommend that City Council amend the Urban Infill and Redevelopment Area Plan to establish and incorporate therein a time certain for completing all redevelopment financed by TIF. The maximum number of years currently allowed under Chapter 163, Part III, Florida Statutes for funding the Eastside Neighborhood Redevelopment Trust Fund is forty (40) years. Funding commenced on January 1, 2006 and will continue for each of 39 years thereafter, extending the Trust Fund to its maximum term.

PRIOR ACTION:

October 26, 2000 - City Council adopted the Urban Infill and Redevelopment Area Plan.

February 12, 2004 - City Council adopted the Eastside Neighborhood Plan.

October 27, 2005 - City Council adopted Ordinance No. 15-05 incorporating the Eastside Neighborhood Plan into the Urban Infill & Redevelopment Area Plan (UIRAP).

October 27, 2005 - City Council adopted Ordinance No. 16-05 establishing and providing funding for the Eastside Redevelopment Trust Fund.

August 28, 2014 - City Council adopted Ordinance No. 32-14 adding program elements into the Eastside Neighborhood Plan Element of the UIRAP.

April 10, 2017 - CRA recommended that City Council extend the sunset date for the Eastside Redevelopment Trust Fund to maximize the number of years currently allowed under Chapter 163, of the Florida Statutes.

May 8, 2017 - CRA recommended to City Council the amendment of the UIRAP, establishing a time certain corresponding to the maximum number of years allowable under Florida Statute.

FUNDING:

N/A

FINANCIAL IMPACT:

Future Tax Increment Revenues will fund additional redevelopment projects in the Eastside Redevelopment Area.

CITY ATTORNEY REVIEW: Yes

5/26/2017

STAFF CONTACT:

M. Helen Gibson, AICP, CRA Administrator
Victoria D'Angelo, Assistant CRA Administrator

ATTACHMENTS:

- 1) Proposed Ordinance No. 23-17
- 2) Report of CRA Action - April 10, 2017
- 3) Proof of Publication - June 8, 2017 First Reading

PRESENTATION: No

PROPOSED
ORDINANCE NO. 23 - 17

ORDINANCE NO. _____

AN ORDINANCE AMENDING ORDINANCE NO. 16-05 TO PROVIDE FOR EXTENSION OF THE EASTSIDE NEIGHBORHOOD REDEVELOPMENT TRUST FUND ESTABLISHED UNDER THE AUTHORITY OF CHAPTER 163, PART III; FLORIDA STATUTES; AND PROVIDING AN EFFECTIVE DATE.

BE IT ORDAINED BY THE CITY OF PENSACOLA, FLORIDA:

SECTION 1. FINDINGS. It is hereby ascertained, determined and declared as follows:

A. The City Council of the City of Pensacola (the "City Council") is authorized by Chapter 163, Part III, Florida Statutes (the "Redevelopment Act") to exercise the community redevelopment powers set forth therein to eliminate, remedy and prevent conditions of slum and blight.

B. In accordance with the Redevelopment Act, the City Council has previously (i) established the City of Pensacola Community Redevelopment Agency (the "Agency"), (ii) designated the "Urban Infill and Redevelopment Area" and determined that such area is a blighted area in need of redevelopment, and (iii) adopted a community redevelopment plan for such area to remediate the conditions of blight therein (the "Urban Infill And Redevelopment Area Plan").

C. In February 2004, the City Council adopted the Eastside Neighborhood Plan identifying the redevelopment activities to be undertaken therein. The Eastside Neighborhood is located within the Urban Infill and Redevelopment Area boundaries.

D. On October 27, 2005, the City Council adopted Ordinance No. 15-05 which incorporated the Eastside Neighborhood Plan into and made it a part of the Urban Infill and Redevelopment Area Plan.

E. On October 27, 2005, the City Council adopted Ordinance No. 16-05 (the "Trust Fund Ordinance") which declared the Eastside Neighborhood a blighted area, established the Eastside Neighborhood Redevelopment Trust Fund and provided for the funding thereof in accordance with the authority of section 163.387 of the Redevelopment Act.

F. The Trust Fund Ordinance provided for annual funding of the Eastside Neighborhood Redevelopment Trust Fund for a 20 year term, commencing on January 1, 2006 and for each of 19 years thereafter.

G. Section 163.387 of the Redevelopment Act provides that the Neighborhood Redevelopment Trust Fund may have a term of 40 years after the fiscal year in which the initial redevelopment plan is approved or adopted.

H. On April 10, 2017, the Agency recommended extension of the Eastside Neighborhood Trust Fund for an additional 20 years to continue revitalization efforts in the Eastside Neighborhood.

I. The City Council hereby makes a legislative finding that conditions in the Eastside Neighborhood meet the criteria described in Section 163.340(8) of the Redevelopment Act, that the Eastside Neighborhood is a blighted area within the City of Pensacola, and that the rehabilitation, conservation, or redevelopment, or a combination thereof, of the Eastside Neighborhood is necessary in the interest of the public health, safety, morals, or welfare of the residents of the City.

J. The City and Agency have given notice of a proposed ordinance to consider extension of the Eastside Neighborhood Trust Fund by publication and by mailed notice to affected taxing authorities, in the manner required by the Redevelopment Act.

K. A public meeting for the purpose of receiving comments from interested parties has been duly held and such comments, if any, have been heard and considered.

SECTION 2. AMENDMENT OF ORDINANCE NO. 16-05. Section 4.B. of the Trust Fund Ordinance is hereby amended as follows, with additional text indicated by underline and deleted text indicated by strikethrough.

"B. Commencing on January 1, 2006 and for each of thirty-nine (39) ~~nineteen (19)~~ years thereafter, each taxing authority except school districts and water management districts shall annually appropriate and pay on or before April 1 to the Eastside Neighborhood Redevelopment Trust Fund a sum which is no less than the increment of ad valorem tax revenues as defined and determined in paragraph A 1. and 2. above. ~~Provided, however, the City Council may by resolution adopted during calendar year 2015 terminate this obligation for future years.~~"

SECTION 3. RATIFICATION AND CONFIRMATION. Except as amended hereunder, all prior ordinances, resolutions and actions by the City Council regarding the establishment and creation of the Agency, the Eastside Neighborhood Plan, the Urban Infill and Redevelopment Area Plan, and the Eastside Neighborhood Trust Fund, including but not

limited to findings of blight and necessity associated therewith, are hereby ratified and confirmed.

SECTION 4. SEVERABILITY. All ordinances or parts of ordinances in conflict herewith are hereby repealed to the extent of such conflict.

SECTION 5. 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

Legislation Details (With Text)

File #: 17-00259 **Version:** 1 **Name:**

Type: Action Item **Status:** Passed

File created: 3/31/2017 **In control:** Community Redevelopment Agency

On agenda: 4/10/2017 **Final action:** 4/10/2017

Enactment date: **Enactment #:**

Title: EXTENSION OF EASTSIDE REDEVELOPMENT TRUST FUND

Sponsors: Ashton J. Hayward, III

Indexes:

Code sections:

Attachments: 1. Ordinance 16-05, 2. Florida Statute 163.387

Date	Ver.	Action By	Action	Result
4/10/2017	1	Community Redevelopment Agency		

LEGISLATIVE ACTION ITEM

SPONSOR: Jewel Cannada-Wynn, Chairperson

SUBJECT:

EXTENSION OF EASTSIDE REDEVELOPMENT TRUST FUND

RECOMMENDATION:

That the Community Redevelopment Agency (CRA) recommend that City Council extend the sunset date for the Eastside Redevelopment Trust Fund to the maximum number of years currently allowed under Chapter 163, Part III, Florida Statutes.

SUMMARY:

On October 27, 2005, City Council established the Eastside Redevelopment Trust Fund (TIF). Chapter 163, Part III, of the Florida Statutes currently provides that Community Redevelopment Areas and Tax Increment Financing Districts for which a study to consider a finding of necessity resolution was approved prior to June 5, 2006, and for which a Finding of Necessity Resolution was adopted by March 31, 2007 and a community redevelopment plan adopted by June 7, 2007 may exist for a term of 40 years. Based on the dates of its authorization and establishment, the Eastside Tax Increment Financing district is eligible to exist for up to forty (40) years - through 2044.

In 2005, the City Council authorized the Eastside TIF for 20 years (through 2024). It was anticipated that the term of this TIF would be extended for an additional 20 years.

In light of recent proposed changes to the statute, which would severely limit and ultimately eliminate CRA's

and TIF, it is prudent that the CRA recommend that City Council extend the timeline of the Eastside TIF for the remaining allowable 20 years to continue revitalization efforts in this district. Extension of the TIF would permit financing of several additional redevelopment projects, with payment of the debt service for these projects from future TIF revenue.

PRIOR ACTION:

October 26, 2000 - City Council adopted the Urban Infill and Redevelopment Plan.

February 2004 - City Council adopted the Eastside Neighborhood Plan.

October 13, 2005 - City Council incorporated the Eastside Neighborhood Plan into the Urban Infill & Redevelopment Plan.

October 27, 2005 - City Council adopted Ordinance #16-05 establishing and providing funding for the Eastside Redevelopment Trust Fund.

FUNDING:

N/A

FINANCIAL IMPACT:

Future Tax Increment Revenues will fund additional redevelopment projects.

CITY ATTORNEY REVIEW: Yes

4/4/2017

STAFF CONTACT:

M. Helen Gibson, AICP, CRA Administrator

ATTACHMENTS:

- 1) Ordinance 16-05
- 2) Florida Statute 163.387

PRESENTATION: No

**CITY OF PENSACOLA, FLORIDA
NOTICE OF PROPOSED ORDINANCES**

The City Council of the City of Pensacola, Florida, (the "City Council") will hear on first reading at its regular meeting to be held on June 8, 2017, at 5:30 pm or as shortly thereafter as may be heard, in Council Chambers located on the first floor of City Hall at 222 W. Main Street, Pensacola, Florida 32502, ordinances entitled:

**AN ORDINANCE AMENDING ORDINANCE NO. 15-05, THE
URBAN INFILL AND REDEVELOPMENT AREA PLAN, TO
PROVIDE THAT ALL COMMUNITY REDEVELOPMENT
ACTIVITIES FINANCED BY TAX INCREMENT REVENUES IN
THE URBAN INFILL AND REDEVELOPMENT AREA SHALL BE
COMPLETED BY SEPTEMBER 30, 2045; AND PROVIDING AN
EFFECTIVE DATE.**

The ordinance described above will amend the Urban Infill and Redevelopment Plan (the "Redevelopment Plan") to establish that all redevelopment financed by tax increment in the Urban Infill and Redevelopment Area, the boundaries of which are described in City Ordinance No. 46-00 (the "Redevelopment Area"), will be completed by September 30, 2045. No other changes to the Redevelopment Plan are proposed at this time.

**AN ORDINANCE AMENDING ORDINANCE NO. 16-05 TO
PROVIDE FOR EXTENSION OF THE EASTSIDE
NEIGHBORHOOD REDEVELOPMENT TRUST FUND
ESTABLISHED UNDER THE AUTHORITY OF CHAPTER 163,
PART III; FLORIDA STATUTES; AND PROVIDING AN
EFFECTIVE DATE.**

The ordinance described above will extend the term of the Eastside Neighborhood Redevelopment Trust Fund ("Trust Fund"). The Trust Fund was established by City Ordinance No. 16-05 to provide for the receipt of tax increment revenues contributed by public bodies that levy or are authorized to levy an ad valorem tax on real property located in the Eastside Neighborhood of the Urban Infill and Redevelopment Area, until the year 2025. If the Amending Ordinance is adopted, the term of the Trust Fund will be extended to the year 2045.

Interested parties may appear at the Council Meeting and be heard with respect to the proposed ordinances, copies of which are available for inspection by the public at the Office of the City Clerk, 222 W. Main Street, Pensacola, Florida 32502. Section 163.346, Florida Statutes, requires the City Council to provide notice of the contemplated ordinances to the public and to all taxing authorities which levy ad valorem taxes in the geographic boundaries of the Eastside Neighborhood.

If an individual decides to appeal any decision made by the City Commission with respect to any matter considered at this meeting, a record of the proceedings will be required and the individual will need to ensure that a verbatim transcript of the proceedings is made, which record includes the testimony and evidence upon which the appeal is based (Section 286.0105, Florida Statutes). Such person must provide a method for recording the proceedings verbatim.

In accordance with the Americans with Disabilities Act, persons needing special accommodations or an interpreter to participate in this proceeding should contact the City Clerk at (850) 435-1610 no later than 48 hours prior to the proceedings.



City of Pensacola

222 West Main Street
Pensacola, FL 32502

Memorandum

File #: 25-17

City Council

6/8/2017

LEGISLATIVE ACTION ITEM

SPONSOR: City Council Member Sherri F. Myers

SUBJECT:

PROPOSED ORDINANCE NO. 25-17 - AMENDING SECTION 3-3-2 - REGULATING CONTRACTING AND PURCHASE OF COMMODITIES AND SERVICES

RECOMMENDATION:

That City Council approve Proposed Ordinance No. 25-17 - Amending Section 3-3-2 of the Code - Regulating contracting and purchase of commodities and services adding language to cover purchase of legal services, on first reading.

AN ORDINANCE AMENDING SECTION 3-3-2 OF THE CODE OF THE CITY OF PENSACOLA, FLORIDA; CONTRACTS FOR PUBLIC WORK AND PURCHASES OF OTHER COMMODITIES AND SERVICES; LOWEST AND BEST RESPONSIBLE BIDDER; REJECTION OF BIDS; APPROVAL OF COUNCIL AND MAYOR; EMERGENCY PURCHASES; REGULATING CONTRACTING AND PURCHASE OF LEGAL SERVICES; PROVIDING FOR SEVERABILITY; REPEALING CLAUSE; PROVIDING AN EFFECTIVE DATE.

HEARING REQUIRED: No Hearing Required

SUMMARY:

There are no specific guidelines regulating how and when departments, staff, the City Attorney or the Mayor may purchase outside legal services. The amendments to Section 3-3-2 of the Code provides that the City Attorney approve the purchasing of outside legal services and such services be evidenced by a contract or similar binding document. These amendments will assure greater transparency and accountability in expenditures of funds for professional services.

The following was spent by the City for outside legal services from FY 2014 - FY 2016:

FY 2014 \$1,451,387.84

FY 2015 \$1,185,191.71

FY 2016 \$1,428,814.40

PRIOR ACTION:

July 17, 2014 - City Council Adopted Ordinance No. 26-14
July 18, 2014 - Ordinance No. 26-14 vetoed by the Mayor Hayward
August 28, 2014 - Vote to override Mayor's veto failed

FUNDING:

N/A

FINANCIAL IMPACT:

None

STAFF CONTACT:

Don Kraher, Council Executive

ATTACHMENTS:

- 1) Proposed Ordinance No. 25-17

PRESENTATION: No

PROPOSED
ORDINANCE NO. 25-17

ORDINANCE NO. _____

AN ORDINANCE
TO BE ENTITLED:

AN ORDINANCE AMENDING SECTION 3-3-2 OF THE CODE OF THE CITY OF PENSACOLA, FLORIDA; CONTRACTS FOR PUBLIC WORK AND PURCHASES OF OTHER COMMODITIES AND SERVICES; LOWEST AND BEST RESPONSIBLE BIDDER; REJECTION OF BIDS; APPROVAL OF COUNCIL AND MAYOR; EMERGENCY PURCHASES; REGULATING CONTRACTING AND PURCHASE OF LEGAL SERVICES; PROVIDING FOR SEVERABILITY; REPEALING CLAUSE; PROVIDING AN EFFECTIVE DATE.

BE IT ORDAINED BY THE CITY OF PENSACOLA, FLORIDA:

SECTION 1. Section 3-3-2 of the Code of the City of Pensacola, Florida, is hereby amended to read as follows:

(a) Definitions.

(1) Commodity means any of the various supplies, materials, equipment, goods, merchandise and all other personal property purchased, leased or otherwise contracted for by the city.

(2) Services means all purchases other than commodities.

(3) Invitation to bid means a written solicitation for sealed competitive bids with the title, date, and hour of the public bid opening designated and specifically defining the commodity, group of commodities or services for which bids are sought. It includes instructions prescribing all conditions for bidding and shall be distributed to all prospective bidders simultaneously. The invitation to bid is normally used when the city is capable of specifically defining the scope of work for which a contractual service is required or when the city is capable of establishing precise specifications defining the actual commodity or group of commodities required.

(4) Request for proposals means a written solicitation for sealed proposals with the title, date, and hour of the public opening designated. The request for proposals is normally used when it would be difficult for the city to specifically define the scope of work for which the commodity, group of commodities, or contractual service is required and when the city is requesting that a qualified vendor propose a commodity, group of commodities or contractual service to meet the needs of the city. A request for proposals should include, but is not limited to, general information, applicable laws and rules, functional or general

specifications, statement of work, proposed instructions, and evaluation criteria. Requests for proposals should state the relative importance of price and any other evaluation criteria.

- (b) Purchases of commodities and services. The purchase of commodities and services that have been specifically adopted in the annual budget or appropriated by council may be contracted for or purchased by the mayor without further action of council. Subject to the authority granted in subsections (c) and (d), below, regarding tier one city certified small business enterprises, **and subject to the provisions of subsections (i), (j) and (k) (l) below, regarding legal services,** the purchase of or contracting for commodities or services in an amount exceeding twenty-five thousand dollars (\$25,000.00), that has not been specifically adopted in the annual budget or appropriated by council, must be approved by council prior to purchase or contract.
- (c) Public works and improvements. Any public work or improvement may be executed either by contract, or by direct labor, as may be determined by the council; if the cost does not exceed twenty-five thousand dollars (\$25,000.00), or does not exceed one-hundred thousand dollars (\$100,000.00) if contracting with a tier one city certified small business enterprise (SBE), the mayor may make the determination. Before authorizing the direct execution of any work or improvement costing more than twenty-five thousand dollars (\$25,000.00), or one hundred thousand dollars (\$100,000.00) if contracting with a tier one city-certified small business enterprise (SBE), detailed plans and estimates shall be submitted to the council by the mayor unless the council does not require same. Contracts for public work in excess of twenty-five thousand dollars (\$25,000.00), or one hundred thousand dollars (\$100,000.00) if contracting with a tier one city-certified small business enterprise (SBE), shall be signed by the mayor after approval thereof by the city council. When the invitation to bid procedure is utilized, contracts for all such works or improvements at an estimated cost in excess of twenty-five thousand dollars (\$25,000.00), or one-hundred thousand dollars (\$100,000.00) if contracting with a tier one city certified small business enterprise (SBE) or more shall be awarded to the lowest and best responsible bidder after such public advertisement and competition as may be prescribed by ordinance and there shall be a separate accounting for each work or improvement so executed. The mayor shall have the authority to reject all bids and advertise again. Contract advertisements shall contain a reservation of the foregoing right.
- (d) The mayor has the authority to award all contracts for the purchase of commodities and services with a value not in excess of twenty-five thousand dollars (\$25,000.00), or one-hundred thousand dollars (\$100,000.00) if contracting with a tier one city certified small business enterprise (SBE) without competitive bids. Whenever the purchase of commodities or services with an estimated cost in excess of twenty-five thousand dollars (\$25,000.00), or one-hundred thousand dollars (\$100,000.00) if contracting with a tier one city certified small business enterprise (SBE) is contemplated by the city, the council shall reserve the option to utilize the invitation to bid procedure, request for proposals, informal quotes or to authorize

the mayor to negotiate, depending upon which alternative is deemed by the council to be in the best interest of the city.

- (e) The mayor has the authority to award all contracts for the purchase of commodities and services with a value not in excess of twenty-five thousand dollars (\$25,000.00), or one-hundred thousand dollars (\$100,000.00) if contracting with a tier one city certified small business enterprise (SBE) without competitive bids. Whenever the purchase of commodities or services with an estimated cost in excess of twenty-five thousand dollars (\$25,000.00), or one-hundred thousand dollars (\$100,000.00) if contracting with a tier one city certified small business enterprise (SBE) is contemplated by the city, the council shall reserve the option to utilize the invitation to bid procedure, request for proposals, informal quotes or to authorize the mayor to negotiate, depending upon which alternative is deemed by the council to be in the best interest of the city.
- (f) Nothing contained herein shall be construed to prevent the city from purchasing commodities and/or services under the provisions of state purchasing contracts pursuant to F.S. § 287.042(2), as the same may be amended from time to time, from vendors at federal contract prices, and from any vendor so long as purchases are at or below listed state/federal contract price; from contracts of other municipal governments or other governmental agencies or political subdivisions providing the vendor extends the same terms and conditions of the contract to the city; or from purchasing specialized items from sole source vendors without competitive bids.
- (g) The mayor is hereby authorized to enter into any contract for services or make purchases of commodities that do not exceed twenty-five thousand dollars (\$25,000.00), or one-hundred thousand dollars (\$100,000.00) if contracting with a tier one city certified small business enterprise (SBE), in any twelve-month period. The twelve-month period limitation applies to the purchase of commodities or services from a single vendor for the same project.
- (h) All purchases are subject to availability of funds in the city's budget.
- (i) **All purchases of legal services through private attorneys, law firms or any other entity shall be approved by the city attorney. All employees, staff, department heads, the Mayor or his designee, shall submit a request in writing to the City Attorney on a form to be approved by the city council which shall include:**
 - (i) **The nature of the legal services to be provided and the issues involved,**
 - (ii) **The reasons that private legal services are needed rather than those of the City Attorney,**
 - (iii) **The estimated number of hours for the work and the estimated total contract amount for the purchase of the legal services if known.**

- (j) The City Attorney shall review all requests for outside legal services and shall acknowledge receipt of the request within 5 working days. The City Attorney shall maintain records of all such requests.
- (k) All contracts for purchases of outside legal services shall be in writing and shall be reviewed by the City Attorney. Such contracts shall be signed by the Mayor, and shall describe, among other things, the vendor, the type and scope of work, the fees to be charged and the department, office, division or other organizational unit of city government paying for the services.
- (l) All contracts for the purchases of outside legal services from any one vendor, regarding a particular legal matter, which is estimated to exceed fifty thousand dollars in any one fiscal year shall be approved by the city council

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 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 the City Council

Attest:

City Clerk



City of Pensacola

222 West Main Street
Pensacola, FL 32502

Memorandum

File #: 17-00346

City Council

6/8/2017

LEGISLATIVE ACTION ITEM

SPONSOR: Jewel Cannada-Wynn, City Council Member

SUBJECT:

APPROVAL OF LOT PURCHASE WITHIN THE EASTSIDE URBAN INFILL & REDEVELOPMENT AREA FOR CHAPPIE JAMES MUSEUM AND FLIGHT ACADEMY PARKING

RECOMMENDATION:

That City Council approve the purchase of 1700 Dr. Martin Luther King, Jr. Drive (Parcel #00S009020001101) within the Eastside Urban Infill & Redevelopment Area for Chappie James Museum and Flight Academy parking at the agreed upon purchase price of \$55,000 plus survey and closing expenses. Further that the CRA Chairperson be authorized to execute all documents necessary for transfer.

HEARING REQUIRED: No Hearing Required

SUMMARY:

The Chappie James birth site, located within the Eastside Urban Infill and Redevelopment Area, is listed on the National Register of Historic Places and was donated to the City of Pensacola by the James family. Two local non-profit entities, the Chappie James Museum Board and the Chappie James Flight Academy, propose to utilize the property for a museum and flight academy. Construction to renovate the original structure for the museum with add-on space for the flight academy is expected to be completed by Fall 2017.

Construction of stormwater innovations at the site, including a dry pond and bio swales, significantly reduced the total space available at the site for parking for museum visitors. The need to acquire additional property to maximize parking, and to accommodate buses, in support of the Museum and Flight Academy was identified and supported. The CRA adopted and the City Council approved an additional \$440,000 in appropriations for this effort.

Staff entered into direct negotiations with the owner of a property within one half block of the Chappie James site, at 1700 Dr. Martin Luther King, Jr. Drive. The property owner has accepted a proposed purchase offer of \$55,000. A 2014 appraisal of the site conducted by Charles G. Sherrill Appraiser, on the CRA's behalf, valued the property at \$50,000. The proposed purchase price is ten percent (10%) above the site's 2014 value. The seller has accepted this offer. Terms of the sale include the CRA paying for a property survey and related closing costs.

The CRA approved the purchase of 1700 Dr. Martin Luther King, Jr. Drive for Chappie James Museum and Flight Academy parking at the agreed upon purchase price at its May 8, 2017 meeting.

PRIOR ACTION:

October 26, 2000 - City Council designated the boundaries of the Urban Infill & Redevelopment Areas.

February 12, 2004 - City Council approved the Eastside Neighborhood Plan for a portion of the Urban Infill & Redevelopment Area.

October 13, 2005 - City Council approved creation of a Tax Increment Financing District (TIF) in the Eastside Neighborhood and provided for the funding of the Eastside Redevelopment Trust Fund.

October 27, 2005 - City Council amended, readopted and reapproved the Urban Infill & Redevelopment Plan incorporating therein the Eastside Neighborhood Plan.

August 28, 2014 - City Council approved Ordinance 30-14 amending and readopting the Eastside Neighborhood Plan element of Urban Infill & Redevelopment Area Plan, adding the Chappie James Project program element.

September 12, 2016 - CRA Board approved a supplemental budget resolution transferring \$440,000 from the CRA's proceeds of the sale of 16 S. Palafox Street to the City's General Fund as outlined in the November 20, 2008 Interlocal Agreement transferring the property to the CRA.

September 15, 2016 - City Council approved a loan from the City's Insurance Retention Fund of up to \$500,000 to the CRA Eastside Tax Increment Financing District subject to CRA award of a contract for the construction of the Chappie James Museum & Flight Academy Project.

January 12, 2017 - City Council approved the transfer of \$440,000 from the City's General Fund to the Community Redevelopment Agency's (CRA's) Eastside Tax Increment Financing District, specifically for the Chappie James Museum & Flight Academy Project.

January 12, 2017 - City Council approved a supplemental budget resolution transferring \$440,000 from the City's General Fund to the CRA for the principal payment on the Chappie James Museum & Flight Academy Project loan.

February 6, 2017 - CRA approved up to \$440,000 from the General Fund transfer for the Chappie James Museum & Flight Academy Project with any remaining balance to be returned to the General fund for affordable housing.

March 9, 2017 - City Council approved a supplemental budget resolution appropriating \$440,000 from principal payment to additional parking for the Chappie James Museum & Flight Academy Project.

May 8, 2017 - CRA approved the purchase of 1700 Dr. Martin Luther King, Jr. Drive for Chappie James Museum and Flight Academy parking at the agreed upon purchase price of \$55,000 plus survey and closing expenditures.

FUNDING:

Budget: \$ 440,000

Actual:	\$ 55,000	Purchase Price (Appraised Value \$50,000)
	<u>5,000</u>	Estimated Survey & Closing Costs
	<u>\$ 60,000</u>	

FINANCIAL IMPACT:

Funding in the amount of \$440,000 has been appropriated in the Eastside TIF Fund for additional parking for the Chappie James Museum Flight Academy Project.

CITY ATTORNEY REVIEW: Yes

5/26/2017

STAFF CONTACT:

M. Helen Gibson, AICP, CRA Administrator

ATTACHMENTS:

- 1) Purchase Contract
- 2) Parcel Map
- 3) Appraisal Report

PRESENTATION: No

CONTRACT FOR SALE AND PURCHASE

THIS CONTRACT made this ____ day of _____, 2017 by and between **Community Redevelopment Agency of the City of Pensacola**, a public body, corporate and politic, of the State of Florida, whose address is 222 W. Main Street, Pensacola, FL 32502 ("Purchaser") and **G. Cleveland McWilliams**, whose address is 3288 Hwy 29 N, Cantonment, FL 32533, ("Seller ").

RECITALS:

A. Seller owns certain real property located in Escambia County, Florida, which it desires to sell to Purchaser; and

B. Purchaser desires to purchase such property.

NOW THEREFORE, in consideration of the mutual covenants contained herein, the receipt and sufficiency of which is hereby acknowledged, the parties agree as follows:

1.0 Purchase of Real Property. Subject to the terms, covenants, and conditions herein set forth, Seller agrees to sell to Purchaser, and Purchaser agrees to purchase from Seller, the following described parcel located in Pensacola, Escambia County, Florida:

LTS 1 2 3 4 BLK 101 EAST KING TRACT OR 1282 P 324 CA 65

2.0 Purchase Price. The purchase price for the Property (the "Purchase Price") is Fifty Five Thousand and no/100 dollars (\$55,000.00), subject to approval of the Community Redevelopment Agency and City Council of the City of Pensacola, and any pro-rations and adjustments described in this Contract. The Purchase Price shall be payable as follows:

2.1 On the Closing Date, Purchaser shall pay or cause to be paid to Seller the total of the Purchase Price by confirmed wire transfer of funds, subject to all adjustments, credits, setoffs, and prorations as provided in this Contract.

3.0 Time for Acceptance and Effective Date. This Contract shall be accepted and executed by the Seller and delivered to Purchaser within five (5) business days after the execution hereof by Purchaser. In the event that this Contract is not accepted, executed and delivered by Seller as stated herein, this Contract shall be considered null and void. The effective date (the "Effective Date") of this Contract for purposes of performance, shall be the date when the last one of Seller or Purchaser has signed this Contract and communicated the fact of such execution to the other party (the "Effective Date").

4.0 Inspection Period.

4.1 Purchaser, its agents, employees and independent contractors shall have the

right during the term of this Contract to enter upon the Property to make such surveys, inspections and tests of and/or concerning the Property, as Purchaser may desire, with such activities being conducted by Purchaser at Purchaser's sole cost and expense. These activities shall not damage the Property and Purchaser shall restore the Property to its condition prior to such activities. Purchaser agrees to indemnify and hold Seller harmless from and against all claims, demands, losses, damages, and expenses including, without limitation, reasonable attorney's fees and appellate attorney's fees, for non-payment of services rendered to Purchaser or mechanics liens or liability for damage to persons or property arising from any activity permitted hereunder or any change in the existing condition of the Property by Purchaser or by its agents, servants, employees, contractors and representatives. This indemnity provision shall survive the expiration or termination of this Contract.

4.2 Purchaser shall have sixty (60) days (the "Inspection Period") subsequent to the Effective Date of this Contract to determine at Purchaser's sole discretion if the Property is suitable to Purchaser for its intended use, taking into consideration any factor being relevant by Purchaser, including, but not limited to, access, availability of curb cuts, cost and capacity of electricity and other utilities, soil conditions, soil borings, Phase I and II ESAs, engineering assessments, value, governmental requirements and restrictions, drainage and environmental requirements, zoning, permitting and other governmental approvals. Purchaser may at any time during the Inspection Period, notify Seller in writing of Purchaser's election to terminate this Contract in which event all parties shall be relieved of all further liabilities under this Contract, except for those rights, duties and obligations that specifically survive termination of this Contract.

4.3 Seller agrees and consents to the submission by the Purchaser of all documents reasonably necessary for Purchaser to obtain its Permits and Approvals during the Inspection Period. In connection with the same, Seller agrees to execute any applicable governmental authorizations authorizing the Purchaser to act as the Seller's owner's representative in regards to the same and shall join in or execute such other applications to, or filing with, all applicable governmental agencies, as may be reasonably required. Notwithstanding the foregoing, the Permits and Approvals shall not be binding on the Seller or the Property until after Closing.

5.0 Survey.

5.1 Within thirty (30) days after the Effective Date, Purchaser, at its expense, may order a boundary and as-built survey for the Property (the "Survey"). If the Survey shows any encroachment on said Property or any encroachment of the improvements on the land of others, or any other state of facts that would impair Purchaser's marketability of title, the same shall be treated as a title defect and handled in the same manner as title defects as described herein. The Survey shall be certified to Seller and Purchaser and the Title Company. Purchaser shall deliver certified copies of the Survey and legal description to the Seller. Seller hereby agrees to provide Purchaser copies of any surveys of, environmental studies and other studies on the Property in Seller's possession within five (5) days after the Effective Date.

5.2 Purchaser shall pay for the cost of the Survey.

6.0 INTENTIONALLY DELETED

7.0 Time and Place of Closing. It is intended that the closing (the "Closing") of the transaction contemplated herein shall take place in Escambia, Florida 32502 within fifteen (15) days after the expiration of the Inspection Period. In the event of the occurrence of any contingency herein set forth, the party exercising the right of termination shall notify the other party in writing, in which event all parties shall be relieved of all further liability under this Contract, except for those rights, duties and obligations that specifically survive termination of this Contract.

8.0 Deed of Conveyance. Seller shall convey, by Warranty Deed, to Purchaser on the Closing Date, good marketable, insurable fee simple title to the Property subject only to following exceptions (the "Permitted Exceptions"):

8.1 Any taxes for the year of closing and taxes for special assessments which are not shown as existing liens by the public records.

8.2 All applicable zoning rules and regulations.

8.3 All matters shown on the Survey which are not objected to by Purchaser.

8.4 Covenants, conditions, limitations, restrictions, easements and mineral rights and reservations of record which are not objected to by the Purchaser.

9.0 Evidence of Title.

9.1 On or before thirty (30) days after the Effective Date, Purchaser shall procure, at Purchaser's expense, a title insurance commitment for an ALTA Form B marketability policy issued, in the full amount of the Purchase Price (the "Commitment"). The Commitment shall have an effective date that is after the Effective Date of this Contract and that is within ten (10) days of the date of its issuance. Not later than thirty (30) days after the date on which the deed of conveyance is recorded, the Title Company shall deliver the final title insurance policy to Purchaser. This provision shall survive the Closing.

9.2 If the Commitment contains any exceptions other than the Permitted Exceptions which additional exceptions render title unmarketable or if the Commitment contains any other items that would indicate that the title is not in the condition required for performance hereunder, Purchaser shall give written notice to Seller specifying the additional exceptions that render title unmarketable or objectionable to Purchaser other than the Permitted Exceptions. Such notice shall be given not later than ten (10) days after delivery of the Commitment to Purchaser. Upon receipt of the notice, Seller shall have ten (10) days either (i) to fulfill the requirements in said Commitment, remove the additional exceptions with reasonable effort and reasonable expenditures or otherwise remedy any defects in title or (ii) to refund the Deposit forthwith in full termination of this Contract

if unable to furnish satisfactory title. Upon return of the Deposit to Purchaser, this Contract shall cease and terminate and the parties shall have no further rights, duties or obligations under this Contract, except for those rights, duties and obligations that specifically survive termination of this Contract. In the alternative, Purchaser shall have the right, but not the obligation, to accept title in its then current condition, without any reduction of the Purchase Price.

9.3 Seller and Purchaser each agree to provide reasonable affidavits and documentation to enable the Title Company to delete all Schedule B-I requirements, the "gap" exception, and the construction lien and parties in possession exceptions from the Commitment at Closing, Seller and Purchaser each shall be responsible for satisfying those Schedule B-I requirements applicable to them.

10.0 As Is Sale. Purchaser hereby agrees that Purchaser shall purchase the Property wholly "as is"; it being agreed that except as specifically set forth herein neither Seller nor any other person has made any representations or warranties whatsoever whether oral, written, expressed or implied pertaining to the Property, the condition thereof, the permitted uses thereof, the value thereof or any other matter with respect to the Property.

11.0 Right to Waive Conditions. Purchaser reserves the right to waive any of the terms and conditions of this Contract made for its benefit and to purchase the Property in accordance with the terms and conditions of this Contract that have not been so waived. Any such waiver must be in writing signed by Purchaser. No waiver by either party of any breach or default by the other of any provision of this Contract shall be deemed or construed to be a waiver of any subsequent or continuing breach or default of the same or any other provision of this Contract; any forbearance by either party from the exercise of a remedy for any such breach or default after notice of same shall not be deemed or construed to be a waiver by such party of any of its rights or remedies with respect to such breach or default.

12.0 Default.

12.1 If Seller shall default in the performance of its obligations under this Contract, Purchaser at its option shall have the right to elect either (i) to terminate this Contract by giving notice to Seller, in which event the Deposit shall be returned to Purchaser and this Contract shall be deemed null and void with no party having any further rights or obligations under the Contract, except for those rights, obligations, and remedies that specifically survive the termination of this Contract; or (ii) to seek to specifically enforce the terms and conditions of this Contract. Except for those rights, obligations, and remedies that specifically survive the termination of this Contract, these are the sole and exclusive remedies of Purchaser.

13.0 Prorations. The following items shall be paid, apportioned, and prorated (based on the actual number of days in the month in which the Closing Date occurs, on the assumption that the Closing occurs at 12:01 a.m. on the Closing Date) between Seller and Purchaser:

13.1 Certified, conformed, and ratified special assessments liens as of the Closing

Date (and not as of the Effective Date) which are not objected to by the Purchaser shall be paid by Seller. Pending liens as of the Closing Date shall be assumed by Purchaser. If the improvement has been substantially completed as of the Closing Date, such pending liens shall be considered certified, confirmed, or ratified, and Seller, at the Closing, shall be charged an amount equal to the last estimate of assessment for the improvement by the applicable public body.

14.0 Closing Costs.

14.1 Seller shall pay the cost of recording any corrective instruments as to the fee title, the documentary stamps on the deed, and the resulting title policy.

14.2 Purchaser shall pay the cost of recording the deed, the cost of the Survey and the closing agent fee.

14.3 Each party shall pay its own attorney's fees.

15.0 Risk of Loss. Seller shall bear the risk of all loss or damage to, or destruction of, the Property and Improvements up to and including the date and time of Closing.

16.0 Condemnation. If at or before the Closing, the Property or any portion of the Property shall be condemned or taken pursuant to any power of eminent domain, or if any written notice of any taking or condemnation is issued, or if any proceedings are instituted or threatened by any governmental authority having the power of eminent domain, Seller shall promptly give Purchaser written notice of such taking or condemnation, or any pending or threatened proceedings; and Purchaser shall have the right to terminate this Contract by giving Seller written notice to that effect, within ten (10) days of receipt of Seller's notice, whereupon the Escrow Agent shall promptly return the Deposit to Purchaser, and thereafter the parties shall have no further obligation or liability under this Contract or with respect to the Property, at law or in equity; or, in the alternative, Purchaser may elect to proceed to Closing with no reduction in the Purchase Price and any condemnation award shall be paid over to and shall become the sole property of Purchaser and the property so taken or sold shall not be subject to this Contract. Seller and Purchaser agree to cooperate with each other to obtain the highest and best price for the condemned property.

17.0 Brokers. Purchaser and Seller warrant and represent that no real estate or other broker or finder that has been engaged by or represented either party to this Contract and each party agrees to indemnify, defend and hold the other harmless from and against any claim therefore.

18.0 Assignability. It is anticipated that the Purchaser may form an entity in which it holds ownership that will own the Subject Property. Purchaser may assign its rights under this Contract to such an entity, with Seller's prior written consent, which consent shall not be unreasonably withheld. Otherwise, this Contract may not be assigned.

19.0 Radon Notice. As required by Section 404.056(7) Florida Statutes, the following notification is made regarding radon gas:

RADON GAS: Radon is a naturally occurring radioactive gas that, when it has accumulated in a building in sufficient quantities, may present health risks to persons who are exposed to it over time. Levels of radon that exceed federal and state guidelines have been found in buildings in Florida. Additional information regarding radon and radon testing may be obtained from your county public health unit.

21.0 Integration. This Contract constitutes the entire agreement between the parties, and supersedes all prior negotiations, writings, agreements, or other understandings between the parties with respect to the subject matter of this Contract.

22.0 Captions. The captions of this Contract are for convenience only and are not to be construed as defining or limiting in any way the scope or intent of the provisions of this Contract.

23.0 Counterparts. This Contract may be executed in one or more counterparts, each of which shall be deemed to be an original, and all of which, taken together, shall be deemed to constitute one agreement.

24.0 Interpretation. This Contract, and the exhibits or addenda to this Contract, have been negotiated at arm's length by Seller and Purchaser, and the parties mutually agree that for the purpose of construing the terms of this Contract or exhibits or addenda, neither party shall be deemed responsible for the drafting of this Contract.

25.0 Severability. The unenforceability or invalidity of any one or more provisions of this Contract shall not affect the validity or enforceability of any other provisions of this Contract.

26.0 Binding Effect. This Contract shall be binding on and shall inure to the benefit of the parties and their respective heirs, devisees, legal representatives, successors, and permitted assigns.

27.0 Attorney's Fees. In connection with any dispute arising under, from, or as a result of this Contract, the parties agree that the prevailing party or parties shall be entitled to recover all costs or expenses incurred, including reasonable attorneys' fees and fees for the services of accountants, paralegal, legal assistants, and similar persons (including any appeals from any litigation and enforcement of judgments). This provision shall survive the Closing or any termination of this Contract.

28.0 Further Assurances. Purchaser and Seller each agree from time to time to execute and deliver such further and other transfers, assignments, and documents and to do all matters and things that are legally required or reasonably necessary to effectuate the intentions of this Contract. This provision shall survive the Closing.

29.0 Modification. This Contract may not be modified orally or in any other manner than

by an agreement in writing signed by the party against whom the enforcement is sought. The Escrow Agent shall not be required to join in the execution of any amendments unless its rights or obligations under this Contract are affected.

30.0 INTENTIONALLY DELETED.

31.0 Governing Law. This Contract and all transactions contemplated by this Contract shall be governed by and construed and enforced in accordance with the internal laws of Florida without regard to principles of conflicts of laws.

32.0 Jurisdiction and Venue. The parties acknowledge that a substantial portion of negotiations and anticipated performance of this Contract occurred or shall occur in Escambia County, Florida, and therefore, without limiting the jurisdiction or venue of any other federal or state courts, each of the parties irrevocably and unconditionally agrees that any lawsuit, action, or other legal proceeding arising out of or related to this Contract may be brought in Escambia County, Florida.

33.0 Notices. Any notice, demand, request, consent or other instrument which may be or is required to be given under this Contract shall be in writing and either served personally or sent by United States registered or certified mail, return receipt requested, postage prepaid, or deposited with a reputable overnight courier service such as Federal Express, and addressed to such party at its address set forth below, or when transmitted by facsimile transmission to the respective parties at the numbers specified below, or at such other place as either party may designate by written notice to the other. Any written notice sent by mail should be deemed to have been served as of the next regular day for delivery or mail after the date it was mailed in accordance with the foregoing provisions. For purposes of this Contract, notice shall be sent to Seller and Purchaser as follows:

To Seller: G. Cleveland McWilliams
 3288 Hwy 29 N
 Cantonment, FL 32533

To Purchaser: Community Redevelopment Agency of the City of Pensacola
 222 W. Main Street
 Pensacola, FL 32502

34.0 Survival. No representations, warranties and covenants of Seller shall survive the Closing other than as herein specifically set forth.

35.0 Time. Time is of the essence of this Contract.

Purchaser: Community Redevelopment Agency of the
City of Pensacola

DATE: 4/19/17

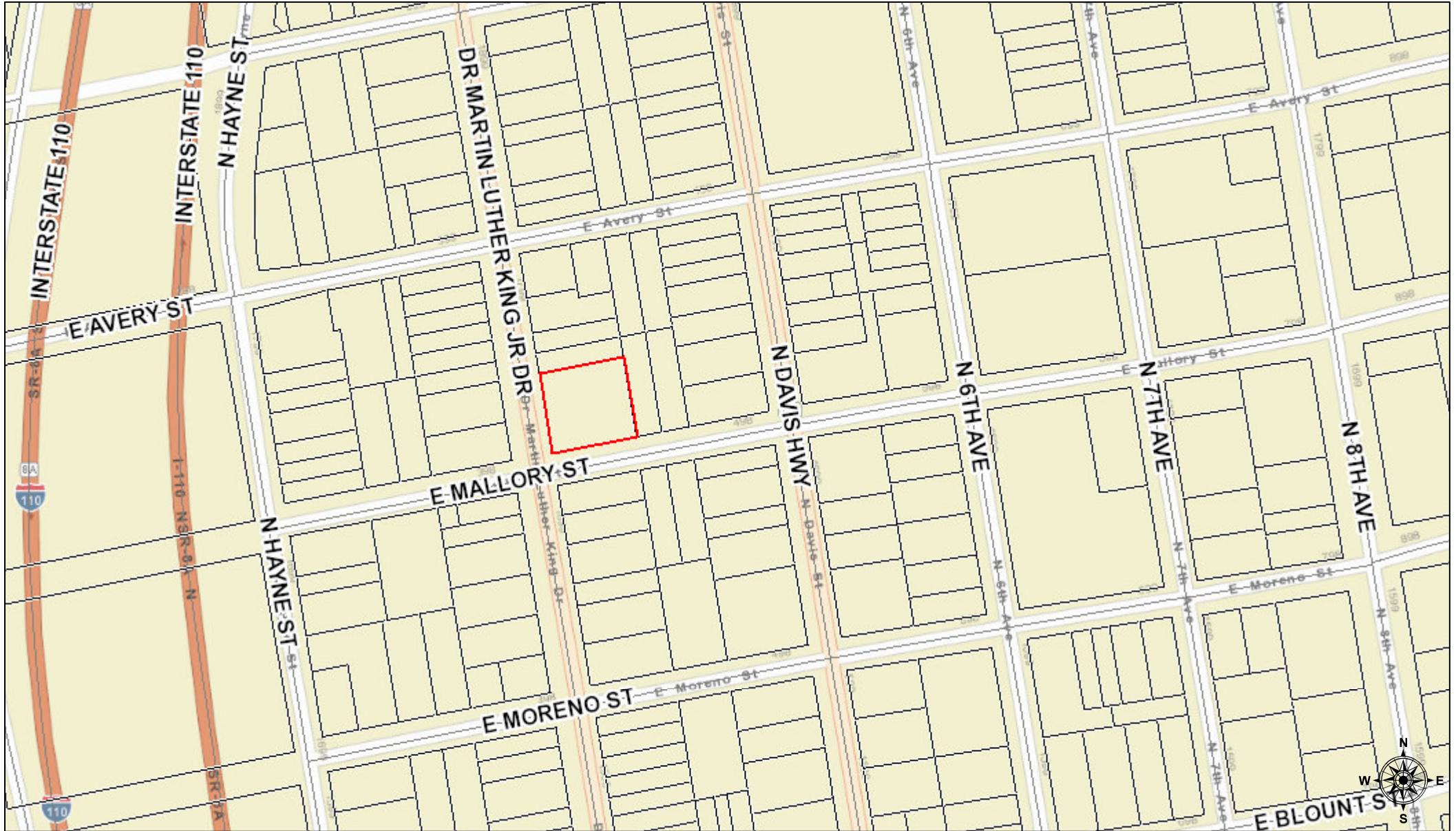
Jewel Cannada-Wynn
Print Name: Jewel Cannada-Wynn
Its: _____

Seller: G. Cleveland Mc Williams

DATE: _____

Print Name: _____

By: _____
Print Name: _____



April 25, 2017

1:2,754
 0 0.0225 0.045 0.09 mi
 0 0.035 0.07 0.14 km
 Sources: Esri, HERE, DeLorme, USGS, Intermap, INCREMENT P, NRCan, Esri Japan, METI, Esri China (Hong Kong), Esri Korea, Esri (Thailand), MapmyIndia, NGCC, © OpenStreetMap contributors, and the GIS User Community

APPRAISAL REPORT

OF A

COMMERCIAL PROPERTY

LOCATED AT

**1700 DR. MARTIN LUTHER KING, JR. DRIVE
PENSACOLA, ESCAMBIA COUNTY, FLORIDA**

EXCLUSIVELY FOR

**CITY OF PENSACOLA
RP #746074**

AS OF

MAY 23, 2014

BY

**CHARLES C. SHERRILL, JR., MAI
STATE CERTIFIED GENERAL APPRAISER #RZ1665**

410 EAST GOVERNMENT STREET

PENSACOLA, FLORIDA

32502

APPRAISAL REPORT

The three traditional approaches to value income-producing properties are the Cost Approach, the Sales Comparison Approach, and the Income Capitalization Approach. Based upon the type and specific characteristics of the subject property, the Cost and Income Capitalization Approaches were not considered to be appropriate for this valuation. Accordingly, the appraiser did not perform these two particular approaches to value the subject property. The subject property is a former automobile service station with no leases in place. Buyers of this type of property in the local market typically rely most heavily on the Sales Comparison Approach in making buying decisions. Additionally, recent sales activity of similar type properties in the local market is considered to be sufficient to produce credible results. Lastly, this appraisal process is concluded to be adequate based upon the intended use of this appraisal. Accordingly, the appraiser has determined that the performing of the Sales Comparison Approach in this appraisal process is sufficient to achieve credible assignment results based primarily upon the intended use of this appraisal. The appraiser has disclosed this scope of work for the assignment to the client, and has clearly identified and explained the scope of work for this assignment within this appraisal report.

This is an Appraisal Report which is intended to comply with the reporting requirements set forth under Standards Rule 2-2(a) of the Uniform Standards of Professional Appraisal Practice. As such, it clearly and accurately sets forth the appraisal in a manner that will not be misleading; contains sufficient information to enable the intended users of the appraisal to understand the report properly; and clearly and accurately discloses all assumptions, extraordinary assumptions, hypothetical conditions, and limiting conditions used in the assignment. The depth of discussion contained in this report is specific to the needs of the client and for the intended use stated within this report. The appraiser is not responsible for the unauthorized use of this appraisal report.

The subject property consists of a commercial land parcel which is located at 1700 Dr. Martin Luther King, Jr. Drive in Pensacola. The site is improved with a former automobile service garage facility which has been out of operation for a number of years. This structure is utilized by the owner for storage purposes, but it is concluded to be in relatively poor physical condition and in need of repairs.

It should be noted that the appraiser was not able to enter or inspect the interior of the subject building for this valuation. Accordingly, this valuation is based upon the extraordinary assumption that the interior of the facility was in similar physical condition on the date of valuation as that observed by the appraiser from the exterior inspection, as reported in this appraisal report.

The subject property had been operated many years ago as an automobile service station with the sale of petroleum products. According to the property owner, the related in-ground fuel storage tanks were removed from the property more than 15 years ago. It should be emphasized that the appraiser is not an expert in the identification of hazardous substances or detrimental environmental conditions. However, tests and inspections made by qualified hazardous substance and environmental experts could reveal the existence of hazardous materials and environmental conditions on or around the property that could negatively affect its value. Based upon the client's specific intended use of this appraisal, this valuation is based upon the extraordinary assumption that the property is not negatively affected by the existence of hazardous substances or detrimental environmental conditions.

CLIENT:	City of Pensacola Office of the Mayor Attention: Ms. M. Helen Gibson, AICP Chief of Neighborhoods 222 West Main Street Pensacola, FL 32502
APPRAISER:	Charles C. Sherrill, Jr., MAI State Certified General Appraiser #RZ1665 Sherrill Appraisal Company P.O. Box 1671 Pensacola, FL 32591
APPRAISAL FILE NUMBER:	N214-0290
RP NUMBER:	#746074
PROPERTY LOCATION:	1700 Dr. Martin Luther King, Jr. Drive, Pensacola, Escambia County, Florida
PROPERTY TYPE/CURRENT USE:	Commercial
REPORTED PROPERTY OWNER:	G. Cleveland McWilliams
TAX ACCOUNT NUMBER:	13-3731-000
PARCEL IDENTIFICATION NO.:	00-0S-00-9020-001-101
CURRENT PROPERTY TAX ASSESSMENT:	\$28,500; There are no delinquent property taxes as the 2013 tax bill has been paid.
LEGAL DESCRIPTION:	A legal description of the subject property obtained from the Escambia County Property Appraiser's Office is presented in the addendum of this appraisal report.
ZONING CLASSIFICATION:	R-NC; Residential/Neighborhood Commercial
TYPE AND DEFINITION OF VALUE:	The purpose of this appraisal is to provide the appraiser's best estimate of the market value of the subject real property as of the effective date. Market value is defined by the federal financial institutions regulatory agencies as well as the Office of the Comptroller of the Currency, as "the most probable price which a property should bring in a competitive and open market under all conditions requisite to a fair sale, the buyer and seller each acting prudently and knowledgeably, and assuming the price is not affected by undue stimulus".

**TYPE AND DEFINITION
OF VALUE:**

Implicit in this definition is the consummation of a sale as of a specified date and the passing of title from seller to buyer under conditions whereby:

- (1) buyer and seller are typically motivated;
- (2) both parties are well informed or well advised, and acting in what they consider their own best interests;
- (3) a reasonable time is allowed for exposure in the open market;
- (4) payment is made in terms of cash in U.S. dollars or in terms of financial arrangements comparable thereto; and
- (5) the price represents the normal consideration for the property sold unaffected by special or creative financing or sales concessions granted by anyone associated with the sale.

INTENDED USE OF REPORT:

For the sole purpose of assisting the client, City of Pensacola, in internal business decisions concerning the possible purchase of the subject property. No other party is entitled to rely upon this report without written consent of the appraiser.

INTEREST VALUED:

Fee Simple Title (defined as absolute ownership unencumbered by any other interest or estate; subject only to the limitations of eminent domain, escheat, police power, taxation, and/or any easements that may be present on the property).

**DATE OF EXTERIOR
PROPERTY INSPECTION:**

May 23, 2014

EFFECTIVE DATE OF VALUE:

May 23, 2014

DATE OF APPRAISAL REPORT:

June 2, 2014

FINAL ESTIMATE OF VALUE:

\$50,000 (Subject to attached appraisal assumptions and limiting conditions)

SCOPE OF THE WORK PERFORMED IN THIS APPRAISAL ASSIGNMENT:

The three traditional approaches to value income-producing properties are the Cost Approach, the Sales Comparison Approach, and the Income Capitalization Approach. Based upon the type and specific characteristics of the subject property, the Cost and Income Capitalization Approaches were not considered to be appropriate for this valuation. Accordingly, the appraiser did not perform these two particular approaches to value the subject property. The subject property is a former automobile service station with no leases in place. Buyers of this type of property in the local market typically rely most heavily on the Sales Comparison Approach in making buying decisions. Additionally, recent sales activity of similar type properties in the local market is considered to be sufficient to produce credible results. Lastly, this appraisal process is concluded to be adequate based upon the intended use of this appraisal. Accordingly, the appraiser has determined that the performing of the Sales Comparison Approach in this appraisal process is sufficient to achieve credible assignment results based primarily upon the intended use of this appraisal. The appraiser has disclosed this scope of work for the assignment to the client, and has clearly identified and explained the scope of work for this assignment within this appraisal report.

In performing this appraisal of the subject property, Charles C. Sherrill, Jr., MAI first identified the problem to be solved. Based upon the property type and intended use of this appraisal, the appraiser determined and performed the scope of work necessary to develop assignment results that were credible, and disclosed this scope of work in the appraisal report. In doing so, the appraiser inspected the subject property (exterior inspection of the subject structure), performed a telephone interview with the property owner, reviewed an aerial photograph depicting the subject parcel, and gathered information from the subject's neighborhood or similar competitive neighborhoods in the local area on comparable land and improved sales. This information was applied in the Sales Comparison Approach to value the subject property in its as is condition.

For this valuation, the appraiser did not perform the Cost or Income Capitalization Approaches since they were considered to not be necessary to achieve credible appraisal results. Based upon the property type of the subject and the intended use of this valuation, the appraiser concluded that the primary approach to value the subject property for this appraisal is the Sales Comparison Approach, and that this particular scope of appraisal work is sufficient to achieve credible assignment results.

This narrative appraisal report is the result of these processes. This Appraisal Report is intended to comply with the reporting requirements set forth under Standards Rule 2-2(a) of the Uniform Standards of Professional Appraisal. The depth of discussion contained in this report is specific to the needs of the client and for the intended use stated above. The appraiser is not responsible for unauthorized use of this report.

DESCRIPTION OF REAL ESTATE APPRAISED:

Location Description: Known as the "City of Five Flags," Pensacola is the western-most city in the panhandle of Florida. Pensacola, the county seat, is located in the extreme southern portion of Escambia County. Escambia County encompasses 661 square miles of land and an additional 64,000 acres of waterways. Escambia County has experienced steady growth during its history as it represents the economic center for Northwest Florida. Its location generally bordering the Gulf of Mexico and three bays has resulted in outward growth in certain directions over the years. These growth areas include such neighboring cities/communities as Gulf Breeze, Milton, Pace, and Navarre (in Santa Rosa County), as well as the northern vicinity of Pensacola.

According to recent statistics from the U. S. Census Bureau, there are approximately 297,000 residents in Escambia County, which ranked 19th in county population in Florida. Escambia County has a diversified economic base which includes tourism, military (U. S. Navy), and a strong service sector. The quality of life afforded by the mild climate and abundant recreational activities is an added feature that attracts new industries to the area. The availability of office and manufacturing facilities and an educated workforce give Escambia County the ideal catalyst for future growth and prosperity. Overall, the area's stable population characteristics, diversified work force, and abundance of recreational activities provide for a favorable near-term outlook for this metropolitan area appears favorable.

Neighborhood Description: The subject property is located inside the city limits of Pensacola. The subject neighborhood boundaries are generally defined as East Cervantes Street on the south, North Palafox Street on the west, Texar Drive on the north, and North 12th Avenue on the east. Land uses in the immediate area include retail establishments, offices, restaurants, banks, residences, warehouses, pawn shops, churches, motels, condominiums, and lounges. The neighborhood is convenient to churches, shopping facilities, schools, medical facilities, recreational facilities, and other major sources of employment.

Summary of Local Commercial Real Estate Market: After a number of years of steady growth in the local commercial real estate market, the health of the market weakened during 2006 to 2011. Demand for commercial properties declined in the local market during that time period due to weakened economic conditions which resulted in an oversupply of inventory. The net result of this market weakness was an increase in vacancy rates, a decline in rental rates and values, an increase in property foreclosures, and extended marketing periods. However, the market began to stabilize in late 2011, and it has generally remained fairly steady since that time.

Site Description: The subject property is located on the northeast corner of Dr. Martin Luther King, Jr. Drive and East Mallory Street. This corner parcel is rectangular in shape. The site has 120 feet of frontage on the east side of Dr. Martin Luther King, Jr. Drive and 125 feet of frontage on the north side of East Mallory Street. According to the Escambia County Property Appraiser's Office, the property contains 0.36 acre. This equates by calculation to a land area of 15,682 square feet. The indicated land-to-building ratio for the subject is 12.2 to 1.0, which is considered to be favorable.

Site Description (Continued): The property is fairly level and appears to have satisfactory drainage. The public utilities available to the site are considered to be adequate. Access to the property is concluded to be adequate. It appears that the parcel is not located within a designated flood area (Flood Zone X; Flood Panel Map #12033C0390G).

As previously mentioned, the subject property had been operated many years ago as an automobile service station with the sale of petroleum products. According to the owner, the related in-ground fuel storage tanks were removed from the property more than 15 years ago. It should be noted that the appraiser is not an expert in the identification of hazardous substances or detrimental environmental conditions. However, tests and inspections made by qualified hazardous substance and environmental experts could reveal the existence of hazardous materials and environmental conditions on or around the property that could negatively affect its value. Based upon the client's specific intended use of this appraisal, this valuation is based upon the extraordinary assumption that the property is not negatively affected by the existence of hazardous substances or detrimental environmental conditions.

The property is zoned R-NC; Residential/Neighborhood Commercial under the zoning ordinances of the City of Pensacola. Permitted land uses within the subject zoning district include single-family residential, multiple-family residential, offices, retail, restaurants, banks, motels, appliance repair shops, gasoline service stations, and automobile service garages which perform minor repairs. The former automobile service station use of the property is permitted by the current R-NC zoning classification.

Description of Improvements: The subject improvements consist of a former automobile service garage building which has been utilized for a number of years by the owner for storage purposes. Based upon the appraiser's measurements and calculations, this structure contains approximately 1,283 square feet. The facility is constructed of wood and aluminum exterior walls over concrete block on a concrete foundation. The roof cover is of a built-up material. The owner reports that the roof leaks and is in need of repairs. The building has an eave height of approximately 11 feet. The facility is configured with two service bays, a storage area, and two exterior-accessed restrooms.

The facility is reported to have been constructed in 1957. Although the appraiser was not able to enter or inspect the interior of the building, it is considered to be in relatively poor physical condition, and is nearing the end of its economic life cycle.

The subject site improvements consist of a canopy (450 square feet) on the front of the structure, a concrete block retaining wall, asphalt and concrete paving, concrete curb cuts, and adequate landscaping.

SALES HISTORY OF SUBJECT PROPERTY:

According to the public records, the subject property was acquired by the current owner prior to 1979. The appraiser is unaware of any sales transactions of the property in the five years preceding the effective date of this valuation. However, the client is considering the purchase of the subject property at a yet undetermined price.

HIGHEST AND BEST USE:

Highest and best use as if vacant. The legally permissible uses of the subject site include single-family residential, multiple-family residential, offices, retail, restaurants, banks, motels, appliance repair shops, gasoline service stations, and automobile service garages which perform minor repairs. The potential for a zoning change appears to be unlikely. A legally permissible use that is also physically possible would be an automobile service repair shop or residential use. Such uses are considered to be financially feasible based upon the size and physical characteristics, the zoning, the neighborhood conditions, and the location of the subject parcel. It is concluded that the parcel could be sub-divided into two lots (each with a width of 40 feet and a size of 0.12 acre), which represents a marketable size for residential usage. Thus, the maximally productive and highest and best use of the subject site as vacant is an automobile service repair shop or residential use.

However, based upon current market conditions, it is concluded that a near-term hold until such time that demand within the local market increases to justify development of the parcel with these uses is reasonable. It is anticipated that such uses will become financially feasible after this interim period based upon the size and physical characteristics, the zoning of the subject parcel, and the subject neighborhood conditions. Thus, the maximally productive and highest and best use of the subject site as vacant is a near-term hold with eventual automobile service repair shop or residential use.

Highest and best use as improved. Based upon the subject structure's current age/physical condition, it is concluded that the building is considered to be nearing the end of its economic life. An eventual demolition of these existing improvements and re-development of the subject site are anticipated to result in a higher return to the land than is being achieved at present, by the property as improved. Therefore, an eventual demolition of the structure to allow the site to be re-developed is concluded to be the highest and best use of the property as presently improved. However, a continued storage use of this structure in its current condition during the interim period until demand for automobile service repair shop or residential uses increases is considered to be consistent with this highest and best use conclusion.

SUMMARY OF LAND VALUATION ANALYSIS (AS IF VACANT):

A summary of the data pertaining to vacant land sales considered to be similar to the subject is presented below. Aerial photographs and site plans of the comparables, and a location map are presented at the conclusion of this appraisal report.

RECORD NO.	LOCATION	DATE OF SALE	SALE PRICE	SQ. FT.	PRICE/ SQ. FT.
419469	800 North 8 th Avenue	01/23/13	\$47,500	27,878	\$1.70
7231	500 North Alcaniz Street	10/31/11	\$22,000	7,500	\$2.93
7287	3882 Barrancas Avenue	11/01/13	\$22,700	7,500	\$3.03
7316	1107 East Leonard Street	01/19/12	\$40,000	11,761	\$3.40

The above land sales represent properties considered generally comparable to the subject. These parcels range in size from 7,500 to 27,878 square feet, which is reflective of the size of the subject. All are suitable for a residential or office/shop type of use. Each is located throughout the general Pensacola area. These comparables range in price from \$22,000 to \$47,500, which equates to a unit price of \$1.70 to \$3.40 per square foot. However, all but one of these comparables reflect the upper end of this indicated unit price range.

After necessary price adjustments are made for such dissimilarities as market conditions (time), location, size, shape, access, topography, utilities availability, and zoning, when compared to the subject, a broad unit value of \$2.04 to \$3.40 per square foot results for the subject. Based upon this comparison analysis, a value towards the middle of the adjusted price range is concluded to be appropriate for the subject. Therefore, a value of \$2.80 per square foot, or \$44,000, is estimated for the subject as if vacant, as shown below. A summary of the price adjustments is presented on the following page of this appraisal report.

$$15,682 \text{ SQ. FT.} \quad \times \quad \$2.80/\text{SQ. FT.} \quad = \quad \$43,910$$

$$\text{ROUNDED:} \quad \underline{\underline{\$44,000}}$$

The above total land value estimate is within the total sales price range of \$22,000 to \$47,500 that is indicated by the above comparables. Although this represents the upper end of the indicated range, it is concluded to be reasonable based upon the size and other physical characteristics of the comparables, relative to the subject property. Additionally, it equates to \$366.67 per linear foot of road frontage (along Dr. Martin Luther King, Jr. Drive). This is considered to be reasonable based upon the above comparable sales and the shape/configuration of the subject parcel. The comparable sales have an indicated price per front foot which ranges from \$216 to \$500. Furthermore, this indicated value equates to \$14,667 per lot if the subject were subdivided into three smaller residential lots.

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SUMMARY OF LAND SALES ADJUSTMENTS
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	Comp. No. 1	Comp. No. 2	Comp. No. 3	Comp. No. 4
Index Number	419469	7231	7287	7316
Total Sales Price	\$47,500	\$22,000	\$22,700	\$40,000
Square Feet	27,878	7,500	7,500	11,761
Price Per Square Foot	\$1.70	\$2.93	\$3.03	\$3.40
<u>Price Adjustments</u>				
Property Rights Conveyed	--	--	--	--
Conditions of Sale	--	--	--	--
Market Conditions (Time)	0%	0%	0%	0%
Cumulative Adjustments for Above Conditions	0%	0%	0%	0%
Adjusted Price Per Square Foot for Above Conditions	\$1.70	\$2.93	\$3.03	\$3.40
<u>Other Price Adjustments</u>				
Location	5%	--	-5%	--
Size of Site	5%	-5%	-5%	--
Shape of Site	--	--	5%	--
Access/Exposure	--	--	5%	5%
Topography	--	--	--	--
Utilities Availability	--	--	--	--
Zoning/Permitted Uses	10%	--	-5%	-5%
Other Features	--	--	--	--
Cumulative Adjustments	20%	-5%	-5%	0%
Adjusted Price Per Square Foot	\$2.04	\$2.79	\$2.88	\$3.40

SUMMARY OF CONTRIBUTORY VALUE OF IMPROVEMENTS:

Based on the construction features, quality, design, age, observed condition, and highest and best use of the subject structure, and the general indicated sale prices of similar storage facilities in the subject area, it is concluded that a unit value of \$5.00 per square foot is reasonable for this subject building. This is considered to be appropriate based upon the effective age of the structure, and its estimated remaining economic life.

As a result, the total estimated value of the subject property, as is, as of the date of value from this analysis is shown below. It should be noted that the value of the subject land comprises 88.0 percent of the total indicated value, which is concluded to be reasonable based upon the size, age, condition, and remaining economic life of the improvements.

VALUATION SUMMARY

LAND CONTRIBUTION:	\$ 44,000
PLUS BUILDING CONTRIBUTION	
1,283 SQ. FT. x \$5.00 PER SQ. FT.:	<u>\$ 6,415</u>
ESTIMATED TOTAL VALUE:	\$ 50,415
ROUNDED TO:	<u>\$ 50,000</u>

RECONCILIATION AND VALUE CONCLUSION:

For this valuation of the subject land parcel, only the Sales Comparison Approach was performed. In doing so, the market value of the fee simple title in the subject property, as if unaffected by possible contamination as of May 23, 2014, based upon the appraisal assumptions and limiting conditions that are presented on the following pages, is estimated to be \$50,000. **As mentioned, this appraisal was prepared for the exclusive use of City of Pensacola.**

Exposure time is defined by USPAP as the estimated length of time that the property interest being appraised would have been offered on the market prior to the hypothetical consummation of a sale at market value on the effective date of the appraisal. It is a retrospective opinion based on an analysis of past events assuming a competitive and open market. The property sales indicated that the exposure time (i.e., the length of time the subject property would have been exposed for sale in the market had it sold at the market value concluded in this analysis as of the date of this valuation) would have been approximately 6 to 12 months. The estimated marketing time (i.e., the amount of time it would probably take to sell the subject property if it were exposed in the market, beginning on the date of this valuation) is concluded to be approximately 6 to 12 months.

Attached are the assumptions and limiting conditions of this appraisal, the certification of the appraiser, a copy of the appraiser's state certification, subject photographs, location maps, site plans, an aerial photograph, a legal description, a warranty deed, a flood zone map, comparable site plans and aerial photographs, a comparable land sales location map, and the appraiser's professional qualifications.

ASSUMPTIONS AND LIMITING CONDITIONS:

This appraisal and the appraiser's certification that follows is subject to the following assumptions and limiting conditions:

1. The three traditional approaches to value income-producing properties are the Cost Approach, the Sales Comparison Approach, and the Income Capitalization Approach. Based upon the type and specific characteristics of the subject property, the Cost and Income Capitalization Approaches were not considered to be appropriate for this valuation. Accordingly, the appraiser did not perform these two particular approaches to value the subject property. The subject property is a former automobile service station with no leases in place. Buyers of this type of property in the local market typically rely most heavily on the Sales Comparison Approach in making buying decisions. Additionally, recent sales activity of similar type properties in the local market is considered to be sufficient to produce credible results. Lastly, this appraisal process is concluded to be adequate based upon the intended use of this appraisal. Accordingly, the appraiser has determined that the performing of the Sales Comparison Approach in this appraisal process is sufficient to achieve credible assignment results based primarily upon the intended use of this appraisal. The appraiser has disclosed this scope of work for the assignment to the client, and has clearly identified and explained the scope of work for this assignment within this appraisal report.
2. This is an Appraisal Report which is intended to comply with the reporting requirements set forth under Standards Rule 2-2(a) of the Uniform Standards of Professional Appraisal Practice. As such, it clearly and accurately sets forth the appraisal in a manner that will not be misleading; contains sufficient information to enable the intended users of the appraisal to understand the report properly; and clearly and accurately discloses all assumptions, extraordinary assumptions, hypothetical conditions, and limiting conditions used in the assignment. The depth of discussion contained in this report is specific to the needs of the client and for the intended use stated within this report. The appraiser is not responsible for the unauthorized use of this appraisal report.
3. No responsibility is assumed for legal or title considerations. Title to the property is assumed to be good and marketable unless otherwise stated in this report. All existing liens, encumbrances, and assessments have been disregarded, unless otherwise noted, and the property is appraised as though free and clear of any or all liens and encumbrances, and under responsible ownership and competent property management. Typical mortgage loan encumbrances and utility easements are assumed to exist.
4. Responsible ownership and competent property management are assumed unless otherwise stated in this report.
5. The information furnished by others is believed to be accurate, true, and reliable. However, no warranty is given for its accuracy.
6. All engineering is assumed to be correct. Any plot plans and illustrative material in this report are included only to assist the reader in visualizing the property.

7. It is assumed that there are no hidden or unapparent conditions of the property, subsoil, or structures that render it more or less valuable. No responsibility is assumed for such conditions or for arranging for engineering studies that may be required to discover them.
8. It is assumed that there is full compliance with all applicable federal, state, and local environmental regulations and laws unless otherwise stated in this report.
9. It is assumed that all applicable zoning and use regulations and restrictions have been complied with, unless a nonconformity has been stated, defined, and considered in this appraisal report.
10. It is assumed that all required licenses, certificates of occupancy consents, or other legislative or administrative authority from any local, state, or national governmental, or private entity or organization have been or can be obtained or renewed for any use on which the value estimates contained this report are based.
11. Any sketch in this report may show approximate dimensions and is included to assist the reader in visualizing the property. Maps and exhibits found in this report are provided for reader reference purposes only. No guarantee as to accuracy is expressed or implied unless otherwise stated in this report. No survey has been made for the purpose of this report.
12. It is assumed that the utilization of the land and improvement is within the boundaries or property lines of the property described and that there is no encroachment or trespass unless otherwise stated in this report.
13. The appraiser is not qualified to detect hazardous waste and/or toxic materials. Any comment by the appraiser that might suggest the possibility of the presence of such substance should not be taken as confirmation of the presence of hazardous waste and/or toxic materials. Such determination would require investigation by a qualified expert in the field of environmental assessment. The presence of substance such as asbestos, urea-formaldehyde foam insulation, or other potentially hazardous materials may affect the value of the property. The appraiser's value estimate is predicated on the assumption that there is no such material on or in the property that would cause a loss in value unless otherwise stated in this report. No responsibility is assumed for any environmental conditions, or for any expertise or engineering knowledge required to discover them. The appraiser's descriptions and resulting comments are the result of the routine observations made during the appraisal process.
14. Unless otherwise stated in this report, the subject property is appraised without a specific compliance survey having been conducted to determine if the property is or is not in conformance with the requirements of the Americans with Disabilities Act. The presence of architectural and communication barriers that are structural in nature that would restrict access by disabled individuals may adversely affect the property's value, marketability, or utility.
15. The appraiser warrants only that the value conclusion is his best opinion estimate as of the exact day of valuation. For prospective value estimates, the appraiser cannot be held responsible for unforeseeable events which might alter market conditions prior to the effective date of the appraisal.

16. Any proposed improvements are assumed to be completed in good workmanlike manner in accordance with the submitted plans and specifications.
17. The distribution, if any, of the total valuation in this report between land and improvements applies only under the stated program of utilization. The separate allocations for land and buildings must not be used in conjunction with any other appraisal and are invalid if so used.
18. Possession of this report, or a copy thereof, does not carry with it the right of publication. It may not be used, or reproduced in part or its entirety, for any purpose by any person other than **City of Pensacola** without the written consent of the appraiser, and in any event, only with proper written qualification and only in its entirety.
19. Neither all nor any part of the contents of this report (especially any conclusions as to value, the identity of the appraiser, or the firm with which the appraiser is connected) shall be disseminated to the public through advertising, public relations, news sales, or other media without prior written consent and approval of the appraiser.
20. Use of this appraisal constitutes acceptance of the stated limiting conditions and assumptions. The appraiser's liability extends to the current client and not to subsequent users of the appraisal.
21. The Americans with Disabilities Act (ADA) became effective January 26, 1992. For improved properties, we have not made a specific compliance survey and analysis of this property to determine whether or not it is in conformity with the various detailed requirements of the ADA. It is possible that a compliance survey of the property, together with a detailed analysis of the requirements of the ADA, could reveal that the property is not in compliance with one or more of the requirements of the Act. If so, this fact could have a negative effect upon the value of the property. Since we have no direct evidence relating to this issue, we did not consider possible noncompliance with the requirement of ADA in estimating the value of the property.
22. The appraiser certifies that he has no debt relationship with City of Pensacola.
23. This valuation is contingent upon the assumption that there is no contamination of the soil due to any source, including but not limited to underground tanks, if any.
24. This valuation is contingent upon a survey, legal description, and land area calculation being prepared by a qualified and properly licensed engineer to reveal the subject property to be basically the same as described in this appraisal report.

EXTRAORDINARY APPRAISAL ASSUMPTIONS:

1. This valuation is based upon the extraordinary assumption that the subject property was in similar physical condition on the date of valuation as that observed by the appraiser on the date of the exterior inspection, as reported in this appraisal report.
2. The appraiser is not an expert in the identification of hazardous substances or detrimental environmental conditions. However, tests and inspections made by qualified hazardous substance and environmental experts could reveal the existence of hazardous materials and environmental conditions on or around the property that could negatively affect its value. Based upon the client's specific intended use of this appraisal, this valuation is based upon the extraordinary assumption that the property is not negatively affected by the existence of hazardous substances or detrimental environmental conditions.

HYPOTHETICAL CONDITIONS OF THE APPRAISAL:

There are no hypothetical conditions of this appraisal.

CERTIFICATION OF THE APPRAISER

I certify that, to the best of my knowledge and belief:

- The statements of fact contained in this report are true and correct.
- The reported analyses, opinions, and conclusions are limited only by the reported assumptions and limiting conditions, and are my personal, impartial, and unbiased professional analyses, opinions, and conclusions.
- I have no present or prospective interest in the property that is the subject of this report, and no personal interest with respect to the parties involved.
- I have no bias with respect to the property that is the subject of this report or to the parties involved with this assignment.
- My engagement in this assignment was not contingent upon developing or reporting predetermined results.
- My compensation for completing this assignment is not contingent upon the development or reporting of a predetermined value or direction in value that favors the cause of the client, the amount of the value opinion, the attainment of a stipulated result, or the occurrence of a subsequent event directly related to the intended use of this appraisal.
- My analyses, opinions, and conclusions were developed, and this appraisal report has been prepared in conformity with the Uniform Standards of Professional Appraisal Practice and the Financial Institutions Reform, Recovery, and Enforcement Act (FIRREA) of 1989.
- The use of this report is subject to the requirements of the Appraisal Institute relating to review by its duly authorized representatives.
- I have made a personal inspection of the exterior of the property that is the subject of this appraisal report.
- I have performed no services as an appraiser, or in any other capacity, regarding the property that is the subject of this report within the three-year period immediately preceding acceptance of this assignment.
- No one provided significant real property appraisal assistance to the person signing this appraisal report and certification.
- I currently hold an appropriate state license or certification allowing the performance of real estate appraisals in connection with federally related transactions of properties located in Florida.
- My analyses, opinions, and conclusions were developed, and this report has been prepared, in conformity with the requirements of the State of Florida for state-certified appraisers.

The Appraisal Institute and the State of Florida conduct mandatory programs of continuing education for its designated members and licensees, respectively. Appraisers who meet the minimum standards of these programs are awarded periodic educational certification. As of the date of this report, I have completed the requirements of the continuing education programs of the Appraisal Institute and the State of Florida, respectively.

The use of this report is subject to the requirements of the State of Florida relating to review by the Real Estate Appraisal Subcommittee of the Florida Real Estate Commission, as well as the Appraisal Institute.

A handwritten signature in blue ink, appearing to read 'C. Sherrill', with a long horizontal flourish extending to the right.

Charles C. Sherrill, Jr., MAI
State Certified General Appraiser #RZ1665

AC# 669610

STATE OF FLORIDA

DEPARTMENT OF BUSINESS AND PROFESSIONAL REGULATION
FLORIDA REAL ESTATE APPRAISAL BD

SEQ# L12111301626

DATE	BATCH NUMBER	LICENSE NBR
11/13/2012	128146619	RZ1665

The CERTIFIED GENERAL APPRAISER
Named below IS CERTIFIED
Under the provisions of Chapter 475 FS.
Expiration date: NOV 30, 2014

SHERRILL, CHARLES C JR PA
410 E GOVERNMENT ST
PENSACOLA FL 32502

RICK SCOTT
GOVERNOR

DISPLAY AS REQUIRED BY LAW

KEN LAWSON
SECRETARY

PHOTOGRAPHS OF SUBJECT PROPERTY



Front View of Subject Property



View of Side of Subject Building

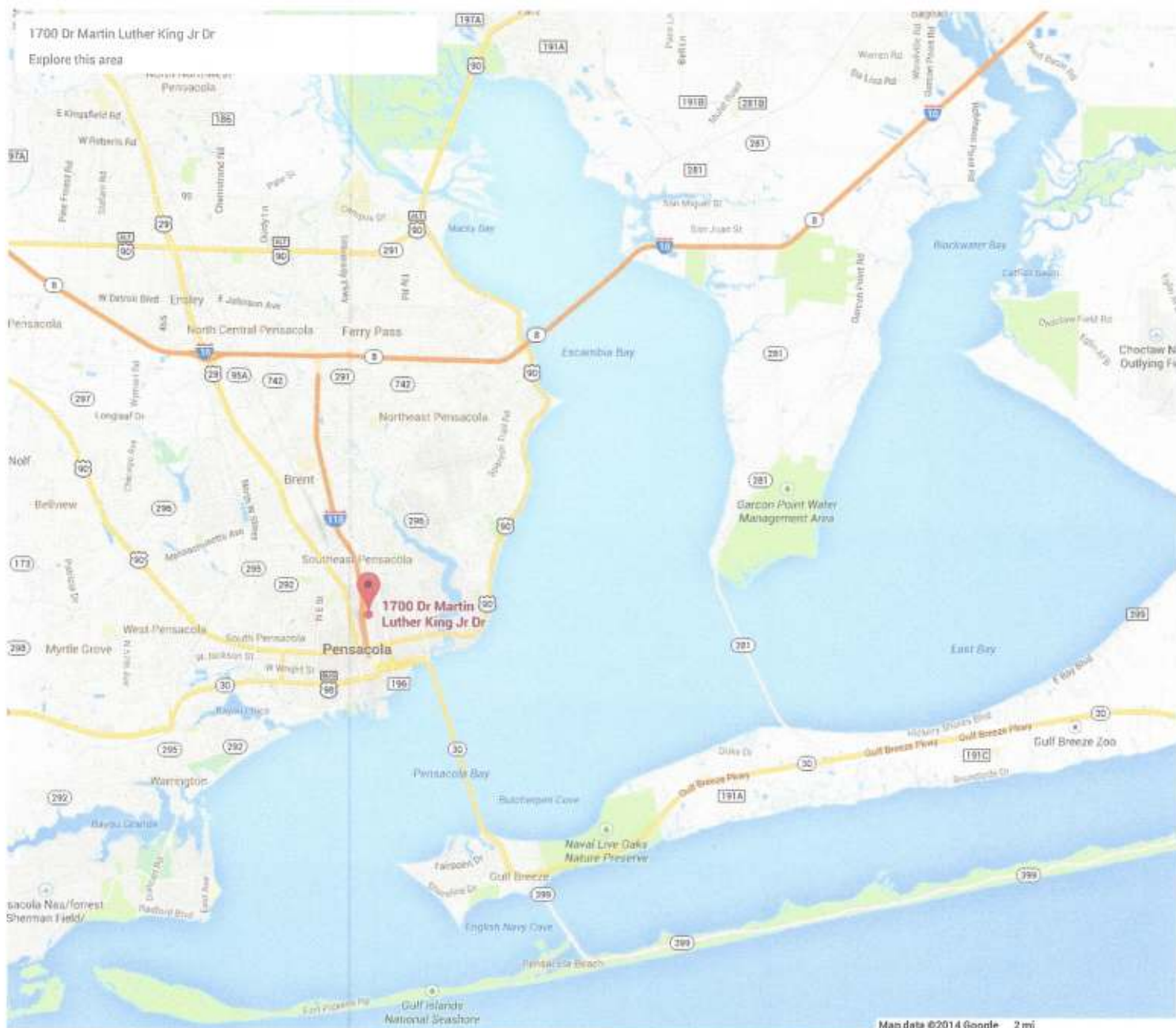
PHOTOGRAPHS OF SUBJECT PROPERTY

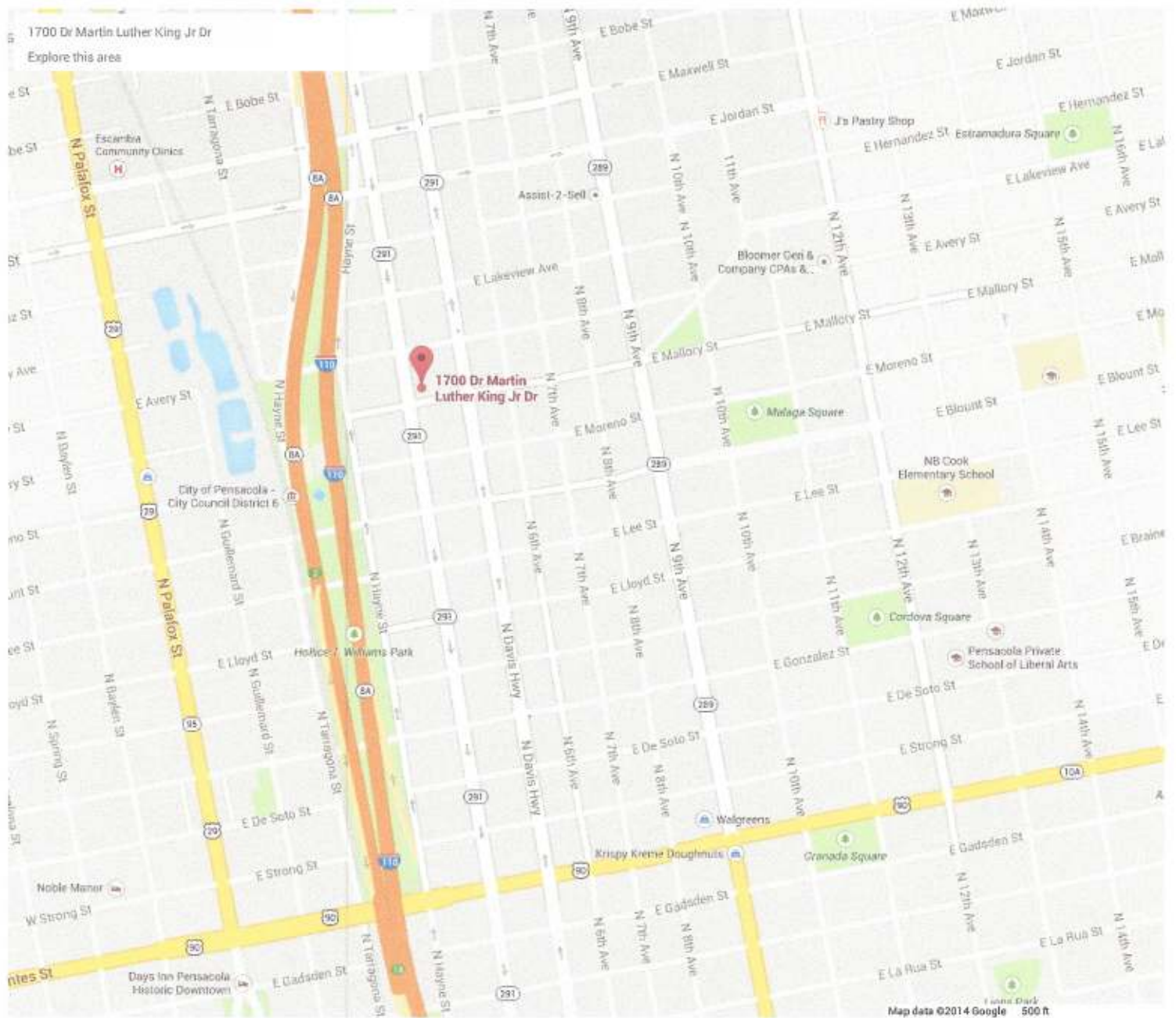


View of Rear of Subject Building



Subject Street Scene Dr. Martin Luther King Drive





General Information Reference: 0005009020001101 Account: 133731000 Owners: MCWILLIAMS G CLEVELAND Mail: 3288 HWY 29 N CANTONMENT, FL 32533 Situs: 1700 DR MARTIN LUTHER KING JR 32503 Use Code: SERVICE STATION Taxing Authority: PENSACOLA CITY LIMITS Tax Inquiry: Open Tax Inquiry Window Tax Inquiry link courtesy of Janet Holley Escambia County Tax Collector		2013 Certified Roll Assessment Improvements: \$0 Land: \$28,500 Total: \$28,500 Save Our Homes: \$0 Disclaimer Amendment 1/Portability Calculations																			
Sales Data <table border="1"> <thead> <tr> <th>Sale Date</th> <th>Book</th> <th>Page</th> <th>Value</th> <th>Type</th> <th>Official Records (New Window)</th> </tr> </thead> <tbody> <tr> <td>01/1978</td> <td>1282</td> <td>324</td> <td>\$10,000</td> <td>WD</td> <td>View Instr</td> </tr> <tr> <td>01/1968</td> <td>393</td> <td>986</td> <td>\$100</td> <td>WD</td> <td>View Instr</td> </tr> </tbody> </table> Official Records Inquiry courtesy of Pam Childers Escambia County Clerk of the Circuit Court and Comptroller		Sale Date	Book	Page	Value	Type	Official Records (New Window)	01/1978	1282	324	\$10,000	WD	View Instr	01/1968	393	986	\$100	WD	View Instr	2013 Certified Roll Exemptions None Legal Description LTS 1 2 3 4 BLK 101 EAST KING TRACT OR 1282 P 324 CA 65 Extra Features None	
Sale Date	Book	Page	Value	Type	Official Records (New Window)																
01/1978	1282	324	\$10,000	WD	View Instr																
01/1968	393	986	\$100	WD	View Instr																

Parcel Information Section Map Id: CA065 Approx. Acreage: 0.3600 Zoned: R-NC Evacuation & Flood Information Open Report	Launch Interactive Map
---	--

Buildings

Building 1 - Address: 1700 DR MARTIN LUTHER KING JR, Year Built: 1957, Effective Year: 1957

Structural Elements

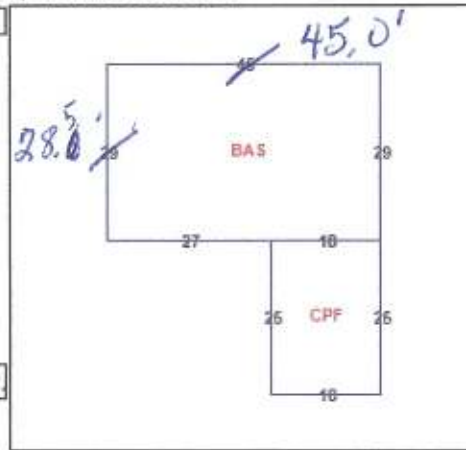
DECOR/MILLWORK-MINIMUM
EXTERIOR WALL-METAL-PRE.FIN.
EXTERIOR WALL-SIDING-BLW.AVG.
FLOOR COVER-CONCRETE-FINISH
FOUNDATION-SLAB ON GRADE
HEAT/AIR-NONE
INTERIOR WALL-EXPOSED BLK/BRK
NO. PLUMBING FIXTURES-4.00
NO. STORIES-1.00
ROOF COVER-BLT UP ON WOOD
ROOF FRAMING-RIGID FRAME/BAR
STORY HEIGHT-13.00
STRUCTURAL FRAME-MASONRY PIL/STL

Areas - 1755 Total SF

BASE AREA - 1305

CARPORT FIN - 450

$$\begin{array}{r}
 45.0 \\
 \times 28.5 \\
 \hline
 1,283.25 \text{ SF}
 \end{array}$$



Images



2/12/09



3/21/11



6/18/03



5/20/05



3/21/06



1/31/12



3/11/13



1/21/14

The primary use of the assessment data is for the preparation of the current year tax roll. No responsibility or liability is assumed for inaccuracies or errors.

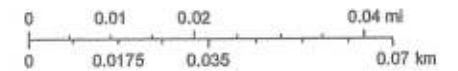
Chris Jones Escambia County Property Appraiser



May 21, 2014

- Map Grid
- City Zoning
- City Road
- County Road
- Interstate
- State Road
- US Highway
- All Roads
- Property Line

1:955



Chris Jones Escambia County Property Appraiser



May 21, 2014

- Map Grid
- City Zoning
- City Road
- County Road
- Interstate
- State Road
- US Highway
- All Roads
- Property Line

1:553

0 0.005 0.01 0.02 mi
0 0.01 0.02 0.04 km

Escambia County Tax Collector

generated on 5/21/2014 2:56:05 PM CDT

Tax Record

Last Update: 5/21/2014 2:56:10 PM CDT

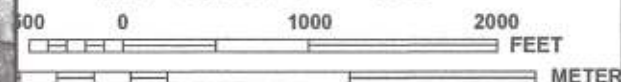
Ad Valorem Taxes and Non-Ad Valorem Assessments

The information contained herein does not constitute a title search and should not be relied on as such.

Account Number		Tax Type		Tax Year	
13-3731-000		REAL ESTATE		2013	
Mailing Address		Property Address			
MCWILLIAMS G CLEVELAND		1700 DR MARTIN LUTHER KING			
3288 HWY 29 N					
CANTONMENT FL 32533		GEO Number			
		000S00-9020-001-101			
Exempt Amount		Taxable Value			
See Below		See Below			
Exemption Detail		Millage Code		Escrow Code	
NO EXEMPTIONS		16			
Legal Description (click for full description)					
000S00-9020-001-101 1700 DR MARTIN LUTHER KING LTS 1 2 3 4 BLK 101					
EAST KING TRACT OR 1282 P 324 CA 65					
Ad Valorem Taxes					
Taxing Authority	Rate	Assessed Value	Exemption Amount	Taxable Value	Taxes Levied
COUNTY	6.6165	28,500	0	\$28,500	\$188.57
PUBLIC SCHOOLS					
By Local Board	2.2480	28,500	0	\$28,500	\$64.07
By State Law	5.3090	28,500	0	\$28,500	\$151.31
M.S.T.U. LIBRARY	0.3590	28,500	0	\$28,500	\$10.23
WATER MANAGEMENT	0.0400	28,500	0	\$28,500	\$1.14
PENSACOLA	4.2895	28,500	0	\$28,500	\$122.25
Total Millage		18.8620	Total Taxes		\$537.57
Non-Ad Valorem Assessments					
Code	Levying Authority				Amount
OSW	STORMWATER - 435-1800				\$177.23
Total Assessments					\$177.23
Taxes & Assessments					\$714.80
If Paid By					Amount Due
					\$0.00
Date Paid	Transaction	Receipt	Item	Amount Paid	
11/30/2013	PAYMENT	263510.0009	2013	\$686.21	
Prior Year Taxes Due					
NO DELINQUENT TAXES					



MAP SCALE 1" = 1000'



NFIP

PANEL 0390G

FIRM

FLOOD INSURANCE RATE MAP

ESCAMBIA COUNTY,
FLORIDA
AND INCORPORATED AREAS

PANEL 390 OF 606

(SEE MAP INDEX FOR FIRM PANEL LAYOUT)

CONTAINS:

COMMUNITY	NUMBER	PANEL	SUFFIX
ESCAMBIA COUNTY	120080	0390	G
PENSACOLA, CITY OF	120082	0390	G

Notice to User: The Map Number shown below should be used when placing map orders; the Community Number shown above should be used on insurance applications for the subject community.



MAP NUMBER
12033C0390G

MAP REVISED
SEPTEMBER 29, 2006

Federal Emergency Management Agency

This is an official copy of a portion of the above referenced flood map. It was extracted using F-MIT On-Line. This map does not reflect changes or amendments which may have been made subsequent to the date on the title block. For the latest product information about National Flood Insurance Program flood maps check the FEMA Flood Map Store at www.msc.fema.gov

Comparable Location Map

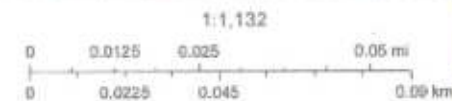


Chris Jones Escambia County Property Appraiser



May 28, 2014

- ☐ Map Grid
- ☐ City Road
- ☐ County Road
- ☐ Interstate
- ☐ State Road
- ☐ US Highway
- ☐ All Roads
- ☐ Property Line



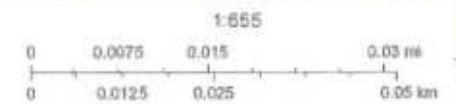
Computer No. 1

Chris Jones Escambia County Property Appraiser



May 28, 2014

- ☐ Map Grid
- ☐ City Road
- ☐ County Road
- ☐ Interstate
- ☐ State Road
- ☐ US Highway
- ☐ All Roads
- ☐ Property Line



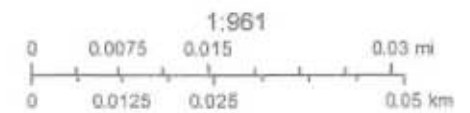
Compare N.1

Chris Jones Escambia County Property Appraiser



June 12, 2013

- | | | |
|-------------|------------|---------------|
| Map Grid | Interstate | All Roads |
| City Road | State Road | Property Line |
| County Road | US Highway | |



Comp. No. 2

Chris Jones Escambia County Property Appraiser



June 12, 2013

- | | | |
|---------------|--------------|-----------------|
| □ Map Grid | — Interstate | All Roads |
| — City Road | — State Road | □ Property Line |
| — County Road | — US Highway | |

1:667

0 0.005 0.01 0.02 mi

0 0.0075 0.015 0.03 km

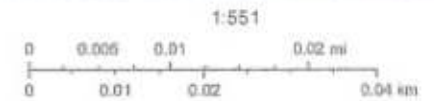
Comp. H. No. 2

Chris Jones Escambia County Property Appraiser



March 25, 2014

- ☐ Map Grid
- ☐ City Road
- ☐ County Road
- ☐ Interstate
- ☐ State Road
- ☐ US Highway
- ☐ All Roads
- ☐ Property Line



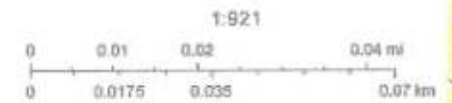
Comparable No. 3

Chris Jones Escambia County Property Appraiser



May 28, 2014

- | | |
|-------------|---------------|
| Map Grid | All Roads |
| City Road | Property Line |
| County Road | |
| Interstate | |
| State Road | |
| US Highway | |



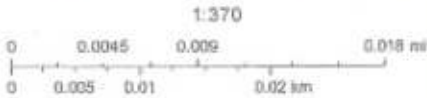
Camille M. Y

Chris Jones Escambia County Property Appraiser



May 28, 2014

- | | |
|-----------------------------------|--|
| ☐ Map Grid | ☐ All Roads |
| — City Road | ☐ Property Line |
| — County Road | |
| — Interstate | |
| — State Road | |
| — US Highway | |



Complete No. 4

APPRAISER'S QUALIFICATIONS

NAME: Charles C. Sherrill, Jr., MAI

TITLE: Vice President

OFFICE ADDRESS: Sherrill Appraisal Company
410 East Government Street
Post Office Box 1671
Pensacola, Florida 32591-1671

EDUCATION: Bachelor of Arts Degree in Economics, Washington & Lee University,
Lexington, Virginia (1984)

Successfully completed the following courses sponsored by the American Institute of Real Estate Appraisers:

- Course 1A-1 Real Estate Appraisal Principles (Tufts University, 1986)
- Course 1A-2 Basic Valuation Procedures (University of North Carolina, 1986)
- Course SPP Standards of Professional Practice (Atlanta, Georgia, 1987)
- Course 1B-A Capitalization Theory and Techniques - Part A (Florida State University, 1987)
- Course 1B-B Capitalization Theory and Techniques - Part B (University of Portland, 1988)
- Course 2-1 Case Studies in Real Estate Valuation (Colorado University, 1988)
- Course 2-2 Report Writing and Valuation Analysis (University of Central Florida, 1989)

Successfully completed the following course sponsored by the Commercial Investment Real Estate Institute:

- Course 401 Introduction to Commercial Real Estate Analysis (Pensacola, Florida, 1995/1998)

CONTINUING EDUCATION:

Credited with attendance/completion of the following seminars/courses:

Appraisal Institute

- Eminent Domain and Condemnation (2009)
- Uniform Standards of Professional Appraisal Practice (2006/2009)
- Business Practices and Ethics (2006/2009)
- Analyzing Operating Expenses (2001/2008)
- Appraising from Blueprints and Specifications (2008)
- Feasibility, Market Value, and Investment Timing (2005)
- Analyzing Distressed Real Estate (2004)
- Hotel/Motel Valuation (2004)
- Effective Appraisal Report Writing (2003)
- FHA Homebuyer Protection Plan and The Appraisal Process (1999)
- Standards of Professional Practice - Part C (1998)
- Standards of Professional Practice - Part A (1987/1995/1997)
- Fair Lending and the Appraiser (1996)
- Appraisal of Retail Properties (1995)
- Standards of Professional Practice - Part B (1987/1994)
- Understanding Limited Appraisals and General Reporting Options - General (1994)
- Accrued Depreciation (1994)
- Depreciation Analysis (1993)
- Rates, Ratios, and Reasonableness (1992)
- Comprehensive Appraisal Workshop (1991)
- Real Estate Risk Analysis (1987)

APPRAISER'S QUALIFICATIONS

CONTINUING EDUCATION (Continued):

Credited with attendance/completion of the following seminars/courses:

State Certification

Appraisal of 2-4 Family and Multi-Family Properties (2012)
 Challenging Assignments for Residential Appraiser's (2012)
 Foreclosure Basics for Appraiser's (2012)
 Florida Appraiser Supervisor/Trainee Rules (2008/2010)
 Income Capitalization Approach (2007)
 Neighborhood Analysis (2006/2010)
 Communicating the Appraisal (2006/2010)
 Appraisal Principles (2006/2010)
 Sales Comparison Approach (2006/2010)
 Real Estate, Mortgages, and Law (2006)
 Florida Appraisal Laws and Regulations (2004/2005/2008/2010/2012)
 USPAP Update (1992/1994/1996/1997/1999/2001/2002/2004/2005/2010/2012)

EXPERIENCE:

Engaged since 1986 in valuation, consulting, and market studies of various property types, including office, retail, industrial, multi-family residential, churches, restaurants, motels, subdivision developments, commercial land, acreage, marinas, single family residential, and condominiums in numerous states. Have testified as an expert witness numerous times in the Circuit Courts of Escambia, Santa Rosa, and Okaloosa Counties. Prior to joining Sherrill Appraisal Company in 1992, employed by Landauer Associates, Inc., Atlanta, Georgia (1986-1992) as Vice President, Valuation and Technical Services Division.

PROFESSIONAL LICENSES:

State Certified General Appraiser (#RZ1665), State of Florida (1993-Present)
 Licensed Real Estate Broker (#BK0436908), State of Florida (1996-Present)
 Former Licensed Real Estate Salesman (#SL0436908), State of Florida (1985-1996)
 Former State Certified Appraiser (#000439), State of Georgia (1991-1992)

PROFESSIONAL MEMBERSHIPS:

Member, Appraisal Institute; Awarded the MAI designation by the Appraisal Institute in 1991
 Past Member, Regional Ethics and Counseling Panel - Appraisal Institute (1994-1996)
 Past Member, Escambia County Value Adjustment Board (2008 – 2012)
 Member, Pensacola Association of Realtors
 Member, Florida Association of Realtors
 Member, National Association of Realtors
 Member, Branch Banking and Trust Company Local Advisory Board of Directors

CIVIC ACTIVITIES:

Member, Rotary Club of Pensacola (Former Board Director); Paul Harris Award Recipient
 Past President and Executive Committee Member, Pensacola Sports Association Board of Directors
 Current Board Member and Past Secretary/Past Treasurer, Fiesta of Five Flags Board of Governors
 Past Board Member and Trustee, Pensacola Historical Society Foundation
 Past Member and Executive Committee Member, Pensacola State College Board of Governors
 Member and Past Board Director & Executive Committee Member, Pensacola YMCA
 Past Board Member and Former Treasurer, Pensacola Historical Society Board of Directors
 Past President, Booker T. Washington High School Baseball Booster Club Board of Directors
 Graduate, Leadership Pensacola (Class of 1999)
 Member, Pensacola Area Chamber of Commerce

Other civic involvements include various fund raising activities for Boy Scouts of America, Junior Achievement, March of Dimes, American Cancer Society, Leukemia Society, and the American Heart Association.

APPRAISER'S QUALIFICATIONS

LISTING OF APPRAISER CLIENTS:

Mortgage Loan Purposes

Aegon Realty Advisors Company	Liberty Bank
Bank of America	Metric Realty
BBVA Compass	Metropolitan Life Insurance Company
Beach Community Bank	National Bank of Commerce (Alabama)
Branch Banking & Trust (BB&T)	Navy Federal Credit Union
Canadian Imperial Bank of Commerce	Pen Air Federal Credit Union
Centennial Bank	Pensacola Government Credit Union
Chase Manhattan Mortgage Corp.	PNC Bank
Charter Bank	Premier Bank (Louisiana)
Coastal Bank and Trust	RBC Bank
Colonial Bank of Alabama	Regions Bank
Cumberland Bank (Kentucky)	ServisFirst Bank
Dollar Bank	Smart Bank
Equity Valuation Partners	Statewide Mortgage Company
First American Bank	SunTrust Banks, Inc.
First City Bank of Fort Walton Beach	Travellers Realty Investment Company
First Coast Community Bank	Tyndall Federal Credit Union
First National Bank of Commerce (Louisiana)	United Bank (Alabama)
First National Bank of Florida	Valuation Management Group
First Navy Bank	Vanguard Bank & Trust Company
Gulf Coast Community Bank	Whitney National Bank
GulfSouth Private Bank	Wachovia Corporation
Hancock Bank	Wells Fargo Bank

Market Value Purposes

Aetna Realty Advisors	Ford Motor Company
Bank of Boston	Florida Department of Transportation
Bank South N. A.	Gulf American SBL, Inc.
Baptist Health Care Corp.	Lakeview Center
Barnett Banks, Inc.	Lasalle Realty Advisors
Barnett Bank Trust Company N. A.	PHH Relocation and Real Estate
Catholic Church Diocese	Pensacola Area Chamber of Commerce
Chicago Title Company	Pensacola Historical Society
Citicorp Real Estate	Pensacola State College
City of Fort Walton Beach	Pensacola Preservation Board (State of Florida)
City of Milton	Port of Pensacola
City of Pensacola	Presbytery of Florida
Dusco Property Management	Recoll Management Corporation Insurance Co.
Episcopal Church Diocese	Sacred Heart Hospital
Escambia County, Florida	Saltmarsh, Cleaveland & Gund
Escambia County Employees' Credit Union	Southern Company
Escambia County Utilities Authority	SouthTrust Bank of Alabama, N.A.
Fairfield Communities, Inc.	Various Estates, Attorney's, Accountants, Insurance
Federal Aviation Administration	Companies, Churches, & Property Owners
Federal Deposit Insurance Corporation	Waterfront Rescue Mission
First Alabama Bank	Wachovia Settlement Services, LLC
First National Bank of Georgia	WSRE Television
Fisher Brown Insurance Company (Cost Analysis)	



City of Pensacola

222 West Main Street
Pensacola, FL 32502

Memorandum

File #: 17-00328

City Council

6/8/2017

LEGISLATIVE ACTION ITEM

SPONSOR: Ashton J. Hayward, III, Mayor

SUBJECT:

CITY COUNCIL ENDORSEMENT OF TPO DRAFT PROJECT PRIORITIES

RECOMMENDATION:

That City Council endorse the Florida-Alabama Transportation Planning Organization (TPO) DRAFT Fiscal Year 2019-2023 Project Priorities.

HEARING REQUIRED: No Hearing Required

SUMMARY:

The Florida-Alabama Transportation Planning Organization (TPO) will discuss the DRAFT Fiscal Year 2019-2023 Project Priorities at its June 14, 2017 meeting. In order to engage in a coordinated and unified effort to identify and support the City's priorities, the Mayor's Office is requesting City Council endorse the attached Project Priorities document. In addition to the Regional ITS Project, which is listed as Priority #1 (Table 2 of the attached document), the City has two projects on the list:

- Main Street (Barrancas Avenue to Clubbs Street) is listed as Priority #3, #6A, and #21 due to various sources of funding being utilized (Table 2 of the attached document). The scope of this project is contained within the "Main Street Corridor Management Plan" and incorporates a shared-use path, landscaping, streetlights, and bike lanes flanking each of the two travel lanes.
- Bayfront Parkway (Tarragona Street to Chase Street) is listed as Priority #20 (Table 2 of the attached document). The scope of this project is a reduction of the roadway to two lanes to accommodate a linear park along the water's edge.

The City's current representatives on the TPO are:

Council President Brian Spencer
Council Member Larry B. Johnson
Council Member P.C. Wu
Council Member Jewel Cannada-Wynn.

The City's current representatives on the TCC are:

Derrick Owens, Public Works Director
Ryan Novota, Transportation Engineer
Leslie Statler, Planner
Andrea Levitt Kvech, Assistant Airport Director for Finance
Amy Miller, Director of the Port of Pensacola

PRIOR ACTION:

None

FUNDING:

N/A

FINANCIAL IMPACT:

None

CITY ATTORNEY REVIEW: Yes

5/22/2017

STAFF CONTACT:

Eric W. Olson, City Administrator
Derrick Owens, City Engineer
Sherry H. Morris, AICP, Planning Services Administrator
Ryan Novota, Transportation Engineer
Leslie Statler, Planner

ATTACHMENTS:

- 1) DRAFT Fiscal Year 2019-2023 Project Priorities

PRESENTATION: No

FY 2019 - FY 2023 Florida-Alabama TPO Project Priorities

Prepared for

**Florida-Alabama Transportation Planning Organization;
Florida Department of Transportation, District Three; and
Alabama Department of Transportation**

Prepared by

**West Florida Regional Planning Council
Staff to the Florida-Alabama Transportation Planning Organization**



Draft: April 14, 2017

Amended:



This report was financed in part by the U.S. Department of Transportation, the Federal Highway Administration, the Federal Transit Administration, the Florida Department of Transportation, the Alabama Department of Transportation, and local participating governments, in partial fulfillment of UPWP Work Task C.1. This document does not necessarily reflect the official reviews or policies of the U.S. Department of Transportation.

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Appendix A - Regional Intelligent Transportation System (ITS) Master Plan Projects	

**Table 1: FY 19 - 23 Committed Non-Strategic Intermodal System (Non-SIS) Capacity Project Priorities – Florida
Not Subject to Priority Ranking**

Construction funded in the first three years of the Transportation Improvement Program or Underway

FDOT Item-Segment	Project Name	From	To	Project Phase Status	Improvement
2186053	Nine Mile Road (ESC)	Pine Forest Road	US 29	PD&E Study – Complete	Widen to 4 Lanes
				Design – Complete	
				ROW – Complete	
				Construction – Underway	
2186057	Nine Mile Road (ESC)	I-10	Pine Forest Road	PD&E Study – Complete	Widen to 4 Lanes
				Design – Underway	
				ROW – Complete	
				Construction – Underway	
2186056	Nine Mile Road (ESC)	Beulah Road	I-10	PD&E – Complete	Widen to 4 Lanes
				Design – Underway	
				ROW – Complete	
				Construction – Underway	
4378441	17th Avenue (ESC)	At Bayfront Parkway		PD&E – Underway	Interchange
				Design – Underway	
				ROW – No Significant Cost	
				Construction – Funded FY 18/19	

Table 2: FY 19 - 23 Non-Strategic Intermodal System (Non-SIS) Project Priorities – Florida

FDOT Item-Segment	Project Name	From	To	Improvement	Phases in Green are Cost Feasible with State/Federal Funds in the 2040 LRTP - Red phases are NOT Cost Feasible with State/Federal Funds	FY 19-23 Priority Ranking
NA	Regional ITS Plan Projects ¹	\$25,000,000 from funding sources outside the FDOT Work Program with no impacts to the TPO's Project Priorities				1A
4280581	Regional ITS Plan Projects	\$1,400,000 for Operations and Maintenance/Capital Improvements for ITS				1B
4371151	FY 2019 East Bay Boulevard (CR 399) (SRC)	US 98	SR 87	Mobility Management Program \$150,000	2	
4371151	FY 2020 Glover Lane (SRC)	US 90	Berryhill Road			
4371151	FY 2021 West Spencer Field Road (SRC)	US 90	Berryhill Road			
4371151	FY 2022 Chumuckla Highway/ US 90 (SRC)	Intersection Improvements				
N/A	FY 2023 (ESC)	TBD	TBD			
4318833	FY 2019 US 98 (SRC)			Mobility Management Projects \$1,500,000	3	
4318834 & 4318835	FY 2020 US 90 & US 98 (SRC)					
4318836	FY 2021 US 90 & US 98 (SRC)					
4318837	FY 2022 Fairfield Drive (ESC)	US 90 (Mobile Highway)	Lillian Highway			
4409041	FY 2023 Main Street (ESC)	Barrancas Avenue	Clubbs Street			
4217331	Public Transportation Capital Improvements Flex Funds			\$300,000	4	

¹Regional ITS Plan projects are listed in Appendix A.

Table 2: FY 19 - 23 Non-Strategic Intermodal System (Non-SIS) Project Priorities – Florida

FDOT Item-Segment	Project Name	From	To	Improvement	Phases in Green are Cost Feasible with State/Federal Funds in the 2040 LRTP - Red phases are NOT Cost Feasible with State/Federal Funds	FY 19-23 Priority Ranking
N/A	(ESC) FY 18/19			Bicycle/Pedestrian Projects \$350,000		5
N/A	(ESC) FY 19/20					
N/A	(SRC) FY 20/21					
N/A	(SRC) FY 21/22					
N/A	(SRC) FY 22/23					
4409041	W. Main Street	Barrancas Avenue	Clubbs Street	Complete Streets Program \$250,000		6A
N/A	US 90	Willing Street	Stewart Street			6B
4389082	SR 292 Perdido Key Drive (ESC)	Alabama Line	Park Entrance	Regional Trail Program \$250,000		7A
N/A	University of West Florida’s Scenic Bluff’s Corridor Connection on University of West Florida Campus and along Ten Mile Road/Greenbrier Road					7B
NA	Safety Education Program	\$60,000				8
NA	Compress Natural Gas (CNG) Program	\$60,000				9
2186055	Nine Mile Road (ESC)	Mobile Highway	Beulah Road	Widen to 4 lanes	PD&E – Complete	10
					Design – Funded FY 17/18	
					ROW – Funded FY 19/20 and FY 20/21 Construction ¹	
2184291	Burgess Road (ESC)	US 29	Hilburn Road	Widen to 4 lanes	PD&E – Complete	11
					Design – Complete	
					ROW – Funded FY 17/18 with Local and State funds and FY 20/21 with State funds Construction ¹	
2204401	US 98 (SRC)	Bayshore Drive	Portside Drive	Widen to 6 lanes	PD&E – Complete	12
					Design – Complete	
					ROW – Underway Construction ¹	

¹Phase NOT currently funded in the Transportation Improvement Program (TIP) or FDOT Five Year Work Program.

Table 2: FY 19 - 23 Non-Strategic Intermodal System (Non-SIS) Project Priorities – Florida

FDOT Item-Segment	Project Name	From	To	Improvement	Phases in Green are Cost Feasible with State/Federal Funds in the 2040 LRTP - Red phases are NOT Cost Feasible with State/Federal Funds	FY 19-23 Priority Ranking
NA	US 29 Connector (ESC) ² <i>FDOT is currently administering a PD&E Study for a new interchange at 1-10 @ Beulah Road. As this study progresses, it is the Department's intent to consider adding the Beulah Road interchange to the Strategic Intermodal System (SIS) by evaluating information obtained from the study to determine if the facility will function as a SIS corridor. If the information supports the need to add Beulah Road to the SIS, phases of the project beyond the PD&E phase would be eligible for SIS funds</i>	Beulah Road Interchange	US 29	New 4 lane facility	PD&E – Underway	13
					Design – Cost Feasible with Local funds ¹	
					ROW – Cost Feasible with Local funds ¹	
					Construction	
4409151	US 90 (SRC)	Glover Lane / Old Highway 90	SR 87N Stewart Street	Widen to 4 lanes	PD&E – Underway	14
					Design – Funded FY17/18	
					ROW ¹	
4409153	US 90 (SRC)	CR 89 / Ward Basin Road	SR 87S	Widen to 4 lanes	Construction	15
					PD&E – Underway	
					Design – Funded FY18/19 and FY 19/20	
2204363	US 90 (SRC)	Escambia County Line	Glover Lane / Old Highway 90	Widen to 6 lanes	ROW ¹	16
					Construction	
					PD&E – Underway	
4210121	Blue Angel Parkway (ESC)	Sorrento Road	US 98	Widen to 4 lanes	Design ¹	17
					ROW Funded in FY 20/21 with local funds	
					Construction – Cost Feasible with Local funds ¹ .	
2184932	Gulf Beach Highway (ESC)	Fairfield Drive	Navy Boulevard	Widen to 4 lanes	PD&E – Funded FY17/18 and FY18/19	18
					Design ¹	
					ROW ¹	
					Construction ¹	

¹Phase NOT currently funded in the Transportation Improvement Program (TIP) or FDOT Five Year Work Program.

² The PD&E Study for the Beulah Road Interchange is funded under project #4331131 with state and federal SIS funds

Table 2: FY 19 - 23 Non-Strategic Intermodal System (Non-SIS) Project Priorities – Florida

FDOT Item-Segment	Project Name	From	To	Improvement	Phases in Green are Cost Feasible with State/Federal Funds in the 2040 LRTP - Red phases are NOT Cost Feasible with State/Federal Funds	FY 19-23 Priority Ranking
2184933	Sorrento Road/Gulf Beach Highway (ESC)	Blue Angel Parkway	Fairfield Drive	Widen to 4 lanes	PD&E – Funded FY17/18 and FY18/19 Design ¹ ROW ¹ Construction	19
NA	Bayfront Parkway (PNS)	Tarragona Street	Chase Street	2 Lane Improvement	PD&E ¹ Design ¹ ROW – Not Required Construction ¹	20
NA	Main Street (PNS)	Barrancas Avenue	Clubbs Street	2 Lane Improvement	PD&E ¹ Design ¹ ROW – Not Required Construction ¹	21
NA	Express Bus Service (ESC/SRC)	Milton	Beulah	New Bus Route Capital Purchase	n/a	22
2186202	Langley Avenue/Tippin Avenue/9th Avenue (ESC)	Major Intersection Improvement			PD&E – Complete Design is at 30% and on hold pending future funding ROW Construction	23
4210141 4210143	Pinestead-Longleaf Connector (ESC) ²	Pine Forest Road	US 29	Widen to 4 lanes	PD&E – Complete Design – Underway ROW Construction	24

¹Phase NOT currently funded in the Transportation Improvement Program (TIP) or FDOT Five Year Work Program.

²Escambia County will be requesting FDOT to change the project limits from Pine Forest Road to Kemp and Kemp to US 29 and funding on this project since TRIP money has been involved in this Project.

Table 2: FY 19 - 23 Non-Strategic Intermodal System (Non-SIS) Project Priorities – Florida

FDOT Item-Segment	Project Name	From	To	Improvement	Phases in Green are Cost Feasible with State/Federal Funds in the 2040 LRTP - Red phases are NOT Cost Feasible with State/Federal Funds	FY 19-23 Priority Ranking
NA	Pine Forest Road (ESC)	I-10	Nine Mile Road	Widen to 4 lanes	PD&E ¹ Design ¹ ROW ¹ Construction ¹	25
4210111	SR 292 Perdido Key Drive (ESC)	Alabama State Line	Gulf Beach Highway/ Innerarity Point Road	Provide multimodal Improvement	PD&E – Complete PD&E ¹ ROW Construction	26
2204362	US 90 (ESC)	Scenic Highway	Santa Rosa County Line	Widen to 6 lanes	PD&E – Underway Design ¹ ROW Construction	27
2204265	US 98 (SR 30) (SRC)	East of Ramble Bay Lane	Okaloosa County Line	Widen to 6 lanes	PD&E – Underway Design – Funded FY20/21 and FY 21/22 ROW Construction	28
4210112	Sorrento Road (ESC)	Gulf Beach Highway/Innerarity Point Road	Blue Angel Parkway	Widen to 4 Lanes	PD&E – Complete Design ¹ ROW Construction	29
NA	US98 (SR30) (SRC)	At SR 399		Major Intersection Improvement	PD&E ¹ Design ¹ ROW Construction	30
2204262	US98 (SR30) (SRC)	Portside Drive	East of Ramble Bay Lane	Widen to 6 Lanes	PD&E – Underway Design ¹ ROW Construction	31

¹Phase NOT currently funded in the Transportation Improvement Program (TIP) or FDOT Five Year Work Program.

Table 2: FY 19 - 23 Non-Strategic Intermodal System (Non-SIS) Project Priorities – Florida

FDOT Item-Segment	Project Name	From	To	Improvement	Phases in Green are Cost Feasible with State/Federal Funds in the 2040 LRTP - Red phases are NOT Cost Feasible with State/Federal Funds	FY 19-23 Priority Ranking
NA	Express Bus - Northwest (ESC/SRC)	Pensacola	Beulah	New Bus Route Capital Purchase	n/a	32
NA	Mobile Highway (ESC)	Nine Mile Road (US 90A)	Godwin Lane	Widen to 4 Lanes	PD&E ¹ Design ¹ ROW Construction	33
4369021	Navarre Community Access Road (SRC)	Edgewood Drive	Whispering Pines Road	Construct 2 lane Connectivity	PD&E ¹ Design ¹ ROW Construction	34
NA	Fairfield Drive (ESC)	Mobile Highway	Lillian Highway	Widen to 4 Lanes	PD&E ¹ Design ¹ ROW Construction	35
NA	Berryhill Road (SRC)	Woodbine Road	West Spencer Field Road	Widen to 3 Lanes	PD&E ¹ Design ¹ ROW Construction	36
NA	Woodbine Road (SRC)	US 90	Berryhill Road	Widen to 4 Lanes	PD&E ¹ Design ¹ ROW Construction	37
NA	East Bay Boulevard (SRC)	SR 87	Edgewood Drive	Enhanced 2 lane facility	PD&E ¹ Design ¹ ROW Construction	38

¹Phase NOT currently funded in the Transportation Improvement Program (TIP) or FDOT Five Year Work Program.

Table 3: FY 19 - 23 Committed Strategic Intermodal System (SIS) Project Priorities – Florida
Not Subject to Priority Ranking

Construction funded in the first three years of the Transportation Improvement Program or Underway

FDOT Item-Segment	Project Name	From	To	Project Phase Status	Improvement
2224771	I-10 (ESC)	Davis Highway	Scenic Highway	PD&E Study – Complete	Widen to 6 Lanes
				Design – Complete	
				ROW – Complete	
				Construction – Underway	
2204424	SR 87 (SRC)	Eglin AFB Boundary	2 miles south of the Yellow River	PD&E Study – Complete	Widen to 4 Lanes
				Design – Complete	
				ROW – Complete	
				Construction – Underway	
4130623	I-10 (ESC)	Escambia Bay Bridge	Avalon Boulevard	PD&E – Complete	Widen to 6 Lanes
				Design – Complete	
				ROW – Not Required	
				Construction – Underway	
2186031	US 29 (ESC)	I-10	9 1/2 Mile Road	PD&E – Complete	Widen to 6 Lanes
				Design – Complete	
				ROW – Complete	
				Construction – Funded FY 15/16	
2204427	SR 87 (SRC)	2 miles south of the Yellow River	CR 184	PD&E – Complete	Widen to 4 Lanes
				Design – Complete	
				ROW – Complete	
				Construction – Underway	

Table 3: FY 19 - 23 Committed Strategic Intermodal System (SIS) Project Priorities – Florida
Not Subject to Priority Ranking

Construction funded in the first three years of the Transportation Improvement Program or Underway

FDOT Item-Segment	Project Name	From	To	Project Phase Status	Improvement
2224762	I-10 (ESC)	at US 29 (SR 95) Phase I		PD&E – Complete	Modify Interchange
				Design – Complete	
				ROW not Required	
				Construction – Underway	

Table 4: FY 19 - 23 Strategic Intermodal System (SIS) Project Priorities – Florida

FDOT Item-Segment	Project Name	From	To	Phases in Green are Cost Feasible with State/Federal Funds in the 2040 LRTP - Red phases are NOT Cost Feasible with State/Federal Funds	Improvement	FY 19-23 Priority Ranking
2224761	I-10 (ESC)	at US 29 (SR 95)		PD&E – Complete Design – Underway ROW – Funded FY 20/21 and FY 21/22 Construction¹	Interchange	1
4331131	Beulah Road Interchange (ESC)	at I-10 (SR 8)		PD&E – Underway Design¹ ROW Construction	New Interchange (I-10 at Beulah Road)	2
NA	I-10 (ESC)	at Nine Mile Road		PD&E Design ROW Construction	Safety/Operation Improvement West Bound Nine Mile Road	3A
4379051 ²	I-10 (ESC)	Alabama Line	West of US 29 (SR 95)	PD&E – Funded FY 17/18 Design¹ ROW¹ Construction¹	Widen to 6 Lanes	3B
NA	US 29 Connector (ESC)	Beulah Road Interchange	US 29	PD&E – Underway Design¹	New 4 lane facility	4
	FDOT is currently administering a PD&E Study for a new interchange at 1-10 @ Beulah Road. As this study progresses, it is the Department's intent to consider adding the Beulah Road interchange to the Strategic Intermodal System (SIS) by evaluating information obtained from the study to determine if the facility will function as a SIS corridor. If the information supports the need to add Beulah Road to the SIS, phases of the project beyond the PD&E phase would be eligible for SIS funds			ROW		
				Construction		
4167482	SR 87 North (SRC)	CR 87A (Langley Street)	TPO Urban Boundary	PD&E – Complete Design – Underway ROW Construction	Widen to 4 lanes	5

¹Phase NOT currently funded in the Transportation Improvement Program (TIP) or FDOT Five Year Work Program

²Current PD&E limits is from West of Nine Mile Road to West of US 29 (SR 95). Escambia County requests the PD&E Limits be Alabama State Line to West of US 29.

Table 4: FY 19 - 23 Strategic Intermodal System (SIS) Project Priorities – Florida

FDOT Item-Segment	Project Name	From	To	Phases in Green are Cost Feasible with State/Federal Funds in the 2040 LRTP - Red phases are NOT Cost Feasible with State/Federal Funds	Improvement	FY 19-23 Priority Ranking
4210121	Blue Angel Parkway (ESC)	Sorrento Road	US 98	PD&E – Complete Design – Underway ROW Funded in FY 20/21 with local funds Construction	Widen to 4 lanes	6
4167483	SR 87 Connector (SRC)	SR 87 South	SR 87 North	PD&E – Underway Design – Funded FY 18/19 ROW Construction	Widen to 4 lanes	7
NA	Blue Angel Parkway (ESC)	US 98	Saufley Field Road	PD&E – Complete Design ¹ ROW Construction	Widen to 4 lanes	8
2204265	US 98 (SR 30) (SRC)	East of Ramble Bay Lane	Okaloosa County Line	PD&E – Underway Design – Funded FY 20/21 and FY 21/22 ROW Construction	Widen to 6 lanes	9
NA	US 98 (SR 30) (ESC)	Florida-Alabama State Line	Blue Angel Parkway	PD&E ¹ Design ¹ ROW Construction	Widen to 4 lanes	10
NA	US 98 (SR 30) (SRC)	At SR 399		PD&E ¹ Design ¹ ROW Construction	Major Intersection Improvement	11

¹Phase NOT currently funded in the Transportation Improvement Program (TIP) or FDOT Five Year Work Program.

Table 4: FY 19 - 23 Strategic Intermodal System (SIS) Project Priorities – Florida

FDOT Item-Segment	Project Name	From	To	Phases in Green are Cost Feasible with State/Federal Funds in the 2040 LRTP - Red phases are NOT Cost Feasible with State/Federal Funds	Improvement	FY 19-23 Priority Ranking
2204262	US 98 (SR 30) (SRC)	Portside Drive	East of Ramble Bay Lane	PD&E – Underway	Widen to 6 lanes	12
				Design ¹		
				ROW		
NA	I-10 (ESC)	US 29	Davis Highway	Construction	Widen to 8 lanes	13
				PD&E ¹		
				Design ¹		
				ROW		
				Construction		

¹Phase NOT currently funded in the Transportation Improvement Program (TIP) or FDOT Five Year Work Program.

Table 5: FY 19 - 23 Capacity Project Priorities – Alabama

ALDOT Item-Segment	Project Name	From	To	Phases in Green are Cost Feasible with State/Federal Funds in the 2040 LRTP - Red phases are NOT Cost Feasible with State/Federal Funds	Improvement	FY 19-23 Priority Ranking
100066601 100040566 100040567 100040568	SR 180 (Canal Road)	SR 59	Foley Beach Expressway	Design – Underway ROW– Funded FY 18/29 Utilities – Funded FY 19/20 Construction – Funded in FY 20/21	Widen to 5 lanes	1
100066422 100040588 100040589	SR 180 (Canal Road)	Foley Beach Expressway	SR 161 (Orange Beach Boulevard)	Design –Underway Utilities – Funded FY 20/21 Construction – Funded in FY 21/22	Widen to 5 lanes	2

¹Phase NOT currently funded in the Transportation Improvement Program (TIP) or ALDOT Five Year Work Program

**Table 6: FY 19 - 23 Committed Transportation Systems Management (TSM) Project Priorities
Not Subject to Priority Ranking**

Construction funded in the first three years of the Transportation Improvement Program or Underway

FDOT Item-Segment	Construction Scheduled	Project Description/Limits	Improvement
NA	FY 13/14 – Push Button Project (ESC)	SR 727 (Fairfield Drive) @ SR 10A (Mobile Highway) ¹	Extend Southbound right turn lane to 500 feet
NA	FY 13/14 – Push Button Project (ESC)	SR 727 (Fairfield Drive) @ SR 10A (Mobile Highway) ¹	Construct Eastbound right turn lane with 200 feet of storage
4317851 (ESC)	FY 16/17	SR 742 (Creighton Road) @ SR 289 (9 th Avenue)	Construct dual Eastbound left turn lanes with 495 feet of storage.
4317852 (ESC)	FY 16/17	SR 289 (9 th Avenue) @ SR 742 (Creighton Road)	Construct dual Northbound left turn lanes with 495 feet of storage
4334481 (ESC)	FY 16/17	SR 10A (Mobile Highway) @ Woodside Drive	Construct a Westbound left turn lane with 150 feet of storage
4382761 (ESC)	FY 16/17	SR 291 (N. Davis Highway) @ University Parkway	Install Advance Warning Street Signs on Southbound Approach Intersections Install Retro Reflective Backplates Install Supplemental Post Mounted Signal Head
4367191 (ESC)	FY 17/18	SR 295 (New Warrington Rd) @ CR 298A (Jackson Street)	Construct Northbound right turn lane and Southbound right turn lane on SR 295; Redesign the existing northbound and southbound left-turn lanes on SR 295; and Extend eastbound and westbound left-turn lanes on W. Jackson to provide at least 150 feet of storage
4367241 (ESC)	FY 17/18	SR 10A (US 90) Mobile Highway @ CR 99 (Beulah Road)	Construct turn lane and Traffic Signal Cross Drain improvements on Mobile Highway
4381501 (ESC)	FY 17/18	Escambia County Video Camera Vehicle Detection	Installation of Video Detection Equipment at a total of nine intersections on SR 10A (Nine Mile Road), SR 295 (New Warrington Road), and SR 95 (US 29)
4367201 (ESC)	FY 18/19	SR 292 (Gulf Beach Highway) @ SR 727 (Fairfield Drive)	Construct Westbound right turn lane channelized and Southbound left turn lane with 100 feet of storage, signalization upgrade
4406581 (ESC)	FY 19/20	SR 292 (Gulf Beach Highway) @ Patton Drive SR 292 (Gulf Beach Highway) @ Sunset Avenue	1 - Signalize Patton Drive and Sunset Avenue 2 - Access management to intersection turn lanes 3 - Widen road to facilitate turn lane improvements

¹Project will be completed under FDOT Item Segment #430785-1 Mobile Highway Resurfacing Project from Edison Drive to Lynch Street.

Table 7: FY 19 - 23 Transportation Systems Management (TSM) Project Priorities

FDOT Item-Segment	FY 19-23 Priority Ranking	Major Street	Minor Street	Description	Estimated Costs
N/A	1	SR 292 (Sorrento Road) (ESC)	CR 293 (Bauer Road)	1 - Construct Eastbound Right Turn Lane 2 - Construct Northbound Right Turn Lane 3 - Extend Westbound Left Turn Lane 4 - Extend Westbound Right Turn Lane 5 - Reconfigure Signal Hardware	\$804,274 for Construction \$111,400 for ROW
N/A	2	SR 30 (US 98) (SRC)	Luneta Prado	1 - Access Management 2 - Additional Turn Lanes	\$310,210 for Construction \$100,000 for ROW
4399641	3	SR 292 (Sorrento Road) (ESC)	CR 292A (Innerarity Point Road)	1 – Construct Southbound Right Turn Lane 2 – Construct Westbound Right Turn Lane 3 – Extend Eastbound Left Turn Lane	\$904,735 for Construction \$236,000 for ROW
N/A	4	SR95 (US29) (ESC)	CR 186 (Kingsfield Road)	1. Reconstruct Span Wire Signal 2. Construct Eastbound Right Turn Lane 3. Reconstruct Railroad Grade Crossing	\$640.718 for Construction \$0 for ROW
N/A	5	State System wide		1 - Uninterrupted Power Supply Upgrades to Intersections	In Progress

Note: The TPO is actively seeking additional projects for the TSM project priority list. These projects may come from existing and future corridor studies as well as requests from the TPO or the general public.

Table 8: FY 19 - 23 Committed Transportation Alternatives Program (TAP) Project Priorities – Florida
Not Subject to Priority Ranking

Construction funded in the first three years of the Transportation Improvement Program or Underway

FDOT Item-Segment	Project Name	From	To	Description
4370851	Bauer Road (ESC)	Sorrento Rd	Gulf Beach Hwy	This project will install paved shoulders along both sides of Bauer Rd in Escambia County. The project length is approximately 1.29 miles and begins at Sorrento Rd (SR-292) and ends at Gulf Beach Hwy (CR-292A). This project will connect to existing paved shoulders on Gulf Beach Hwy and will terminate at the entrance to Big Lagoon State Park. Funded in FY 16/17.
4370872	Glover Lane	Hobbs Middle School	Hamilton Bridge Road	Project will install 2,800 feet of sidewalk on the west side of Glover Lane connecting Hobbs Middle School to Hamilton Bridge Road. Funded in FY 17/18.
4369851	King Middle School Sidewalks (SRC)	Stewart St	Dogwood Dr	Project is located between SR87 (Stewart St) and SR89 (Dogwood Dr) with 5,945 feet of sidewalk installation. On the east side of Byrom St, north of Magnolia St, 2,640 feet of sidewalk will connect Magnolia St and Rosasco St. The 505 foot, north side of the King St sidewalk will connect SR87 (Stewart St) to Byrom St. Rosasco St is a connector between SR87 (Stewart St) and SR89 (Dogwood Dr). A 2,800 foot sidewalk will be located on the north side of Rosasco St. Funded in FY 17/18
4335752	Blackwater Heritage Trail Connector (SRC)	Old US 90	Henry Street	Sidewalk on north side of Old Highway 90 from Blackwater Heritage Trail to Henry Street. Funded in FY 17/18
4370871	Hamilton Bridge Road (SRC)	East Spencer Field Rd	Emerald Dr	Design and construction of 5,500feet of sidewalk on the north side of Hamilton Bridge Rd. from East Spencer Field to Crystal Creek subdivision. Funded in FY 18/19.

Table 9: FY 19 - 23 Transportation Alternatives Program (TAP) Project Priorities – Florida

FDOT Item-Segment	FY 19-23 Priority Ranking	Project Name	From	To	Description
4381142	1	Old Bagdad Highway (SRC)	Avalon Boulevard on the west to the entrance of County Optimist Park	East Side of Parkmore Plaza Drive to Highway 90	Project will construct 4,470 ft of 5' ft sidewalk on the north side of Old Bagdad Highway from Avalon Boulevard on the west to the entrance of County Optimist Park on the east. A 5 ft sidewalk will also go from Old Bagdad Highway south along the east side of Parkmore Plaza Drive to Highway 90. Construction funded in FY 21/22.
4407411	2	Tom King Bayou Pedestrian Bridge (SRC)	East Bayou Blvd CR 399		The East Bay Boulevard, CR 399 multi-use path is approximately 10 miles long stretching from US 98 on the southwest boundary to SR 87 on the northeast boundary. The Tom King Bayou Pedestrian Bridge is the last connection that will allow a safer interaction between the two sides for all disabled, elderly and youth populations. Construction funded in FY 20/21
NA	3	Pensacola Beach Ferry Service Landing Site (ESC)	Quietwater Beach		Project will be for construction of landside and waterside facilities for the Ferry Landing site, this includes but is not limited to a dock additions, handrails, boat ramps, shade pavilions etc.
NA	4	Fairpoint to Shoreline Multi-use Pathway (SRC) ¹	Fairpoint Drive	Shoreline Drive	Project will form a collected loop for multi-use pathway and boardwalk trail on Shoreline Drive, Fairpoint Drive, and wetlands boardwalk trail south of Shoreline Drive in Gulf Breeze. 3.93 mile
NA	5	Henry Street (SRC)	Old Bagdad Hwy	Canal St	Sidewalk Design - Project is a sidewalk on the both sides of Henry Street (CR 191). 5,250 ft.
NA	6	South Chemstrand Road (ESC)	Johnson Avenue	Nine Mile Road	This project will install sidewalks along Chemstrand Rd in Escambia County. The project length is approximately 1.0 miles and begins at Johnson Ave and ends at Nine Mile Rd (SR-10). This project will provide a connection to sidewalks on Johnson Ave
4335772	7	Saufley Field Road (ESC)	Mobile Highway	Saufley Field Gate	Project will construct Sidewalks on both sides of Saufley Field Rd, CR-296. The project length is approximately 2.1 miles and begins at Mobile Hwy. SR-10A, and ends at the front gate of Naval Air Station Saufley Field. Design Funded in FY 14/15.

¹If Priority #4 (Fairpoint to Shoreline Multi-Use Pathway) is determined not to be acceptable for TAP funding, fund Priority #11 (Panhandle Trail/Military Trail) instead.

Table 9: FY 19 - 23 Transportation Alternatives Program (TAP) Project Priorities – Florida

FDOT Item-Segment	FY 19-23 Priority Ranking	Project Name	From	To	Description
NA	8	Perdido Key Drive (ESC)	Perdido Key State Park Entrance	Theo Baars Bridge	This project will provide for construction of a ten' wide multi-use path on the north side of Perdido Key Dr. (SR 292) along with 5' concrete sidewalks on the south side connecting heavily developed areas on Perdido Key. 3.86 miles
NA	9	Olive Road Phase II(ESC)	Cody Lane	Davis Highway	This project will install sidewalks on the north side of Olive Rd (CR-290) in Escambia County. The project length is approximately 1.03 miles and begins at Cody Ln and ends at Davis Hwy (SR-291). Escambia County has recently completed construction on Olive Rd which included resurfacing, miscellaneous drainage and water main upgrades. Sidewalks were not included in the project due to budget constraints.
NA	10	Chemstrand Road (ESC)	Nine Mile Rd	Ten Mile Rd	Install sidewalks along both sides of Chemstrand Rd (CR-749) in Escambia County. The project length is approximately 1.0 mile and begins at Nine Mile Rd (SR-10) and ends at Ten Mile Rd.
NA	11	Panhandle Trail and Military Trail (SRC) ¹	Navarre Parkway	East River Drive	5,350 ft bike lanes on Panhandle Trail and 1,300 sidewalk on Military Trail
NA	12	Pace Lane (SRC)	Skipper Lane	Highway 90	Project will construct 1550 ft of 6' ft sidewalk along the west side of Pace Lane from Skipper Lane to US 90.
NA	13	Olive Road Phase I (ESC)	Palafox Street	Cody Lane	This project will install sidewalks on the north side of Olive Rd (CR-290) in Escambia County. The project length is approximately 1.3 miles and begins at Palafox St (CR-95A) and ends at Cody Ln.
NA	14	Dog Track Road (Esc)	Blue Angel Pkwy	Lillian Highway	This project will install paved shoulders along both sides of Dog Track Rd (CR-297) in Escambia County. The project length is approximately 2.06 miles and begins at Lillian Hwy (SR-30) and ends at Blue Angel Pkwy (SR-173).
NA	15	Stefani Road and Nine ½ Mile Road (ESC)	Stefani Road	Nine and One Half Mile Road	This project will install sidewalks on the east side of Stefani Rd between Nine Mile Rd and Nine & ½ Mile Rd (0.5 miles) in Escambia County. Sidewalks are also proposed along the north side of Nine & ½ Mile Rd between Pine Forest Rd and Stefani Rd (0.75 miles).
NA	16	Pace Lane (SRC)	Skipper Lane	Matthew Road	Project is for design only of a sidewalk on the west side of Pace Lane from the intersection of Skipper Lane to Mathew Road, southward for 3,350 LF

¹If Priority #4 (Fairpoint to Shoreline Multi-Use Pathway) is determined not to be acceptable for TAP funding, fund Priority #11 (Panhandle Trail/Military Trail) instead.

Table 10: FY 19 - 23 Committed Transportation Alternatives Program (TAP) Project Priorities – Alabama
Not Subject to Priority Ranking

Construction funded in the first three years of the Transportation Improvement Program or Underway

ALDOT Item- Segment	Project Name	From	To	Description
NA				

Table 11: FY 19 - 23 Transportation Alternatives Program (TAP) Project Priorities – Alabama

ALDDOT Item-Segment	FY 19-23 Priority Ranking	Project Name	From	To	Description
NA	1	Orange Beach Canal Road District Project (BAL)	SR 161	Foley Beach Express	Project will consist of two sections of new concrete sidewalk. Section One will construct 12,532 linear feet of concrete sidewalk along SR 180 and the West Florida Avenue right-of-way. Section Two will construct 1,223 linear feet of concrete sidewalk along the south side of SR 180 from West Florida Avenue to tie into an existing 6-foot wide concrete sidewalk.

Table 12: FY 19 - 23 Committed Bicycle & Pedestrian Projects – Florida

Not Subject to Priority Ranking

Construction funded in the first three years of the Transportation Improvement Program or Underway

FDOT Item-Segment	Road Name	From	To	Mode	Recommended Facility Type/Improvement
N/A					

Table 13: FY 19 - 23 Bicycle & Pedestrian Project Priorities – Florida

FDOT Item-Segment	FY 19-23 Priority Ranking	Road Name	From	To	Mode	Recommended Facility Type/Improvement
4389081	1	SR 292 Perdido Key Dr. (ESC)	Park Entrance	Gongora Drive	Bike/Ped	Sidewalks/Multi-Use Path
4389082	2	SR 292 Perdido Key Dr. (ESC)	Alabama State Line	Park Entrance	Bike/Ped	Sidewalks/Multi-Use Path
4257455	3	Old Corry Field Road (CR 295A) Navy Blvd Alt. Bike Route (ESC)	SR 292 Barrancas Avenue	SR 30 (N. Navy Blvd.)	Bike/Ped	1.217 miles of Paved Shoulders
2186302	4	US 98 (ESC)	New Warrington Road	Bayou Chico Bridge	Pedestrian	1.326 miles of Bicycle/Pedestrian Features
NA	5	Davis Highway (ESC)	Fairfield Drive	Schubert Drive	Bicycle	2.785 miles, Designate bike lane if possible or re-stripe for wide outside lane
NA	6	9 th Avenue (ESC)	Creighton Road	Bayou Boulevard	Bicycle	2.041 miles, Designated bike lane if possible or re-stripe for wide outside lane
NA	7	9 th Avenue (ESC)	Cervantes Street	Bayfront Parkway	Bicycle	0.858 miles Designated bike lane if possible or re-stripe for wide outside lane
NA	8	Sorrento Road/ Gulf Beach Highway (ESC)	CR 297	Patton Drive	Pedestrian	3.75 miles Sidewalks both sides
NA	9	Johnson Avenue (ESC)	US 29	Olive Road	Bike	6.135 miles Paved shoulders
NA	10	Langley Avenue (ESC)	Scenic Heights Elementary School	Leesway Boulevard	Pedestrian	Medians and pedestrian crossing
NA	11	US 98 Gulf Islands National Seashore Eastbound alternative route (SRC)	3 Mile Bridge	Fairpoint Drive	Bicycle	2.07 miles Paved with shoulders and signage
			Fairpoint Drive	Sunset Drive		
			Sunset Drive	Shoreline Drive		
			Shoreline Drive	US 98		
NA	12	US 98 Gulf Islands National Seashore Westbound alternative route (SRC)	McClure	Joachim	Bicycle	0.931 miles Paved with shoulders and signage
			Joachim	Daniel		
			N. on Daniel / Kenilworth	Northcliff		
			Northcliff	US 98		
NA	13	Park Ave (SRC)	SR 89	Byrom Street	Pedestrian	.505 miles sidewalks north side
			Byrom Street	SR 87	Pedestrian	0.27 miles Sidewalks south side
			SR 87	Blackwater Heritage Trail	Pedestrian	.073 miles sidewalks on both sides

Table 13: FY 19 - 23 Bicycle & Pedestrian Project Priorities – Florida

FDOT Item-Segment	FY 19-23 Priority Ranking	Road Name	From	To	Mode	Recommended Facility Type/Improvement
N/A	14	Creighton Road SR 742 (ESC)	Plantation Road	Davis Highway	Bicycle	Restripe Candidate
NA	15	Garden/Alcaniz SR 30 (US 98) (ESC)	Tarragona Street	Gregory Street	Bicycle	Road Diet Candidate
NA	16	12th Avenue (ESC)	Fairfield Drive	Bayou Boulevard	Bicycle	Restripe Candidate
NA	17	E Street CR 443 (ESC)	Cross Street	Texar Drive	Bicycle	Restripe Candidate
NA	18	SR 95 (US 29) (ESC)	Pace Boulevard/SR 292	Brent Lane/SR 296	Bicycle	Restripe Candidate
NA	19	Saufley Field Road CR 296 (ESC)	Muldoon Road	Mobile Highway	Bicycle	Restripe Candidate
NA	20	Gulf Beach Highway SR 292 (ESC)	Fairfield Drive/SR 727	Navy Boulevard/SR 295	Bicycle	Restripe Candidate
NA	21	9th Avenue (SR 289) (ESC)	Bayou Boulevard/SR 296	Langley Avenue	Pedestrian	Add Sidewalk (Minor Regrading)
NA	22	17th Avenue (ESC)	Bayfront Parkway	South of RR Tracks	Pedestrian	Add Sidewalk (Minor Regrading)
NA	23	Fairfield Drive (SR 295) (ESC)	New Warrington Road	“W” Street/CR 453	Pedestrian	Add Sidewalk (Minor Regrading)
NA	24	Scenic Highway SR 10A(US 90) (ESC)	Strong Street	Hyde Park Road	Pedestrian	Add Sidewalk (Minor Regrading)
NA	25	SR 10 (US 90) (SRC)	SR 281/Avalon Boulevard	SR 87/Stewart Street	Bicycle	Restripe Candidate
NA	26	Chiefs Way (SR 294) (ESC)	SR 295/New Warrington Road	US 98/Navy Boulevard	Bicycle	Add Paved Shoulders - Minor
NA	27	Garden Street/Alcaniz SR 30 (US 98) (ESC)	Tarragona Street	Gregory Street	Pedestrian	Add Sidewalk (Minor Regrading)
NA	28	Chiefs Way (SR 294) (ESC)	SR 295/New Warrington Road	US 98/Navy Boulevard	Pedestrian	Add Sidewalk (Minor Regrading)
NA	29	Chase Street/1 Way EB (Bus US 98) (ESC)	North Palafox Street	9th Avenue	Pedestrian	Add Sidewalk (Minor Regrading)
NA	30	E Burgess Road (SR 742) (ESC)	Plantation Road	Davis Highway/SR 291	Bicycle	Add Paved Shoulders - Major
NA	31	Bayou Boulevard & Perry Avenue (ESC)	Hyde Park Road	Baldwin Avenue	Bicycle	Add Paved Shoulders - Minor
NA	32	Bayou Boulevard & Perry Avenue (ESC)	Hyde Park Road	Baldwin Avenue	Pedestrian	Add Sidewalk (Minor Regrading)
NA	33	17th Avenue (ESC)	Bayfront Parkway	South of RR Tracks	Bicycle	DCSN
NA	34	Fairfield Drive (SR 727) (ESC)	Bruce St	Mobile Highway/US 90	Bicycle	Add Paved Shoulders – Minor

Table 13: FY 19 - 23 Bicycle & Pedestrian Project Priorities – Florida

FDOT Item-Segment	FY 19-23 Priority Ranking	Road Name	From	To	Mode	Recommended Facility Type/Improvement
NA	35	17th Avenue (ESC)	S of RR Tracks	Cervantes Street/US 90	Bicycle	DCSN
NA	36	W Burgess Road (SR 742) (ESC)	SR 95/Pensacola Boulevard	CR 95A/Old Palafox Highway	Bicycle	Add Paved Shoulders - Major
NA	37	Navy Boulevard (SR 295) (ESC)	Bayou Grande Bridge NE	SR 292/Barrancas Avenue	Pedestrian	Add Sidewalk (Minor Regrading)
NA	38	12th Avenue (ESC)	Fairfield Drive	Bayou Boulevard	Pedestrian	Add Sidewalk (Minor Regrading)
NA	39	Bayou Boulevard & Perry Avenue (ESC)	Baldwin Avenue	DuPont Drive	Bicycle	Add Paved Shoulders - Minor
NA	40	Davis Highway (SR 291) (ESC)	University Parkway	Nine Mile Road/US 90A	Pedestrian	Add Sidewalk (Minor Regrading)
NA	41	Lillian Highway (SR 298) (ESC)	Blue Angel Parkway/SR 173	Fairfield Drive/SR 727	Bicycle	Add Paved Shoulders - Major
NA	42	9th Avenue (SR 289) (ESC)	Dunmire Street	Beau Terra Lane	Bicycle	DCSN
NA	43	Jackson Street (CR 298A) (ESC)	"W" Street	Pace Boulevard	Bicycle	Add Paved Shoulders - Minor
NA	44	Fairfield Drive (SR 727) (ESC)	Bruce Street	Mobile Highway/US 90	Pedestrian	Add Sidewalk (Minor Regrading)
NA	45	Saufley Field Road (CR 296) (ESC)	Blue Angel Parkway	Muldoon Road	Pedestrian	Add Sidewalk (Minor Regrading)
NA	46	Oriole Beach Road (SRC)	Palm Rd	US 98	Bicycle	DCSN
NA	47	Scenic Highway SR 10A(US 90) (ESC)	I-10/SR 8	Baybrook Drive	Pedestrian	Add Sidewalk (Major Regrading)
NA	48	Bayou Boulevard & Perry Avenue (ESC)	Baldwin Avenue	DuPont Drive	Pedestrian	Add Sidewalk (Minor Regrading)
NA	49	Sorrento Road (SR 292) (ESC)	Gulf Beach Highway	Doug Ford Drive	Bicycle	Add Paved Shoulders - Major
NA	50	Main Street (ESC)	Baylen Street	Tarragona Street	Bicycle	DCSN
NA	51	E Street (CR 443) (ESC)	Yonge Street	Cross Street	Bicycle	DCSN
NA	52	Fairfield Drive (SR 295) (ESC)	Davis Highway	SR 289/9th Avenue	Bicycle	DCSN
NA	53	E Burgess Road (SR 742) (ESC)	Plantation Road	Davis Highway/SR 291	Pedestrian	Add Sidewalk (Major Regrading)
NA	54	Gregory Street/1 Way WB (US 98) (ESC)	9th Street	Bayfront Parkway/Chase Street	Pedestrian	Add Sidewalk (Minor Regrading)
NA	55	Olive Road (SR 290) (ESC)	9th Avenue/SR 289	Scenic Highway/SR 10A	Pedestrian	Add Sidewalk (Minor Regrading)
NA	56	Navy Boulevard (SR 295) (ESC)	US 98	SR 295/New Warrington Road	Bicycle	DCSN
NA	57	W Street (CR 453) (ESC)	Cervantes Street	Fairfield Drive	Pedestrian	Add Sidewalk (Minor Regrading)

Table 13: FY 19 - 23 Bicycle & Pedestrian Project Priorities – Florida

FDOT Item-Segment	FY 19-23 Priority Ranking	Road Name	From	To	Mode	Recommended Facility Type/Improvement
NA	58	Bauer Road (CR 293) (ESC)	Sorrento Road	Meadson Road	Pedestrian	Add Sidewalk (Major Regrading)
NA	59	New Warrington Road (SR 295) (ESC)	US 98/Navy Boulevard	Martha Lane	Bicycle	Add Paved Shoulders - Minor
NA	60	Mobile Highway SR 10A (US 90) (ESC)	Bellview Avenue	Pine Forest Road/CR 297	Pedestrian	Add Sidewalk (Major Regrading)
NA	61	Sorrento Rd /Gulf Beach Hwy SR 292 (ESC)	Blue Angel Parkway/SR 173	Dog Track Road	Bicycle	Add Paved Shoulders - Major
NA	62	SR 30 (US 98) (SRC)	Fairpoint Drive	Bay Bridge Drive	Bicycle	DCSN
NA	63	Main Street (ESC)	"A" Street	Baylen Street	Pedestrian	Add Sidewalk (Minor Regrading)
NA	64	Bayou Boulevard & Perry Avenue (ESC)	Cervantes Street/US 90	Hyde Park Road	Pedestrian	Add Sidewalk (Minor Regrading)
NA	65	New Warrington Spur (SR 295) (ESC)	Martha Lane	Mobile Highway Interchange	Pedestrian	Add Sidewalk (Minor Regrading)
NA	66	Jackson Street (CR 298A) (ESC)	"W" Street	Pace Boulevard	Pedestrian	Add Sidewalk (Minor Regrading)
NA	67	SR 95 (US 29) (ESC)	Tree Street	Morris Avenue	Pedestrian	Add Sidewalk (Minor Regrading)
NA	68	Olive Road (SR 290) (ESC)	Davis Highway/SR 291	Kipling Street	Pedestrian	Add Sidewalk (Major Regrading)
NA	69	Mobile Highway SR 10A (US 90) (ESC)	Massachusetts Avenue	Saufley Field Road/CR 296	Pedestrian	Add Sidewalk (Major Regrading)
NA	70	Jackson Street(CR 298A) (ESC)	Pace Boulevard	"A" Street	Pedestrian	Add Sidewalk (Minor Regrading)
NA	71	Pensacola Beach Boulevard CR 399 (ESC)	North end of Bob Sikes Bridge	Via de Luna Drive	Pedestrian	Add Sidewalk (Minor Regrading)
NA	72	W Burgess Road (SR 742) (ESC)	SR 95/Pensacola Boulevard	CR 95A/Old Palafox Highway	Pedestrian	Add Sidewalk (Major Regrading)
NA	73	E Burgess Road (SR 742) (ESC)	Confederate Drive	Creighton Road	Pedestrian	Add Sidewalk (Major Regrading)
NA	74	Davis Highway (SR 291) (ESC)	Brent Lane/SR 296	Burgess Road/SR 742	Pedestrian	Add Sidewalk (Minor Regrading)
NA	75	Fairfield Drive (SR 727) (ESC)	65th Avenue	Bruce Street	Pedestrian	Add Sidewalk (Minor Regrading)
NA	76	E Burgess Road (SR 742) (ESC)	Sanders Street	Lanier Drive	Pedestrian	Add Sidewalk (Major Regrading)

Table 14: FY 19 - 23 Committed Bicycle & Pedestrian Project Priorities – Alabama

Not Subject to Priority Ranking

Construction funded in the first three years of the Transportation Improvement Program or Underway

ALDOT Item-Segment	Road Name	From	To	Mode	Recommended Facility Type/Improvement
100060029	SR 42 (Alabama US 98) (BAL)	Barclay Avenue	Alabama State Line	Bicycle	Add Paved Shoulders – Major Funded FY 18/19

Table 15: FY 19 - 23 Bicycle & Pedestrian Project Priorities – Alabama

ALDOT Item Segment	FY 19-23 Priority Ranking	Road Name	From	To	Mode	Recommended Facility Type/Improvement
100063403 100063404	1	CR 99 (BAL)	Carrier Drive	Spanish Cove Drive	Bicycle	Add Paved Shoulders (Major Regrading)
100063634 100063640	2	CR 99 (BAL)	CR 91	Carrier Drive	Bicycle	Add Paved Shoulders (Major Regrading)
100063635 100063641	3	SR 42 Alabama US 98 (BAL)	Hillcrest Road	Barclay Avenue	Bicycle	Add Paved Shoulders – Major
N/A	4	SR 42 Alabama US 98 (BAL)	Barclay Avenue	Alabama State Line	Pedestrian	Add Sidewalk (Major Regrading)
N/A	5	CR 99 (BAL)	Carrier Drive	Spanish Cove Drive	Pedestrian	Add Sidewalk (Major Regrading)
N/A	6	SR 42 Alabama US 98 (BAL)	SR 91 Sycamore	Hillcrest Road	Bicycle	Add Paved Shoulders – Major
N/A	7	SR 42 Alabama US 98 (BAL)	Hillcrest Road	Barclay Avenue	Pedestrian	Add Sidewalk (Major Regrading)
N/A	8	CR 91 (BAL)	CR 99	US 98	Pedestrian	Add Sidewalk (Major Regrading)
N/A	9	SR 42 Alabama US 98 (BAL)	SR 91 Sycamore	Hillcrest Road	Pedestrian	Add Sidewalk (Major Regrading)
N/A	10	CR 99 (BAL)	CR 91	Carrier Drive	Pedestrian	Add Sidewalk (Major Regrading)

Table 16: FY 19 - 23 Escambia County Public Transportation Priorities Listed by Grant

FDOT Item Segment#	Funding Source	%	Project Description	Proposed FY 19 2018-2019	Proposed FY 20 2019-2020	Proposed FY 21 2020-2021	Proposed FY 22 2021-2022	Proposed FY 23 2022-2023
NA	TD – Escambia Trip & Equip Local Funds	90% 10%	Provide non sponsored trips and/or capital equipment to the trans disadv	666,815 74,091	666,815 74,091	666,815 74,091	666,815 74,091	666,815 74,091
NA	TD – Escambia Planning	100%	Planning agency duties for trans disadv planning related service	25,275	25,275	25,275	25,275	25,275
421717	FTA 5305 State Local Funds	80% 10% 10%	FL-AL TPO Planning grant funds	137,184 17,148 17,148	137,184 17,148 17,148	137,184 17,148 17,148	137,184 17,148 17,148	137,184 17,148 17,148
429262-1	FTA 5307 Toll Revenue Credit	80% 20%	Capital – prev. maint, replacement vehicles, expansion vehicles, signage, shelters, transit centers, misc. equip, security and training	1,200,000 300,000	1,200,000 300,000	2,200,000 550,00	2,200,000 550,000	2,200,000 550,000
421733-1 ¹	FTA 5307 FLEX Toll Revenue Credit	80% 20%	Capital – prev. maint, replacement vehicles, expansion vehicles, signage, shelters, transit centers, misc. equip, security and training	300,000 75,000	300,000 75,000	300,000 75,000	300,000 75,000	300,000 75,000
430995-3	FTA 5307 Local Funds	50% 50%	Operating Assistance (Operating costs for equipment and facilities & JARC Projects)	2,000,000 2,000,000	2,000,000 2,000,000	1,000,000 1,000,000	1,000,000 1,000,000	1,000,000 1,000,000

¹Federal funds of \$300,000 correspond to the Non-SIS Priority 4 in Table 2.

Table 16: FY 19 - 23 Escambia County Public Transportation Priorities Listed by Grant

FDOT Item Segment#	Funding Source	%	Project Description	Proposed FY 19 2018-2019	Proposed FY 20 2019-2020	Proposed FY 21 2020-2021	Proposed FY 22 2021-2022	Proposed FY 23 2022-2023
430995-4	FTA 5339 Toll Revenue Credit	80% 20%	Capital – bus and bus related facilities	300,084 75,021	300,084 75,021	300,084 75,021	300,084 75,021	300,084 75,021
430995-2	FTA 5310 State Local Funds	80% 10% 10%	Capital – Enhanced Mobility of Seniors and Individuals with Disabilities	348,400 43,550 43,550	350,000 43,750 43,750	350,000 43,750 43,750	350,000 43,750 43,750	350,000 43,750 43,750
430995-2	FTA 5310 Local Funds	50% 50%	Operating – Enhanced Mobility of Seniors and Individuals with Disabilities	350,000 350,000	350,000 350,000	350,000 350,000	350,000 350,000	350,000 350,000
422257-1	FDOT Block Grant Local Funds	50% 50%	Operating Assistance – Block Grant	830,000 830,000	830,000 830,000	830,000 830,000	830,000 830,000	830,000 830,000
NA	FDOT 5311 State Local Funds	80% 10% 10%	Capital – Rural Assistance	185,958 23,245 23,245	185,958 23,245 23,245	185,958 23,245 23,245	185,958 23,245 23,245	185,958 23,245 23,245
421368-2	FDOT 5311 Local Funds	50% 50%	Operating – Rural Assistance	230,000 230,000	230,000 230,000	230,000 230,000	230,000 230,000	230,000 230,000
422260-1	FDOT	100%	Urban Corridor	420,000	434,059	447,081	450,000	450,000

Table 17: FY 19 - 23 Santa Rosa County Public Transportation Priorities Listed by Grant

FDOT Item Segment#	Funding Source	%	Project Description	Proposed FY 19 2018-2019	Proposed FY 20 2019-2020	Proposed FY 21 2020-2021	Proposed FY 22 2021-2022	Proposed FY 23 2022-2023
NA	TD – Santa Rosa T&E Local Funds	90% 10%	Provide non sponsored trips and/or capital equipment to the trans disadv	395,107 43,901	395,107 43,901	395,107 43,901	395,107 43,901	395,107 43,901
NA	TD – Santa Rosa Planning	100%	For planning agency to provide trans disadv planning related service	22,177	22,177	22,177	22,177	22,177
421371-3	FTA 5310 State Local Funds	80% 10% 10%	Capital – Enhanced Mobility of Seniors and Individuals with Disabilities	150,000 18,750 18,750	150,000 18,750 18,750	150,000 18,750 18,750	150,000 18,750 18,750	150,000 18,750 18,750
421371-2	FDOT 5311 Local Funds	50% 50%	Operating – Rural Assistance	130,000 130,000	130,000 130,000	130,000 130,000	130,000 130,000	130,000 130,000

Table 18: FY 19 - 23 Pensacola International Airport Aviation Project Priorities

2019

Priority Ranking	FDOT Item-Segment	Description	Local	FDOT	FAA/Federal	Total
1	4357176	Construct Hangar Improvements	1,099,600	1,099,600		2,199,200
2	4296094	Design/Construct Parallel Taxiway Extension - SE quadrant	750,000	750,000	2,760,000	4,260,000
3	4296095	Runway 17/35 Extension – Environmental Assessment	750,000	750,000		1,500,000
4	TBA	Purchase Replacement ARFF Vehicle	35,000		665,000	700,000
5	TBA	ARFF Rehabilitation	40,000		360,000	400,000
6	4074361	Airfield Pavement and Lighting (LED) Rehabilitation - Design	15,000		135,000	150,000
		FY 19 Total	2,689,600	2,599,600	3,920,000	9,209,200

Table 18: FY 19 - 23 Pensacola International Airport Aviation Project Priorities

2020

Priority Ranking	FDOT Item-Segment	Description	Local	FDOT	FAA/Federal	Total
1	4357173	ILS/GPS Approach Runway 17/35 Extension	50,000	50,000	900,000	1,000,000
2	4357176	Construct Hangar Improvements	7,500,000	7,500,000		15,000,000
3	TBA	Airfield Pavement and Lighting (LED) Rehabilitation – Construction	155,500		1,399,500	1,555,000
4	TBA	Taxiway A Rehabilitation - Design	2,500		22,500	25,000
5	TBA	Taxiway B Rehabilitation - Design	2,500		22,500	25,000
		FY 20 Total	7,710,500	7,550,000	2,344,500	17,605,000

Table 18: FY 19 - 23 Pensacola International Airport Aviation Project Priorities

2021

Priority Ranking	FDOT Item-Segment	Description	Local	FDOT	FAA/Federal	Total
1	4357175	Relocate Helicopter Operations	84,600	84,600	1,530,000	1,699,200
2	TBA	Taxiway A Rehabilitation Phase I – Construction	236,900		2,132,100	2,369,000
3	TBA	Rehabilitate SW Apron - Design	200,000			200,000
		FY 21 Total	521,500	84,600	3,662,100	4,268,200

Table 18: FY 19 - 23 Pensacola International Airport Aviation Project Priorities

2022

Priority Ranking	FDOT Item-Segment	Description	Local	FDOT	FAA/Federal	Total
1	TBA	Taxiway B Rehabilitation Phase II - Construction	236,100		2,124,900	2,361,000
2	TBA	Rehabilitate SW Apron – Construction	125,000	125,000	2,250,000	2,500,000
3	TBA	GA Industrial Apron - Design	30,000		270,000	300,000
4	TBA	GA Ramp Expansion - Design	30,000		570,000	600,000
5	TBA	Runway 8/26 Pavement Rehabilitation – Design/Bid	650,000	650,000	11,700,000	13,000,000
		FY 22 Total	1,071,100	775,000	16,914,900	18,761,000

**Table 18: FY 19 - 23 Pensacola International Airport Aviation Project Priorities
2023**

Priority Ranking	FDOT Item-Segment	Description	Local	FDOT	FAA/Federal	Total
1	TBA	Runway 17/35 Extension - Design	750,000	750,000		1,500,000
2	TBA	Taxiway C & D Rehabilitation - Design	25,000	25,000		50,000
3	TBA	Industrial Apron - Construction	500,000	500,000	9,000,000	10,000,000
4	TBA	GA Ramp Expansion - Construction	150,000	150,000	2,700,000	3,000,000
		FY 23 Total	1,425,000	1,425,000	11,700,000	14,550,000

Table 19: FY 19 - 23 Peter Prince Airport Aviation Project Priorities

2019

Priority	FDOT Item-Segment	Description	Local	FDOT	FAA	Total
1	TBA	Construct three (3) new east apron T hangar Access taxilanes	39,000	39,000	702,000	780,000
2	TBA	Construct parking area (adjacent to existing East apron - Hangar Area)	13,600	54,000		67,600

2020

Priority	FDOT Item-Segment	Description	Local	FDOT	FAA	Total
1	TBA	Construct T Hangar (20 units) & apron	356,600	1,426,400		1,783,000
2	TBA	Rehabilitate/Replace Airfield Signage	2,500	2,500	45,000	50,000

2021

Priority	FDOT Item-Segment	Description	Local	FDOT	FAA	Total
1	TBA	Rehabilitation / Widening of Existing East Taxiways	55,000	55,000	990,000	1,100,000
2	TBA	Renovate Existing FBO facilities on West Apron)	15,000	15,000	270,000	300,000

**Table 19: FY 19 - 23 Peter Prince Airport Aviation Project Priorities
2022**

Priority	FDOT Item-Segment	Description	Local	FDOT	FAA	Total
1	TBA	Rehabilitation and Widening of Existing West Taxiway	91,855	91,855	1,653,390	1,837,100

2023

Priority	FDOT Item-Segment	Description	Local	FDOT	FAA	Total
1	TBA	Construction of Runway Shoulders	33,,313	33,313	599,625	666,251
2	TBA	Construction of Corporate hangar Access Taxiway	36,000	144,000		180,000

Table 20: FY 19 - 23 Port of Pensacola Seaport Project Priorities

2019

Project Priority	Project Description	FSTED	CITY	TBD	Estimated Cost
1	No Projects Identified				

2020

Project Priority	Project Description	FSTED	CITY	TBD	Estimated Cost
1	Berth 6 Rehabilitation - Construction Phases II & III		TBD	5,000,000	5,000,000
2	Dredging of Berths 1, 2, 3, 5, 6	500,000	TBD		500,000
3	Rail Line and Switch Replacement		TBD	500,000	500,000

FSTED = Florida Seaport Transportation Economic Development Council
TBD=To Be Determined
Please note the city share is estimated. Exact Cost to be determined.

Table 20: FY 19 - 23 Port of Pensacola Seaport Project Priorities

2021

Project Priority	Project Description	FSTED	CITY	TBD	Estimated Cost
1	Berth 6 Rehabilitation - Construction Phases II & III		TBD	5,000,000	5,000,000
2	Berthe 5 Condition Assessment	250,000	62,500		312,500
3	Rail Line and Switch Replacement		TBD	500,000	500,000

2022

Project Priority	Project Description	FSTED	CITY	TBD	Estimated Cost
1	Berth 5 Rehabilitation - Design Phase		TBD	TBD	TBD

2023

Project Priority	Project Description	FSTED	CITY	TBD	Estimated Cost
1	Berthe 5 Rehabilitation – Construction Phase		TBD	TBD	TBD

FSTED = Florida Seaport Transportation Economic Development Council

TBD=To Be Determined

Please note the city share is estimated. Exact Cost to be determined

**Table 21: FY 19 - 23 Bridge Replacement Project Priorities
Not Subject to Priority Ranking**

Project Name	From	To	Phases in Green are Cost Feasible with State/Federal Funds in the 2040 LRTP - Red phases are NOT Cost Feasible with State/Federal Funds	Improvement
US98 (SR 30) Phillip D. Beall Sr. Bridge (ESC/SRC)	Pensacola	Gulf Breeze	PD&E Study – Complete	Replacement of existing bridge with a 6 lane facility
			Design – Underway	
			ROW – Complete	
			Construction – Underway	

Table 22: FY 19 - 23 Congestion Mitigation and Air Quality (CMAQ) Project Priorities

FDOT Item-Segment	FY 19-23 Priority Ranking	Description	Estimated Costs
NA	1	Northwest Florida Clean Cities Coalition Support staffing of the coalition by the TPO, development of a 5 year Implementation Plan and application for designation as a Clean Cities Coalition by the U.S. Dept. of Energy.	\$50,000
NA	2	TPO Alternatives Fuel Initiative This initiative provides for the conversion of fleets within the TPO region to alternative fuels (CNG, biofuel, electric, etc.) as well as the provision of fuel delivery infrastructure.	\$200,000
NA	3	TPO Commuter Services Program Funds support administration of the Program by the TPO, software maintenance, outreach and other promotional efforts.	\$75,000

Appendix A – Regional Intelligent Transportation System (ITS) Plan Projects

DRAFT



ESCAMBIA/SANTA ROSA COUNTY REGIONAL ATMS MASTERPLAN QUANTITIES - Per Network Ring

PREPARED BY ATKINS
November 23, 2015
Version 3.0



ESCAMBIA/SANTA ROSA COUNTY REGIONAL ATMS MASTERPLAN QUANTITIES - Per Network Ring

PREPARED BY ATKINS

November 23, 2015
Version 3.0

TMC Modifications
Escambia

Description :	Unit:	Quantity:	Note:	Unit Price:	Total:
Video Monitor Wall	EA	1		\$ 50,000.00	\$ 50,000.00
Workstations and Printers	EA	1		\$ 4,000.00	\$ 4,000.00
Network Wiring/Equipment	LS	1		\$ 26,000.00	\$ 26,000.00
Electrical/Lighting Modifications	LS	1		\$ 15,000.00	\$ 15,000.00
Arch/Mechanical Modifications	LS	1		\$ 30,000.00	\$ 30,000.00
Workstation Consoles	LS	1		\$ 4,000.00	\$ 4,000.00
Software Licenses	LS	1		\$ 20,000.00	\$ 20,000.00
Building Permits	LS	1		\$ 5,000.00	\$ 5,000.00
Servers and Central Management Software	LS	1		\$ -	\$ -
					154,000.00

Pensacola

Description :	Unit:	Quantity:	Note:	Unit Price:	Total:
Video Monitor Wall	EA	1		\$ 50,000.00	\$ 50,000.00
Workstations and Printers	EA	1		\$ 4,000.00	\$ 4,000.00
Network Wiring/Equipment	LS	1		\$ 26,000.00	\$ 26,000.00
Electrical/Lighting Modifications	LS	1		\$ 20,000.00	\$ 20,000.00
Arch/Mechanical Modifications	LS	1		\$ 45,000.00	\$ 45,000.00
Workstation Consoles	LS	1		\$ 4,000.00	\$ 4,000.00
Software Licenses	LS	1		\$ 20,000.00	\$ 20,000.00
Building Permits	LS	1		\$ 5,000.00	\$ 5,000.00
Servers and Central Management Software	LS	1		\$ -	\$ -
					174,000.00

101-1	TMC SubTotal	LS	1	\$		\$ 328,000.00
999-25	Mobilization	LS	1	\$ 32,800.00	\$	32,800.00
	Contingency Amount - Initial	LS	1	\$ 36,080.00	\$	36,080.00
	TMC Modifications Total				\$	396,880.00



ESCAMBIA/SANTA ROSA COUNTY REGIONAL ATMS MASTERPLAN QUANTITIES - Per Network Ring

PREPARED BY ATKINS

November 23, 2015
Version 3.0

Ring No. 1/2

Intersections:

- 1 SR-30/SR-196/Bayfront Pkwy at 17th Ave
- 2 SR-30/Chase St at SR-196/Bayfront Pkwy
- 3 SR-30/Chase St at US-98/9th Ave
- 4 Chase St at Tarragona St
- 5 Chase St at Palafox St
- 6 Chase St at Baylen St
- 7 Gregory St at Tarragona St
- 8 Gregory St at Palafox St
- 9 Gregory St at 9th Ave
- 10 Gregory St at Alcania St
- 11 Wright St at Palafox St
- 12 US-29/SR-95/Palafox St at Blount St

- 13 US-29/SR-95/Palafox St at Blount St
- 14 US-29/SR-95/Palafox St at Jordan St
- 15 US-29/SR-95/Palafox St at Maxwell St
- 16 US-29/SR-95/Palafox St at Cross St/Leonard St
- 17 SR-291/DR MLK JR Dr at Blount St
- 18 Blount St at Davis Hwy
- 19 Blount St at SR-289/9th Ave
- 20 Jordan St at SR-289/9th Ave
- 21 SR-291/DR MLK JR Dr at Maxwell St
- 22 SR-291/DR MLK JR Dr at SR-752/Texas Dr
- 23 SR-752/Texas Dr at Davis Hwy
- 24 SR-752/Texas Dr at SR-289/9th Ave

- 25 SR-752/Texas Dr at 12th Ave

Existing Under Phase 1 (not replaced):

- 1 US-29/SR-95/Palafox St at SR-752/Texas Dr (**MH)

Pay Item Number:	Description:	Unit:	Quantity:	Note:	Unit Price:	Total:
630-2-11	Conduit, F&I, Open Trench	LF	8686		\$ 5.33	\$ 46,294.60
630-2-12	Conduit, F&I, Directional Bore	LF	17371		\$ 11.60	\$ 201,507.47
630-2-15	Conduit, F&I, Bridge Mount	LF	2916		\$ 16.51	\$ 48,143.16
633-1-114	Fiber Optic Cable, F&I, Overhead, 144 Fibers	LF	3801		\$ 3.15	\$ 11,973.15
633-1-124	Fiber Optic Cable, F&I, Underground, 144 Fibers	LF	31707		\$ 2.81	\$ 89,096.67
633-2-31	Fiber Optic Connection, Install, Splice	EA	244		\$ 48.53	\$ 12,085.32
633-3-11	Fiber Optic Connection Hardware, F&I, Splice Enclosure	EA	25		\$ 916.75	\$ 22,918.75
633-3-12	Fiber Optic Connection Hardware, F&I, Splice Tray	EA	37		\$ 99.05	\$ 3,664.85
633-3-15	Fiber Optic Connection Hardware, F&I, Preterminated Patch Panel	EA	25		\$ 238.82	\$ 5,970.50
635-2-12	Pull & Splice Box, F&I, 24"x36" Cover Size	EA	13		\$ 858.43	\$ 11,159.59
635-2-13	Pull & Splice Box, F&I, 30" x 60" Rectangular or 36" Round Cover Size	EA	25		\$ 1,478.04	\$ 36,951.00
635-3-12	Junction Box, F&I, Mounted	EA	4		\$ 842.56	\$ 3,370.24
639-1-122	Electrical Power Service, F&I, Underground	EA	25		\$ 1,210.61	\$ 30,265.25
639-3-11	Electrical Service Disconnect, F&I, Pole Mount	EA	25		\$ 896.74	\$ 22,418.50
641-2-12	Prestressed Concrete Pole, F&I, Type P-I Service Pole	EA	25		\$ 737.36	\$ 18,434.00
670-5-112	Traffic Controller Assembly, F&I, NEMA, 2 Preemption Plan	AS	25		\$ 22,500.00	\$ 562,500.00
682-1-11	ITS CCTV Camera, F&I, Dome Enclosure - Pressurized	EA	13		\$ 9,450.00	\$ 122,850.00
684-1-1	Managed Field Ethernet Switch, F&I	EA	25		\$ 2,360.68	\$ 59,017.00
101-1	Mobilization	LS	\$ 65,431.00			
102-1	Maintenance of Traffic	LS	\$ 65,431.00			
677-1-11	Equipment Shelter - Master Hub	EA	\$ 25,000.00			
999-25	Contingency Amount Initial		\$ 146,448.21			
Ring Total:					\$	1,610,930.26



ESCAMBIA/SANTA ROSA COUNTY REGIONAL ATMS MASTERPLAN QUANTITIES - Per Network Ring

PREPARED BY ATKINS

November 23, 2015
Version 3.0

Ring No. 3/4

Intersections:

- | | | | |
|---|--|---|---|
| 1 US-90/SR-10A/Cerbantes St at Perry Ave | 13 US-90/SR-10A/Cerbantes St at CR-443/E St | 25 SR-292/Pace Blvd at St Mary Ave | 37 Business US-98/SR-30/Garden St at SR-292/Barrancas Ave |
| 2 US-90/SR-10A/Cerbantes St at 17th St | 14 US-90/SR-10A/Cerbantes St at SR-292/Pace Blvd | 26 CR-453/W St at Jackson St | 38 Business US-98/SR-30/Garden St at A St |
| 3 US-90/SR-10A/Cerbantes St at 12th St | 15 US-90/SR-10A/Cerbantes St at T St | 27 CR-453/W St at Moreno St | 39 Business US-98/SR-30/Garden St at Spring St |
| 4 US-90/SR-10A/Cerbantes St at SR-289/9th Ave | 16 US-90/SR-10A/Cerbantes St at CR-453/W St | 28 CR-453/W St at Avery St | 40 Business US-98/SR-30/Garden St at Baylen St |
| 5 US-90/SR-10A/Cerbantes St at Davis Hwy | 17 US-90/SR-10A/Cerbantes St at Shoemaker St | 29 CR-453/W St at Scott St | 41 Business US-98/SR-30/Garden St at Palafax St |
| 6 US-90/SR-10A/Cerbantes St at Dr. MLK Jr Dr | 18 US-90/SR-10A/Cerbantes St at Green St | 30 CR-295/Old Corry Field Rd at SR-294/Chiefs Way | 42 Business US-98/SR-30/Garden St at Jefferson St |
| 7 US-90/SR-10A/Cerbantes St at Hayne St | 19 CR-443/E St at Avery St | 31 Palafax St at Main St (MH**) | 43 Business US-98/SR-30/Garden St at Taragona St |
| 8 US-90/SR-10A/Cerbantes St at US-29/SR-95/Palafax St | 20 CR-443/E St at Jordan St | 32 Business US-98/SR-30/Navy Blvd at CR-295A/Old Corry Field Rd | 44 SR-295/SR-727/SR-752/Texas Dr at CR-443/E St |
| 9 US-90/SR-10A/Cerbantes St at I-110 (SB) | 21 CR-443/E St at Leonard St | 33 Business US-98/SR-30/Navy Blvd at SR-294/Chiefs Way | |
| 10 US-90/SR-10A/Cerbantes St at Baylen St | 22 CR-443/E St at Moreno St | 34 Business US-98/SR-30/Navy Blvd at CR-453/W St | |
| 11 US-90/SR-10A/Cerbantes St at Spring St | 23 SR-292/Pace Blvd at Jackson St | 35 Business US-98/SR-30/Navy Blvd at SR-292/Pace Blvd | |
| 12 US-90/SR-10A/Cerbantes St at A St | 24 SR-292/Pace Blvd at Jordan St | 36 Business US-98/SR-30/Garden St at E St | |

Pay Item Number:	Description:	Unit:	Quantity:	Note:	Unit Price:	Total:
630-2-11	Conduit, F&I, Open Trench	LF	20894		\$ 5.33	\$ 111,363.24
630-2-12	Conduit, F&I, Directional Bore	LF	41787		\$ 11.60	\$ 484,733.07
630-2-15	Conduit, F&I, Bridge Mount	LF	6861		\$ 16.51	\$ 113,275.11
633-1-114	Fiber Optic Cable, F&I, Overhead, 144 Fibers	LF	17263		\$ 3.15	\$ 54,378.45
633-1-124	Fiber Optic Cable, F&I, Underground, 144 Fibers	LF	72681		\$ 2.81	\$ 204,233.61
633-2-31	Fiber Optic Connection, Install, Splice	EA	320		\$ 49.53	\$ 15,949.60
633-3-11	Fiber Optic Connection Hardware, F&I, Splice Enclosure	EA	44		\$ 916.75	\$ 40,337.00
633-3-12	Fiber Optic Connection Hardware, F&I, Splice Tray	EA	56		\$ 99.05	\$ 5,546.80
633-3-15	Fiber Optic Connection Hardware, F&I, Preterminated Patch Panel	EA	44		\$ 238.82	\$ 10,508.08
635-2-12	Pull & Splice Box, F&I, 24"x36" Cover Size	EA	24		\$ 858.43	\$ 20,602.32
635-2-13	Pull & Splice Box, F&I, 30" X 60" Rectangular or 36" Round Cover Size	EA	44		\$ 1,478.04	\$ 65,033.76
635-3-12	Junction Box, F&I, Mounted	EA	10		\$ 842.56	\$ 8,425.60
639-1-122	Electrical Power Service, F&I, Underground	EA	44		\$ 1,210.61	\$ 53,266.84
639-3-11	Electrical Service Disconnect, F&I, Pole Mount	EA	44		\$ 896.74	\$ 39,456.56
641-2-12	Prestressed Concrete Pole, F&I, Type P-11 Service Pole	EA	44		\$ 737.36	\$ 32,443.84
670-5-112	Traffic Controller Assembly, F&I, NEMA, 2 Preemption Plan	AS	44		\$ 22,500.00	\$ 990,000.00
682-1-11	ITS CCTV Camera, F&I, Dome Enclosure - Pressurized	EA	22		\$ 9,450.00	\$ 207,900.00
684-1-1	Managed Field Ethernet Switch, F&I	EA	44		\$ 2,360.68	\$ 103,869.92
101-1	Mobilization	LS	\$ 128,061.19			
102-1	Maintenance of Traffic	LS	\$ 128,061.19			
677-1-11	Equipment Shelter - Master Hub	EA	\$ 25,000.00			
999-25	Initial Contingency Amount		\$ 284,234.62			
Ring Total:					\$	3,126,580.80



ESCAMBIA/SANTA ROSA COUNTY REGIONAL ATMS MASTERPLAN QUANTITIES - Per Network Ring

PREPARED BY ATKINS

November 23, 2015
Version 3.0

Ring No. 5/6

Intersections:

- 1 Government St at Baylen St
- 2 Main St at Spring St
- 3 Government St at Spring St
- 4 Main St at E St
- 5 SR-292/Barrancas Ave at Main St
- 6 SR-292/Barrancas Ave at Pace Blvd
- 7 SR-292/Barrancas Ave at Live Oak Ave/Old Corry Field Rd
- 8 SR-292/Barrancas Ave at 2nd St
- 9 SR-292/Barrancas Ave at SR-295/Navy Blvd
- 10 SR-295/Navy Blvd at Sunset Ave
- 11 SR-295/Navy Blvd at Winthrop Ave
- 12 SR-295/Navy Blvd at Walmart Super Center Entrance

- 13 SR-295/Navy Blvd at US-98
- 14 SR-295/Navy Blvd/New Warrington Rd at DeWitt Dr
- 15 SR-295/New Warrington Rd at SR-294/Chief Way
- 16 SR-295/New Warrington Rd at SR-298/Jackson St
- 17 CR-298A/Jackson St at CR-295A/Old Corry Field Rd
- 18 SR-298/Lillian Hwy at SR-173/Blue Angel Pkwy
- 19 SR-298/Lillian Hwy at SR-727/Fairfield Dr
- 20 SR-298/Lillian Hwy at 69th Ave
- 21 SR-298/Lillian Hwy at 65th Ave
- 22 SR-298/Lillian Hwy at 57th Ave
- 23 SR-727/Fairfield Dr at Crow Rd/Jackson St
- 24 SR-727/Fairfield Dr at Patricia Dr

- 25 SR-727/Fairfield Dr at 61st Ave
- 26 US-90/SR-10A/Mobile Hwy at CR-341/Marlane Dr
- 27 US-90/SR-10A/Mobile Hwy at Massachusetts Ave
- 28 US-90/SR-10A/Mobile Hwy at Edison Dr
- 29 US-90/SR-10A/Mobile Hwy at Cherokee Trl
- 30 US-90/SR-10A/Mobile Hwy at SR-295/New Warrington Rd
- 31 US-90/SR-10A/Mobile Hwy at SR-727/Fairfield Dr
- 32 SR-298/Lillian Hwy at SR-295/New Warrington Rd
- 33 SR-727/Fairfield Dr at South Dakota St
- 34 SR-727/Fairfield Dr/SR-295/New Warrington Rd at Ruby Ave
- 35 SR-295/Fairfield Dr at Hollywood Ave
- 36 SR-295/Fairfield Dr at CR-453/W St

- 37 SR-295/Fairfield Dr at SR-292/Pace Blvd
- 38 SR-292/Pace Blvd at Herman St
- 39 SR-295/Fairfield Dr at L St
- 40 SR-292/Barrancas Ave at Government St
- 41 Main St at A St

Existing Under Phase I (not replaced):

- 1 SR-295/Fairfield Dr at Texar St

Wireless Intersections:

- 1 CR-173/Blue Angel Parkway at Muldoon Rd
- 2 Jackson St at 57th Ave
- 3 Jackson St at 65th Ave

Pay Item Number:	Description:	Unit:	Quantity:	Note:	Unit Price:	Total:
630-2-11	Conduit, F&I, Open Trench	LF	20538		\$ 5.33	\$ 109,469.32
630-2-12	Conduit, F&I, Directional Bore	LF	41077		\$ 11.60	\$ 476,489.33
630-2-15	Conduit, F&I, Bridge Mount	LF	6849		\$ 16.51	\$ 113,076.99
633-1-114	Fiber Optic Cable, F&I, Overhead, 144 Fibers	LF	35456		\$ 3.15	\$ 111,686.40
633-1-124	Fiber Optic Cable, F&I, Underground, 144 Fibers	LF	78425		\$ 2.81	\$ 220,374.25
633-2-31	Fiber Optic Connection, Install, Splice	EA	300		\$ 49.53	\$ 14,859.00
633-3-11	Fiber Optic Connection Hardware, F&I, Splice Enclosure	EA	39		\$ 916.75	\$ 35,753.25
633-3-12	Fiber Optic Connection Hardware, F&I, Splice Tray	EA	51		\$ 99.05	\$ 5,051.55
633-3-15	Fiber Optic Connection Hardware, F&I, Preterminated Patch Panel	EA	39		\$ 238.82	\$ 9,313.98
635-2-12	Pull & Splice Box, F&I, 24" X 36" Cover Size	EA	31		\$ 858.43	\$ 26,611.33
635-2-13	Pull & Splice Box, F&I, 30" X 60" Rectangular or 36" Round Cover Size	EA	39		\$ 1,478.04	\$ 57,643.56
635-3-12	Junction Box, F&I, Mounted	EA	3		\$ 842.56	\$ 2,527.68
639-1-122	Electrical Power Service, F&I, Underground	EA	39		\$ 1,210.61	\$ 47,213.79
639-3-11	Electrical Service Disconnect, F&I, Pole Mount	EA	39		\$ 896.74	\$ 34,972.86
641-2-12	Prestressed Concrete Pole, F&I, Type P-II Service Pole	EA	39		\$ 737.36	\$ 28,757.04
670-5-112	Traffic Controller Assembly, F&I, NEMA, 2 Preemption Plan	AS	44		\$ 22,500.00	\$ 990,000.00
676-2-121	ITS Cabinet, F&I, pole mount, 336, 24" W X 36" H X 20" D, w/ sunshields	EA	1		\$ 4,500.00	\$ 4,500.00
682-1-11	ITS CCTV Camera, F&I, Dome Enclosure - Pressurized	EA	22		\$ 9,450.00	\$ 207,900.00
684-1-1	Managed Field Ethernet Switch, F&I	EA	45		\$ 2,360.68	\$ 106,230.60
684-6-1	Wireless Communication Device, F&I, Ethernet Access Point	EA	4		\$ 5,000.00	\$ 20,000.00
101-1	Mobilization	LS	\$ 131,121.55			
102-1	Maintenance of Traffic	LS	\$ 131,121.55			
677-1-11	Equipment Shelter - Master Hub	EA	\$ 25,000.00			
999-25	Contingency Amount Initial		\$ 290,967.40			
Ring Total:					\$	3,200,641.43



ESCAMBIA/SANTA ROSA COUNTY REGIONAL ATMS MASTERPLAN QUANTITIES - Per Network Ring

PREPARED BY ATKINS

November 23, 2015
Version 3.0

Ring No. 7/8

Intersections:

- 1 Fairfield Dr at 12th Ave
- 2 12th Ave at Summit Blvd
- 3 12th Ave at SR-750/Airport Blvd
- 4 12th Ave at College Blvd
- 5 Tipton Ave at Langley Ave
- 6 Langley Ave at SR-289/9th Ave
- 7 Langley Ave at Spanish Trail Rd
- 8 US-90/SR-10A/Scenic Hwy at Langley Ave
- 9 US-90/SR-10A/Scenic Hwy at SR-742/Creighton Rd
- 10 US-90/SR-10A/Scenic Hwy at I-10 EB
- 11 US-90/SR-10A/Scenic Hwy at I-10 WB
- 12 US-90/SR-10A/Scenic Hwy at Lora Point Rd/GE Plant

- 13 US-90/SR-10A/Scenic Hwy at SR-290/Olive Rd
- 14 SR-290/Olive Rd at SR-289/9th Ave
- 15 SR-289/9th Ave at Cordova Mall Entrance
- 16 SR-289/9th Ave at SR-750/Airport Blvd
- 17 SR-289/9th Ave at College Blvd
- 18 SR-289/9th Ave at Underwood Blvd
- 19 SR-289/9th Ave at Tipton Ave
- 20 SR-289/9th Ave at SR-742/Creighton Rd
- 21 SR-289/9th Ave at Keating Rd/Duennle St
- 22 SR-289/9th Ave at Beau Terra Ln
- 23 SR-742/Creighton Rd at Tipton Ave
- 24 SR-742/Creighton Rd at Walmart Super Center Entrance

- 25 SR-742/Creighton Rd at Keating Rd
- 26 SR-742/Creighton Rd at Spanish Trail Rd
- 27 SR-750/Airport Blvd at Cobble View Dr
- 28 SR-750/Airport Blvd at Lowe's Entrance
- 29 SR-750/Airport Blvd at College Phwy
- 30 SR-750/Airport Blvd at Cordova Commons Entrance
- 31 SR-296/Bayou Blvd at Sacred Heart Hospital Entrance

Wireless Intersections:

- 1 Summit Blvd at Spanish Trl
- 2 US-90/SR-10A/Scenic Hwy at Summit Blvd

Existing Under Phase 1 (not replaced):

- 1 US-29/SR-95/Pokafsa St at SR-295/Fairfield
- 2 SR-295/Fairfield Dr at I-110
- 3 SR-295/Fairfield Dr at SR-291/Davis Hwy
- 4 SR-291/Davis Hwy at I-110
- 5 SR-295/Fairfield Dr at SR-289/9th Ave
- 6 SR-296/Brent Ln at Pensacola Christian College
- 7 SR-296/Brent Ln at Rawson Ln
- 8 SR-296/Brent Ln at I-110 SB
- 9 SR-296/Brent Ln at I-110 NB
- 10 SR-296/Brent Ln at SR-291/Davis Hwy
- 11 SR-289/9th Ave at SR-296/Bayou Blvd
- 12 SR-296/Bayou Blvd at Mall Entrance Rd
- 13 SR-296/Bayou Blvd at 12th Ave

Pay Item Number:	Description:	Unit:	Quantity:	Note:	Unit Price:	Total:
630-2-11	Conduit, F&I, Open Trench	LF	25217		\$ 5.33	\$ 134,407.68
630-2-12	Conduit, F&I, Directional Bore	LF	37826		\$ 11.60	\$ 438,779.28
630-2-15	Conduit, F&I, Bridge Mount	LF	1800		\$ 16.51	\$ 29,718.00
633-1-114	Fiber Optic Cable, F&I, Overhead, 144 Fibers	LF	5637		\$ 3.15	\$ 17,756.55
633-1-124	Fiber Optic Cable, F&I, Underground, 144 Fibers	LF	70293		\$ 2.81	\$ 197,523.33
633-2-31	Fiber Optic Connection, Install, Splice	EA	272		\$ 48.53	\$ 13,472.16
633-3-11	Fiber Optic Connection Hardware, F&I, Splice Enclosure	EA	31		\$ 916.75	\$ 28,419.25
633-3-12	Fiber Optic Connection Hardware, F&I, Splice Tray	EA	44		\$ 99.05	\$ 4,358.20
633-3-15	Fiber Optic Connection Hardware, F&I, Preterminated Patch Panel	EA	31		\$ 238.82	\$ 7,403.42
635-2-12	Pull & Splice Box, F&I, 24"X36" Cover Size	EA	21		\$ 858.43	\$ 18,027.03
635-2-13	Pull & Splice Box, F&I, 30" X 60" Rectangular or 36" Round Cover Size	EA	31		\$ 1,478.04	\$ 45,819.24
635-3-12	Junction Box, F&I, Mounted	EA	4		\$ 842.56	\$ 3,370.24
639-1-122	Electrical Power Service, F&I, Underground	EA	31		\$ 1,210.61	\$ 37,528.91
639-3-11	Electrical Service Disconnect, F&I, Pole Mount	EA	31		\$ 896.74	\$ 27,798.94
641-2-12	Prestressed Concrete Pole, F&I, Type P-I Service Pole	EA	31		\$ 737.36	\$ 22,858.16
670-5-112	Traffic Controller Assembly, F&I, NEMA, 2 Preemption Plan	AS	33		\$ 22,500.00	\$ 742,500.00
676-2-121	ITS Cabinet, F&I, pole mount, 336, 24" W X 36" H X 20" D, w/ sunshields	EA	2		\$ 4,500.00	\$ 9,000.00
682-1-11	ITS CCTV Camera, F&I, Dome Enclosure - Pressurized	EA	16		\$ 9,450.00	\$ 151,200.00
684-1-1	Managed Field Ethernet Switch, F&I	EA	33		\$ 2,360.68	\$ 77,902.44
684-6-1	Wireless Communication Device, F&I, Ethernet Access Point	EA	4		\$ 5,000.00	\$ 20,000.00
101-1	Mobilization	LS	\$ 101,392.14			
102-1	Maintenance of Traffic	LS	\$ 101,392.14			
999-25	Contingency Amount Initial		\$ 223,062.71			
Ring Total:					\$	2,453,689.82



ESCAMBIA/SANTA ROSA COUNTY REGIONAL ATMS MASTERPLAN QUANTITIES - Per Network Ring

PREPARED BY ATKINS

November 23, 2015
Version 3.0

Ring No. 9/10

Intersections:

- 1 US-29/SR-95/Pensacola Blvd at SR-750/Airport Blvd
- 2 US-29/SR-95/Pensacola Blvd at Industrial Blvd
- 3 US-29/SR-95/Pensacola Blvd at Marcus Pointe/Stumpfield Rd
- 4 US-29/SR-95/Pensacola Blvd at CR-453/W St
- 5 US-29/SR-95/Pensacola Blvd at Pineview Rd
- 6 US-29/SR-95/Pensacola Blvd at Burgess Rd
- 7 US-29/SR-95/Pensacola Blvd at Diamond Dairy Rd
- 8 Massachusetts Ave at CR-453/W St
- 9 CR-453/W St at SR-296/Beverly Pkwy
- 10 CR-453/W St at SR-750/Airport Blvd
- 11 CR-453/W St at Marcus Pointe Blvd
- 12 SR-296/Beverly Pkwy at Clifton Ave

- 13 SR-296/Michigan Ave at Gulf Manor Rd
- 14 SR-296/Michigan Ave at Chicago Ave
- 15 SR-296/Michigan Ave/Saulley Field Rd at US-90/SR-10A/Mobile Hwy
- 16 Saulley Field Rd at Muldoon Rd
- 17 Saulley Field Rd at CR-173/Blue Angel Pkwy
- 18 US-90/SR-10A/Mobile Hwy at Bellview Ave
- 19 US-90/SR-10A/Mobile Hwy at CR-173/Blue Angel Pkwy
- 20 Marcus Pointe Blvd at Enterprise Dr
- 21 CR-297/Pine Forest Rd at CR-173/Blue Angel Pkwy
- 22 Longleaf Dr at Community Dr
- 23 CR-297/Pine Forest Rd at Fire Department
- 24 CR-297/Pine Forest Rd at Wild Lake Blvd

- 25 CR-297/Pine Forest Rd at I-10 EB
- 26 CR-297/Pine Forest Rd at I-10 WB
- 27 CR-297/Pine Forest Rd at Nine Mile Rd

Existing Under Phase I (not replaced):

- 1 US-29/SR-95/Palofox St at SR-292/Pace Blvd/Massachusetts Ave
- 2 US-29/SR-95/Palofox St at SR-296/Brent Ln

Included within Ongoing Projects (not replaced):

- 1 US-29/SR-95/Pensacola Blvd at Broad St
- 2 US-29/SR-95/Pensacola Blvd at Detroit Blvd
- 3 US-29/SR-95/Pensacola Blvd at Hood Dr
- 4 US-29/SR-95/Pensacola Blvd at US-90A/SR-10/9 Mile Rd EB
- 5 US-29/SR-95/Pensacola Blvd at US-90A/SR-10/9 Mile Rd WB (MHT*)
- 6 US-29/SR-10A/Mobile Hwy at CR-297/Pine Forest Rd
- 7 CR-297/Pine Forest Rd at CR-297A
- 8 Nine Mile Rd at Fowler Ave
- 9 US-90A/Nine Mile Rd at Beulah Rd
- 10 US-90A/Nine Mile Rd at Heritage Oaks Blvd
- 11 US-90A/Nine Mile Rd at I-10 WB

Pay Item Number:	Description:	Unit:	Quantity:	Note:	Unit Price:	Total:
630-2-11	Conduit, F&I, Open Trench	LF	25605		\$ 5.33	\$ 136,471.99
630-2-12	Conduit, F&I, Directional Bore	LF	25605		\$ 11.60	\$ 297,018.00
633-1-114	Fiber Optic Cable, F&I, Overhead, 144 Fibers	LF	18376		\$ 3.15	\$ 57,884.40
633-1-124	Fiber Optic Cable, F&I, Underground, 144 Fibers	LF	65279.5		\$ 2.81	\$ 183,435.40
633-2-31	Fiber Optic Connection, Install, Splice	EA	396		\$ 49.53	\$ 19,613.88
633-3-11	Fiber Optic Connection Hardware, F&I, Splice Enclosure	EA	27		\$ 916.75	\$ 24,752.25
633-3-12	Fiber Optic Connection Hardware, F&I, Splice Tray	EA	51		\$ 99.05	\$ 5,051.55
633-3-15	Fiber Optic Connection Hardware, F&I, Preterminated Patch Panel	EA	28		\$ 238.82	\$ 6,686.96
635-2-12	Pull & Splice Box, F&I, 24"x36" Cover Size	EA	38		\$ 858.43	\$ 32,620.34
635-2-13	Pull & Splice Box, F&I, 30" x 60" Rectangular or 36" Round Cover Size	EA	27		\$ 1,478.04	\$ 39,907.08
639-1-122	Electrical Power Service, F&I, Underground	EA	27		\$ 1,210.61	\$ 32,686.47
639-3-11	Electrical Service Disconnect, F&I, Pole Mount	EA	27		\$ 896.74	\$ 24,211.98
641-2-12	Prestressed Concrete Pole, F&I, Type P-II Service Pole	EA	27		\$ 737.36	\$ 19,908.72
670-5-112	Traffic Controller Assembly, F&I, NEMA, 2 Preemption Plan	AS	27		\$ 22,500.00	\$ 607,500.00
682-1-11	ITS CCTV Camera, F&I, Dome Enclosure - Pressurized	EA	14		\$ 9,450.00	\$ 132,300.00
684-1-1	Managed Field Ethernet Switch, F&I	EA	27		\$ 2,360.68	\$ 63,738.36
101-1	Mobilization	LS	\$ 84,189.37			
102-1	Maintenance of Traffic	LS	\$ 84,189.37			
677-1-11	Equipment Shelter - Master Hub (x2)	EA	\$ 50,000.00			
999-25	Contingency Amount Initial		\$ 190,216.61			
Ring Total:					\$	2,092,382.72



ESCAMBIA/SANTA ROSA COUNTY REGIONAL ATMS MASTERPLAN QUANTITIES - Per Network Ring

PREPARED BY ATKINS

November 23, 2015
Version 3.0

Ring No. 11/12

Intersections:

- 1 SR-291/Davis Hwy at Langley Ave
- 2 SR-291/Davis Hwy at Burgess Rd
- 3 SR-291/Davis Hwy at SR-742/Creighton Rd
- 4 SR-291/Davis Hwy at Bloodworth Ln
- 5 SR-291/Davis Hwy at I-10 EB
- 6 SR-291/Davis Hwy at I-10 WB
- 7 SR-291/Davis Hwy at Northcross Ln
- 8 SR-291/Davis Hwy at SR-290/Olive Rd
- 9 SR-291/Davis Hwy at University Pkwy
- 10 SR-291/Davis Hwy at Klinger St
- 11 SR-291/Davis Hwy at Johnson Ave
- 12 SR-291/Davis Hwy at Copter Ave

- 13 SR-750/Airport Blvd at Hancock Ln
- 14 SR-750/Airport Blvd at I-110 SB
- 15 SR-750/Airport Blvd at I-110 NB
- 16 SR-742/Creighton Rd at Hillburn Rd
- 17 SR-742/Creighton Rd at Plantation Rd
- 18 SR-290/Olive Rd at Cody Ln
- 19 SR-290/Olive Rd at Whitmire Rd
- 20 CR-95A/Palafox St at SR-750/Airport Blvd
- 21 CR-95A/Palafox St at Hancock Ln
- 22 CR-95A/Palafox St at SR-742/Burgess Rd
- 23 CR-95A/Palafox St at SR-290/Olive Rd
- 24 CR-95A/Palafox St at Johnson Ave

- 25 CR-95A/Palafox St at Easley St
- 26 CR-95A/Palafox St at Hood Dr
- 27 US-90A/SR-10/9 Mile Rd at CR-95A/Palafox St
- 28 US-90A/SR-10/9 Mile Rd at Hulsberry Rd
- 29 US-90A/SR-10/9 Mile Rd at CR-292/Chenstrand Rd
- 30 US-90A/SR-10/9 Mile Rd at Humming Bird Blvd
- 31 US-90A/SR-10/9 Mile Rd at Gully Ln
- 32 US-90A/SR-10/9 Mile Rd at Plainfield Ave
- 33 US-90A/SR-10/9 Mile Rd at University Pkwy
- 34 US-90/SR-10/9 Mile Rd at CR-498/Copter Rd
- 35 US-90A/SR-10/N Davis Hwy at Campus Dr/Rockwood Rd
- 36 US-90A/SR-10/N Davis Hwy at US-90/SR-10A/Scenic Hwy

- 37 University Pkwy at Johnson Ave
- 38 University Pkwy at University Town Center
- 39 University Pkwy at Hillview St
- 40 University Pkwy at Campus Dr
- 41 Campus Dr at Campus Ln (1)
- 42 Campus Dr at Campus Ln (2)
- 43 SR-291/Davis Hwy at SR-750/Airport Blvd
- 44 US-90A/Nine Mile Rd at Jernigan Rd/Sunnehanna Blvd

Pay Item Number:	Description:	Unit:	Quantity:	Note:	Unit Price:	Total:
630-2-11	Conduit, F&I, Open Trench	LF	30166		\$ 5.33	\$ 160,784.78
630-2-12	Conduit, F&I, Directional Bore	LF	30166		\$ 11.60	\$ 349,925.60
630-2-15	Conduit, F&I, Bridge Mount	LF	2358		\$ 16.51	\$ 38,930.58
633-1-114	Fiber Optic Cable, F&I, Overhead, 144 Fibers	LF	4890		\$ 3.15	\$ 15,403.50
633-1-124	Fiber Optic Cable, F&I, Underground, 144 Fibers	LF	93075		\$ 2.81	\$ 261,540.75
633-2-31	Fiber Optic Connection, Install, Splice	EA	608		\$ 48.53	\$ 30,114.24
633-3-11	Fiber Optic Connection Hardware, F&I, Splice Enclosure	EA	44		\$ 916.75	\$ 40,337.00
633-3-12	Fiber Optic Connection Hardware, F&I, Splice Tray	EA	80		\$ 99.05	\$ 7,924.00
633-3-15	Fiber Optic Connection Hardware, F&I, Preterminated Patch Panel	EA	44		\$ 238.82	\$ 10,508.08
635-2-12	Pull & Splice Box, F&I, 24"x36" Cover Size	EA	20		\$ 858.43	\$ 17,168.60
635-2-13	Pull & Splice Box, F&I, 30" X 60" Rectangular or 36" Round Cover Size	EA	44		\$ 1,478.04	\$ 65,033.76
635-3-12	Junction Box, F&I, Mounted	EA	6		\$ 842.56	\$ 5,055.36
639-1-122	Electrical Power Service, F&I, Underground	EA	44		\$ 1,210.61	\$ 53,266.84
639-3-11	Electrical Service Disconnect, F&I, Pole Mount	EA	44		\$ 896.74	\$ 39,456.56
641-2-12	Prestressed Concrete Pole, F&I, Type P-11 Service Pole	EA	44		\$ 737.36	\$ 32,443.84
670-5-112	Traffic Controller Assembly, F&I, NEMA, 2 Preemption Plan	AS	44		\$ 22,500.00	\$ 990,000.00
682-1-11	ITS CCTV Camera, F&I, Dome Enclosure - Pressurized	EA	22		\$ 9,450.00	\$ 207,900.00
684-1-1	Managed Field Ethernet Switch, F&I	EA	44		\$ 2,360.68	\$ 103,869.92
684-6-1	Wireless Communication Device, F&I, Ethernet Access Point	EA	1		\$ 5,000.00	\$ 5,000.00
101-1	Mobilization	LS	\$ 121,733.17			
102-1	Maintenance of Traffic	LS	\$ 121,733.17			
999-25	Contingency Amount Initial		\$ 267,812.98			
Ring Total:					\$	2,945,942.73



ESCAMBIA/SANTA ROSA COUNTY REGIONAL ATMS MASTERPLAN QUANTITIES - Per Network Ring

PREPARED BY ATKINS

November 23, 2015
Version 3.0

Ring No. 13/14

Intersections:

- 1 US-98/SR-30 at SR-727/Fairfield Dr
- 2 US-98/SR-30 at 72nd Ave
- 3 US-98/SR-30 at 61st Ave
- 4 US-98/SR-30 at Naval Hospital Pensacola
- 5 US-98/SR-30 at Veterans Way
- 6 US-98/SR-30 at Navy Exchange Rd

Wireless Intersections:

- 1 CR-173/Bauer Rd at SW Escambia Co. Sports Complex
- 2 CR-297/Dogtrack Rd at CR-173/Blue Angel Parkway
- 3 CR-173/Blue Angel Parkway at SR-292A/Gulf Beach Hwy
- 4 SR-292/Sorrento Rd at CR-292A/Gulf Beach Hwy
- 5 US-98/SR-30 at SR-173/Blue Angel Pkwy
- 6 US-98/SR-30 at SR-298/Lillian Hwy/CR-297/Dog Track Rd
- 7 US-98/SR-30/Lillian Hwy at CR-173/Bauer Rd
- 8 SR-292/Gulf Beach Hwy at SR-727/Fairfield Dr
- 9 SR-292/Sorrento Rd at SR-292A/Gulf Beach Hwy
- 10 SR-292/Sorrento Rd at SR-173/Blue Angel Pkwy
- 11 SR-292/Sorrento Rd at CR-173/Bauer Rd

Pay Item Number:	Description:	Unit:	Quantity:	Note:	Unit Price:	Total:
630-2-11	Conduit, F&I, Open Trench	LF	8261		\$ 5.33	\$ 44,028.47
630-2-12	Conduit, F&I, Directional Bore	LF	8261		\$ 11.60	\$ 95,821.80
633-1-124	Fiber Optic Cable, F&I, Underground, 144 Fibers	LF	17921		\$ 2.81	\$ 50,358.01
633-2-31	Fiber Optic Connection, Install, Splice	EA	168		\$ 49.53	\$ 8,321.04
633-3-11	Fiber Optic Connection Hardware, F&I, Splice Enclosure	EA	6		\$ 916.75	\$ 5,500.50
633-3-12	Fiber Optic Connection Hardware, F&I, Splice Tray	EA	18		\$ 99.05	\$ 1,782.90
633-3-15	Fiber Optic Connection Hardware, F&I, Preterminated Patch Panel	EA	6		\$ 238.82	\$ 1,432.92
635-2-12	Pull & Splice Box, F&I, 24"X36" Cover Size	EA	4		\$ 858.43	\$ 3,433.72
635-2-13	Pull & Splice Box, F&I, 30" X 60" Rectangular or 36" Round Cover Size	EA	6		\$ 1,478.04	\$ 8,868.24
639-1-122	Electrical Power Service, F&I, Underground	EA	17		\$ 1,210.61	\$ 20,580.37
639-3-11	Electrical Service Disconnect, F&I, Pole Mount	EA	17		\$ 896.74	\$ 15,244.58
641-2-12	Prestressed Concrete Pole, F&I, Type P-II Service Pole	EA	17		\$ 737.36	\$ 12,535.12
670-5-112	Traffic Controller Assembly, F&I, NEMA, 2 Preemption Plan	AS	17		\$ 22,500.00	\$ 382,500.00
676-2-121	ITS Cabinet, F&I, pole mount, 336, 24" W X 36" H X 20" D, w/ sunshields	EA	1		\$ 4,500.00	\$ 4,500.00
682-1-111	ITS CCTV Camera, F&I, Dome Enclosure - Pressurized	EA	8		\$ 9,450.00	\$ 75,600.00
684-1-1	Managed Field Ethernet Switch, F&I	EA	18		\$ 2,360.68	\$ 42,492.24
684-6-1	Wireless Communication Device, F&I, Ethernet Access Point	EA	17		\$ 5,000.00	\$ 85,000.00
101-1	Mobilization	LS	\$ 42,900.00			
102-1	Maintenance of Traffic	LS	\$ 42,900.00			
999-25	Initial Contingency Amount	\$	94,379.99			
Ring Total:					\$	1,038,179.89



ESCAMBIA/SANTA ROSA COUNTY REGIONAL ATMS MASTERPLAN QUANTITIES - Per Network Ring

PREPARED BY ATKINS

November 23, 2015
Version 3.0

Ring No. 15/16

Intersections:

- 1 US-29/SR-95/Pensacola Blvd at 10 Mile Rd
- 2 US-29/SR-95/Pensacola Blvd at Roberts Rd
- 3 US-29/SR-95/Pensacola Blvd at CR-186/Kingsfield Rd
- 4 US-29/SR-95/Pensacola Blvd at Tate School Rd
- 5 US-29/SR-95/Pensacola Blvd at CR-749/Old Chemstrand Rd
- 6 US-29/SR-95/Pensacola Blvd at Tree St/International Paper
- 7 US-29/SR-95/Pensacola Blvd at CR-184/Muscogee Rd
- 8 US-29/SR-95/Pensacola Blvd at CR-95A/Morris Ave
- 9 Ten Mile Rd at CR-95A/Palafox St
- 10 Ten Mile Rd at Ashton Brookham Dr
- 11 Ten Mile Rd at CR-749/Chemstrand Rd
- 12 CR-186/Kingsfield Rd at CR-95A/Palafox St

- 13 US-29/SR-95/Pensacola Blvd at 9 & Half Mile Rd

Wireless Intersections:

- 1 CR-186/Kingsfield Rd at CR-749/Chemstrand Rd

Pay Item Number:	Description:	Unit:	Quantity:	Note:	Unit Price:	Total:
630-2-11	Conduit, F&I, Open Trench	LF	14380		\$ 5.33 \$	76,642.74
630-2-12	Conduit, F&I, Directional Bore	LF	14380		\$ 11.60 \$	166,802.20
633-1-124	Fiber Optic Cable, F&I, Underground, 144 Fibers	LF	31859		\$ 2.81 \$	89,523.79
633-2-31	Fiber Optic Connection, Install, Splice	EA	340		\$ 49.53 \$	16,840.20
633-3-11	Fiber Optic Connection Hardware, F&I, Splice Enclosure	EA	13		\$ 916.75 \$	11,917.75
633-3-12	Fiber Optic Connection Hardware, F&I, Splice Tray	EA	37		\$ 99.05 \$	3,664.85
633-3-15	Fiber Optic Connection Hardware, F&I, Preterminated Patch Panel	EA	13		\$ 238.82 \$	3,104.66
635-2-12	Pull & Splice Box, F&I, 24"x36" Cover Size	EA	10		\$ 858.43 \$	8,584.30
635-2-13	Pull & Splice Box, F&I, 30" X 60" Rectangular or 36" Round Cover Size	EA	13		\$ 1,478.04 \$	19,214.52
639-1-122	Electrical Power Service, F&I, Underground	EA	13		\$ 1,210.61 \$	15,737.93
639-3-11	Electrical Service Disconnect, F&I, Pole Mount	EA	13		\$ 896.74 \$	11,657.62
641-2-12	Prestressed Concrete Pole, F&I, Type P-II Service Pole	EA	13		\$ 737.36 \$	9,585.68
670-5-112	Traffic Controller Assembly, F&I, NEMA, 2 Preemption Plan	AS	14		\$ 22,500.00 \$	315,000.00
670-2-121	ITS Cabinet, F&I, pole mount, 336, 24" W X 36" H X 20" D, w/ sunshields	EA	6		\$ 4,500.00 \$	27,000.00
682-1-11	ITS CCTV Camera, F&I, Dome Enclosure - Pressurized	EA	7		\$ 9,450.00 \$	66,150.00
684-1-1	Managed Field Ethernet Switch, F&I	EA	20		\$ 2,360.68 \$	47,213.60
684-6-1	Wireless Communication Device, F&I, Ethernet Access Point	EA	3		\$ 5,000.00 \$	15,000.00
101-1	Mobilization	LS	\$ 45,181.99			
102-1	Maintenance of Traffic	LS	\$ 90,363.98			
677-1-11	Equipment Shelter - Master Hub	EA	\$ 25,000.00			
999-25	Contingency Amount Initial		\$ 106,418.58			
Ring Total:					\$	1,170,604.39



ESCAMBIA/SANTA ROSA COUNTY REGIONAL ATMS MASTERPLAN QUANTITIES - Per Network Ring

PREPARED BY ATKINS

November 23, 2015
Version 3.0

Ring No. 17/18

Intersections:

- 1 US-90/SR-10 at CR-197A/Woodbine Rd
- 2 US-90/SR-10 at CR-197/Chumucka Hwy
- 3 US-90/SR-10 at CR-197B/Spencer Field Rd
- 4 US-90/SR-10 at Spencer Field Rd
- 5 US-90/SR-10 at Watkins Rd
- 6 US-90/SR-10/Caroline St at Spears St
- 7 US-90/SR-10/Caroline St at Cardinal St
- 8 US-90/SR-10/Caroline St at CR-197A/School Ln
- 9 US-90/SR-10/Caroline St at SR-281/Avalon Blvd (**MH)
- 10 SR-281/Avalon Blvd at Carroll Rd
- 11 SR-281/Avalon Blvd at CR-191A/Mulat Rd/Commerce Rd
- 12 SR-281/Avalon Blvd at CR-281B/Cynamid Rd/Pebble Ridge Dr

Wireless Intersections:

- 1 SR-281/Avalon Blvd at I-10 EB

Pay Item Number:	Description:	Unit:	Quantity:	Note:	Unit Price:	Total:
630-2-11	Conduit, F&I, Open Trench	LF	22480		\$ 5.33	\$ 119,818.40
630-2-12	Conduit, F&I, Directional Bore	LF	22480		\$ 11.60	\$ 260,768.00
633-1-124	Fiber Optic Cable, F&I, Underground, 144 Fibers	LF	48210		\$ 2.81	\$ 135,470.10
633-2-31	Fiber Optic Connection, Install, Splice	EA	192		\$ 49.53	\$ 9,509.76
633-3-11	Fiber Optic Connection Hardware, F&I, Splice Enclosure	EA	12		\$ 916.75	\$ 11,001.00
633-3-12	Fiber Optic Connection Hardware, F&I, Splice Tray	EA	24		\$ 99.05	\$ 2,377.20
633-3-15	Fiber Optic Connection Hardware, F&I, Preterminated Patch Panel	EA	12		\$ 238.82	\$ 2,865.84
635-2-12	Pull & Splice Box, F&I, 24"X36" Cover Size	EA	17		\$ 858.43	\$ 14,593.31
635-2-13	Pull & Splice Box, F&I, 30" X 60" Rectangular or 36" Round Cover Size	EA	12		\$ 1,478.04	\$ 17,736.48
639-1-122	Electrical Power Service, F&I, Underground	EA	12		\$ 1,210.61	\$ 14,527.32
639-3-11	Electrical Service Disconnect, F&I, Pole Mount	EA	12		\$ 896.74	\$ 10,760.88
641-2-12	Prestressed Concrete Pole, F&I, Type P-II Service Pole	EA	12		\$ 737.36	\$ 8,848.32
670-5-112	Traffic Controller Assembly, F&I, NEMA, 2 Preemption Plan	AS	13		\$ 22,500.00	\$ 292,500.00
676-2-121	ITS Cabinet, F&I, pole mount, 336, 24" W X 36" H X 20" D, w/ sunshields	EA	1		\$ 4,500.00	\$ 4,500.00
682-1-111	ITS CCTV Camera, F&I, Dome Enclosure - Pressurized	EA	7		\$ 9,450.00	\$ 66,150.00
684-1-1	Managed Field Ethernet Switch, F&I	EA	14		\$ 2,360.68	\$ 33,049.52
684-6-1	Wireless Communication Device, F&I, Ethernet Access Point	EA	2		\$ 5,000.00	\$ 10,000.00
101-1	Mobilization	LS	\$ 50,723.81			
102-1	Maintenance of Traffic	LS	\$ 50,723.81			
677-1-11	Equipment Shelter - Master Hub	EA	\$ 25,000.00			
999-25	Initial Contingency Amount	\$	114,092.37			
Ring Total:					\$	1,255,016.12



ESCAMBIA/SANTA ROSA COUNTY REGIONAL ATMS MASTERPLAN QUANTITIES - Per Network Ring

PREPARED BY ATKINS

November 23, 2015
Version 3.0

Ring No. 19/20

Intersections:

- 1 US-90/SR-10/Caroline St at Kmart Entrance
- 2 US-90/SR-10/Caroline St at Parkmore Plaza Dr
- 3 US-90/SR-10/Caroline St at Glover Ln
- 4 US-90/SR-10/Caroline St at Santa Rosa County Tax Collector
- 5 US-90/SR-10/Caroline St at SR-89/Dogwood Dr
- 6 US-90/SR-10/Caroline St at SR-87/Stewart St
- 7 US-90/SR-10/Caroline St at CR-191/Canal St
- 8 US-90/SR-10/Caroline St at Elmira St
- 9 US-90/SR-10/Caroline St at Willing St
- 10 US-90/SR-10/Caroline St at SR-89/Ward Basin Rd
- 11 SR-89/Dogwood Dr at Hamilton Bridge Rd
- 12 SR-89/Dogwood Dr at CR-184A/Berryhill Rd

- 13 SR-89/Dogwood Dr at Park Ave
- 14 SR-89/Dogwood Dr at CR-191/Willard Norris Rd/Magnolia St
- 15 SR-89/Dogwood Dr at SR-87/Stewart St
- 16 CR-197/Chumuckla Hwy at CR-197B/Norris Rd
- 17 CR-197B/Norris Rd at Spencer Field Rd
- 18 SR-87/Stewart St at CR-184A/Berryhill Rd
- 19 SR-87/Stewart St at Park Ave
- 20 CR-87A/Alabama St at CR-191/Munson Hwy

Wireless Intersections:

- 1 US-90/SR-10/Caroline St at SR-87
- 2 SR-87/Stewart St at Nichols Lake Rd
- 3 CR-184A/Berryhill Rd at CR-197/Chumuckla Hwy
- 4 CR-197/Chumuckla Hwy at CR-184/Quinnette
- 5 CR-184A/Berryhill Rd at Spencer Field Rd
- 6 CR-184A/Berryhill Rd at Berryhill Elementary School
- 7 CR-184A/Berryhill Rd at Anderson Ln
- 8 CR-184A/Berryhill Rd at Northrop Rd

Pay Item Number:	Description:	Unit:	Quantity:	Note:	Unit Price:	Total:
630-2-11	Conduit, F&I, Open Trench	LF	28928		\$ 5.33	\$ 154,186.24
630-2-12	Conduit, F&I, Directional Bore	LF	28928		\$ 11.60	\$ 335,564.80
630-2-15	Conduit, F&I, Bridge Mount	LF	2628		\$ 16.51	\$ 43,388.28
633-1-124	Fiber Optic Cable, F&I, Underground, 144 Fibers	LF	63906		\$ 2.81	\$ 179,575.86
633-2-31	Fiber Optic Connection, Install, Splice	EA	392		\$ 49.53	\$ 19,415.76
633-3-11	Fiber Optic Connection Hardware, F&I, Splice Enclosure	EA	26		\$ 916.75	\$ 23,835.50
633-3-12	Fiber Optic Connection Hardware, F&I, Splice Tray	EA	50		\$ 95.05	\$ 4,752.50
633-3-15	Fiber Optic Connection Hardware, F&I, Preterminated Patch Panel	EA	26		\$ 238.82	\$ 6,209.32
635-2-12	Pull & Splice Box, F&I, 24"X36" Cover Size	EA	17		\$ 858.43	\$ 14,593.31
635-2-13	Pull & Splice Box, F&I, 30" X 60" Rectangular or 36" Round Cover Size	EA	26		\$ 1,478.04	\$ 38,429.04
635-3-12	Junction Box, F&I, Mounted	EA	4		\$ 942.56	\$ 3,770.24
639-1-122	Electrical Power Service, F&I, Underground	EA	28		\$ 1,210.61	\$ 33,897.08
639-3-11	Electrical Service Disconnect, F&I, Pole Mount	EA	28		\$ 896.74	\$ 25,108.72
641-2-12	Prestressed Concrete Pole, F&I, Type P-II Service Pole	EA	28		\$ 737.36	\$ 20,646.08
670-5-112	Traffic Controller Assembly, F&I, NEMA, 2 Preemption Plan	AS	28		\$ 22,500.00	\$ 630,000.00
676-2-121	ITS Cabinet, F&I, pole mount, 336, 24" W X 36" H X 20" D, w/ sunshields	EA	4		\$ 4,500.00	\$ 18,000.00
684-1-11	ITS CCTV Camera, F&I, Dome Enclosure - Pressurized	EA	14		\$ 9,450.00	\$ 132,300.00
684-1-1	Managed Field Ethernet Switch, F&I	EA	32		\$ 2,360.68	\$ 75,541.76
684-6-1	Wireless Communication Device, F&I, Ethernet Access Point	EA	12		\$ 5,000.00	\$ 60,000.00
101-1	Mobilization	LS	\$ 90,950.72			
102-1	Maintenance of Traffic	LS	\$ 90,950.72			
999-25	Initial Contingency Amount		\$ 200,091.59			
Ring Total:					\$	2,201,007.53



ESCAMBIA/SANTA ROSA COUNTY REGIONAL ATMS MASTERPLAN QUANTITIES - Per Network Ring

PREPARED BY ATKINS

November 23, 2015
Version 3.0

Ring No. 21/22

Intersections:

- 1 US-98/SR-30/Gulf Breeze Pkwy at Northcliff Dr
- 2 US-98/SR-30/Gulf Breeze Pkwy at Gulf Breeze Elementary
- 3 US-98/SR-30/Gulf Breeze Pkwy at Daniel St
- 4 Daniel St at Shoreline Dr
- 5 US-98/SR-30/Gulf Breeze Pkwy at Baptist Gulf Breeze Hospital
- 6 US-98/SR-30/Gulf Breeze Pkwy at Gondolier Blvd/Kelton Blvd
- 7 US-98/SR-30/Gulf Breeze Pkwy at Whisper Bay Blvd
- 8 US-98/SR-30/Gulf Breeze Pkwy at CR-191A/Oriole Beach Rd
- 9 US-98/SR-30/Gulf Breeze Pkwy at CR-399/College Pkwy
- 10 US-98/SR-30/Gulf Breeze Pkwy at Green Briar Pkwy
- 11 US-98/SR-30/Gulf Breeze Pkwy at SR-281/Garcon Point Rd
- 12 US-98/SR-30/Gulf Breeze Pkwy at Portside Dr

- 13 US-98/SR-30/Gulf Breeze Pkwy at Tiger Point Blvd
- 14 US-98/SR-30/Gulf Breeze Pkwy at CR-191C/Nantahala Beach Rd
- 15 US-98/SR-30/Gulf Breeze Pkwy at Edgewood Dr
- 16 US-98/SR-30/Navarre Pkwy at Sunrise Dr
- 17 US-98/SR-30/Navarre Pkwy at Coral St
- 18 US-98/SR-30/Navarre Pkwy at Navarre School Rd
- 19 US-98/SR-30/Navarre Pkwy at Andorra St
- 20 US-98/SR-30/Navarre Pkwy at SR-87
- 21 US-98/SR-30/Navarre Pkwy at CR-399/Navarre Beach Causeway
- 22 US-98/SR-30/Navarre Pkwy at Pullam St
- 23 US-98/SR-30/Navarre Pkwy at Winn-Dixie
- 24 US-98/SR-30/Navarre Pkwy at Panhandle Trl

- 25 US-98/SR-30/Navarre Pkwy at Wal-Mart Supercenter
- 26 US-98/SR-30/Navarre Pkwy at Whisper Pines Blvd
- 27 US-98/SR-30/Navarre Pkwy at Orion Parker Dr
- 28 SR-87/Stewart Rd at Laredo St
- 29 SR-87/Stewart Rd at High School Blvd
- 30 SR-87 at CR-399/E Bay Blvd/Turkey Bluff Rd

Wireless Intersections:

- 1 SR-399/Pensacola Beach Blvd at Via De Luna Dr/Fort Pickens Rd

Pay Item Number:	Description:	Unit:	Quantity:	Note:	Unit Price:	Total:
630-2-11	Conduit, F&I, Open Trench	LF	65608		\$ 5.33	\$ 349,687.98
630-2-12	Conduit, F&I, Directional Bore	LF	65608		\$ 11.60	\$ 761,047.00
633-1-124	Fiber Optic Cable, F&I, Underground, 144 Fibers	LF	139365		\$ 2.81	\$ 391,615.65
633-2-31	Fiber Optic Connection, Install, Splice	EA	264		\$ 49.53	\$ 13,075.92
633-3-11	Fiber Optic Connection Hardware, F&I, Splice Enclosure	EA	30		\$ 916.75	\$ 27,502.50
633-3-12	Fiber Optic Connection Hardware, F&I, Splice Tray	EA	42		\$ 99.05	\$ 4,160.10
633-3-15	Fiber Optic Connection Hardware, F&I, Preterminated Patch Panel	EA	30		\$ 238.82	\$ 7,164.60
635-2-12	Pull & Splice Box, F&I, 24"X36" Cover Size	EA	43		\$ 858.43	\$ 36,912.49
635-2-13	Pull & Splice Box, F&I, 30" X 60" Rectangular or 36" Round Cover Size	EA	30		\$ 1,478.04	\$ 44,341.20
639-1-122	Electrical Power Service, F&I, Underground	EA	31		\$ 1,210.61	\$ 37,528.91
639-3-11	Electrical Service Disconnect, F&I, Pole Mount	EA	31		\$ 896.74	\$ 27,798.94
641-2-12	Prestressed Concrete Pole, F&I, Type P-II Service Pole	EA	31		\$ 737.36	\$ 22,858.16
670-5-112	Traffic Controller Assembly, F&I, NEMA, 2 Preemption Plan	AS	31		\$ 22,500.00	\$ 697,500.00
676-2-121	ITS Cabinet, F&I, pole mount, 336, 24" W X 36" H X 20" D, w/ sunshields	EA	1		\$ 4,500.00	\$ 4,500.00
682-1-11	ITS CCTV Camera, F&I, Dome Enclosure - Pressurized	EA	15		\$ 9,450.00	\$ 141,750.00
684-1-1	Managed Field Ethernet Switch, F&I	EA	32		\$ 2,360.68	\$ 75,541.76
684-6-1	Wireless Communication Device, F&I, Ethernet Access Point	EA	1		\$ 5,000.00	\$ 5,000.00
101-1	Mobilization	LS	\$ 132,399.26			
102-1	Maintenance of Traffic	LS	\$ 132,399.26			
677-1-11	Equipment Shelter - Master Hub	EA	\$ 25,000.00			
999-25	Initial Contingency Amount		\$ 293,778.37			
Ring Total:					\$	3,231,562.10



ESCAMBIA/SANTA ROSA COUNTY REGIONAL ATMS MASTERPLAN QUANTITIES - Per Network Ring

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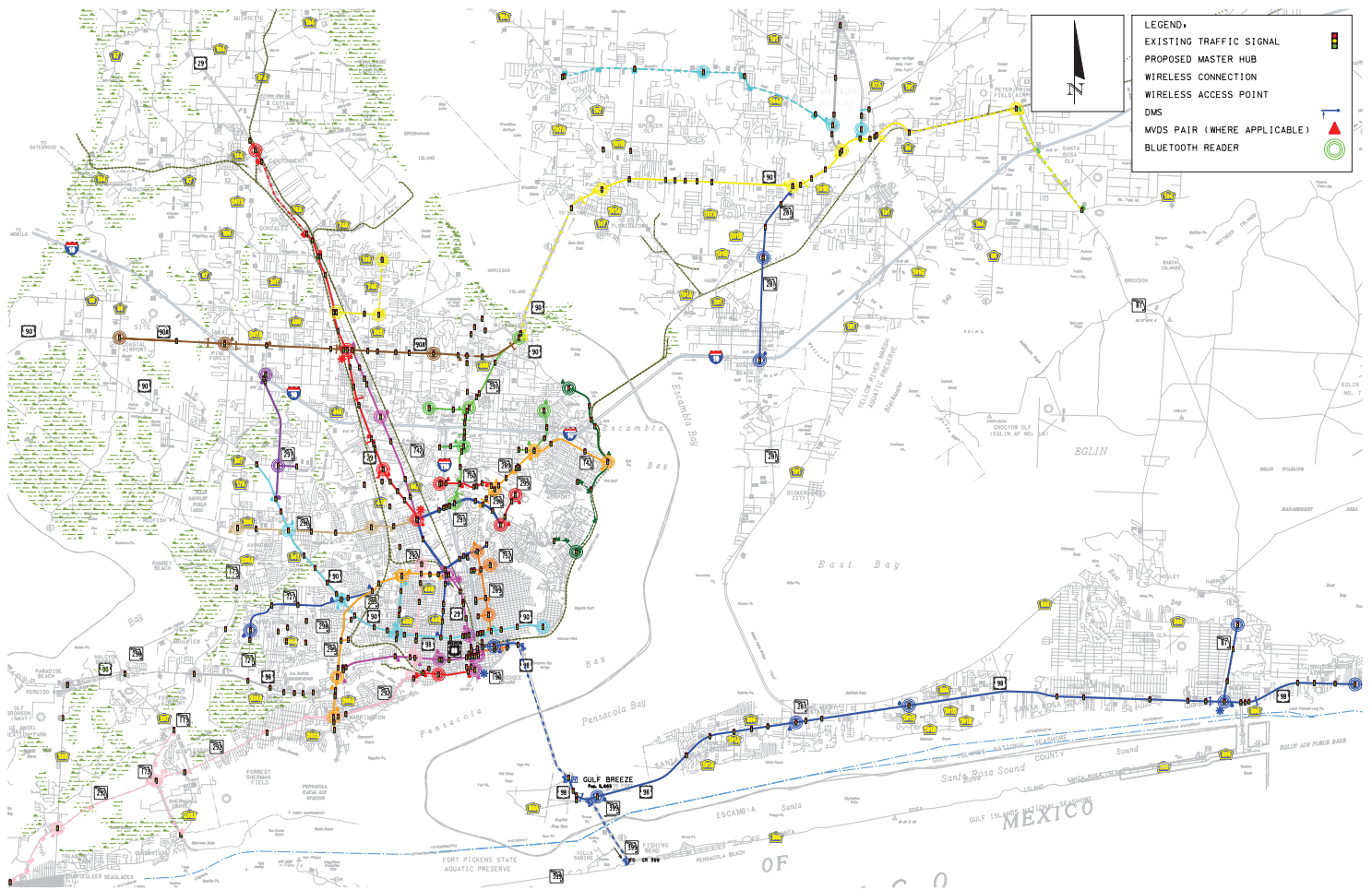
Additional Devices Regionwide

Remote Intersections:

- 1 Bratt Rd at Brynneville Rd
- 2 SR-4 at Commerce St

670-5-112	Traffic Controller Assembly, F&I, NEMA, 2 Preemption Plan	AS	0	\$	22,500.00	\$	-
633-2-31	Fiber Optic Connection, Install, Splice	EA	0	\$	49.53	\$	-
633-3-11	Fiber Optic Connection Hardware, F&I, Splice Enclosure	EA	0	\$	916.75	\$	-
633-3-12	Fiber Optic Connection Hardware, F&I, Splice Tray	EA	0	\$	99.05	\$	-
633-3-15	Fiber Optic Connection Hardware, F&I, Preterminated Patch Panel	EA	0	\$	238.82	\$	-
635-2-13	Pull & Splice Box, F&I, 30" X 60" Rectangular or 36" Round Cover Size	EA	0	\$	1,478.04	\$	-
639-1-122	Electrical Power Service, F&I, Underground	EA	0	\$	1,210.61	\$	-
639-3-11	Electrical Service Disconnect, F&I, Pole Mount	EA	0	\$	896.74	\$	-
641-2-14	Prestressed Concrete Pole, F&I, Type P-IV	EA	0	\$	1,061.19	\$	-
660-3-11	Vehicle Detection System, Microwave, Cabinet Equipment	EA	0	\$	1,800.00	\$	-
660-3-12	Vehicle Detection System, Microwave, Above Ground Equipment	EA	0	\$	3,500.00	\$	-
660-6-121	Vehicle Detection System - Bluetooth Cabinet Equipment	EA	10	\$	500.00	\$	5,000.00
660-6-122	Vehicle Detection System - Bluetooth Above Ground Equipment	EA	10	\$	3,000.00	\$	30,000.00
676-2-111	ITS Cabinet, Pole Mount, 336	AS	0	\$	7,600.00	\$	-
700-8-135	Arterial Dynamic Message Sign, F&I, with UPS, Full Color, 51-100 SF	EA	2	\$	65,000.00	\$	130,000.00
700-10-122	Dynamic Message Support Structure	EA	2	\$	60,000.00	\$	120,000.00
781-3-111	ITS Road Weather Information System	EA	0	\$	50,000.00	\$	-
101-1	Mobilization	LS	\$	28,500.00			
102-1	Maintenance of Traffic	LS	\$	28,500.00			
999-25	Initial Contingency Amount		\$	34,200.00			

				Additional Devices Total		\$	376,200.00
				Project Total		\$	25,099,617.77



Regional Intelligent Transportation Systems Plan 2016 Progress Report on Implementation

Introduction

The Florida-Alabama, Okaloosa-Walton, and Bay County Transportation Planning Organizations worked as partners to complete the Regional Intelligent Transportation Systems (ITS) Plan. The Regional ITS Plan was adopted in September of 2010 by each of the three TPOs. The purpose of this report is to outline how each partner has strived to implement the recommendations outlined in the Regional ITS Plan. The vision outlined in the Regional ITS Plan is a looped system that benefits the region.

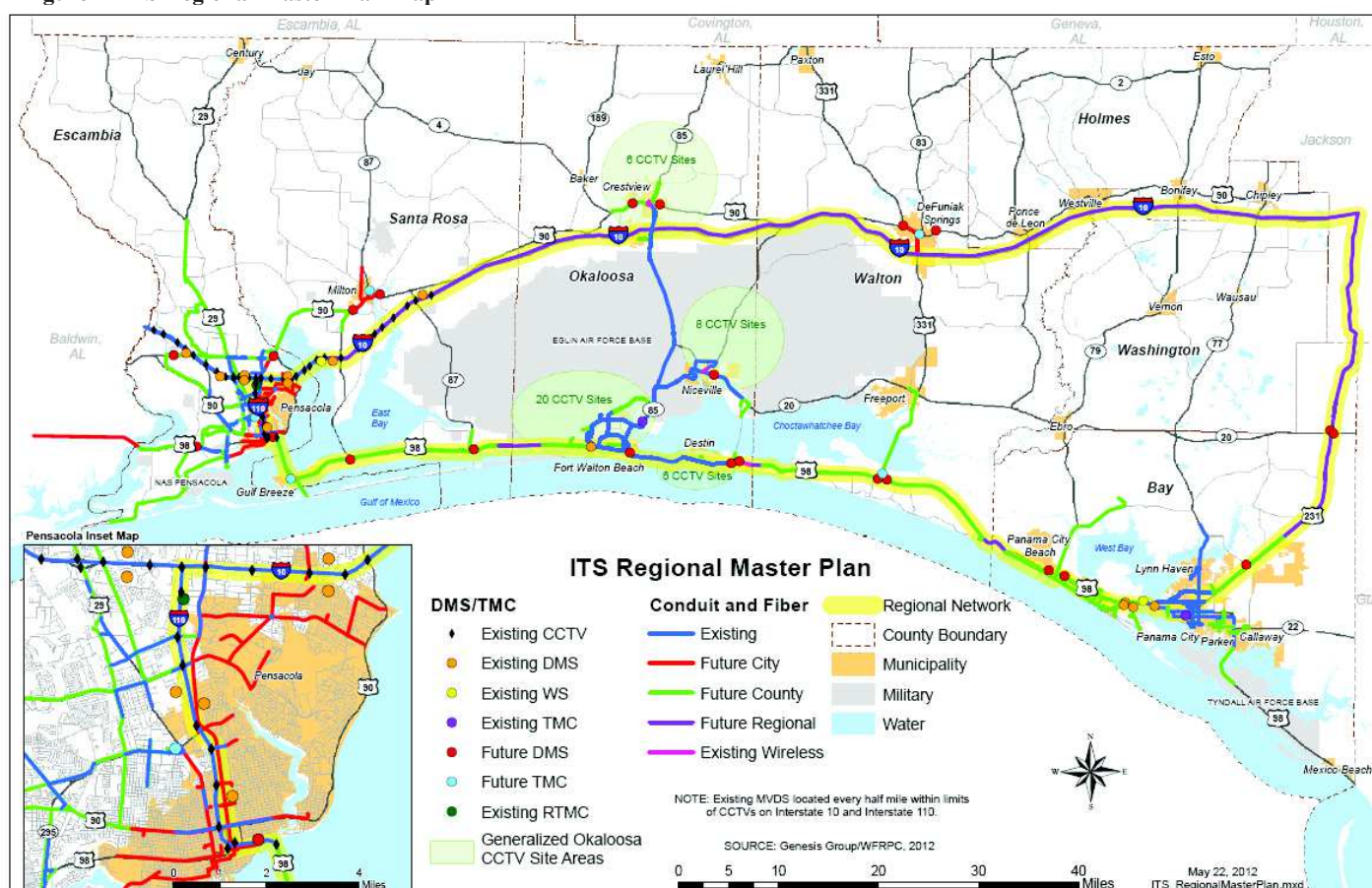
ITS is a program aimed at using computers and communications to make travel smarter, faster, safer, and more convenient. ITS helps reduce the cost of moving goods and services to the marketplace.

The Regional ITS Plan includes a list of ITS system needs for each TPO. Existing ITS networks in each TPO are identified and evaluated in the Regional ITS Plan. Moreover, future needs are evaluated and additional staffing needs for operation and maintenance of future ITS improvements and the implementation of a regional ITS network to benefit all three TPOs is included. The following is a progress report of what each TPO has employed or is planning to employ to implement the recommendations outlined in the Regional ITS Plan.

Regional ITS Network

Sharing transportation information with transportation system users is a key characteristic of ITS applications. As transportation systems become more complex and interconnected, there is a need to share information with others in order to maximize the efficiency of the transportation network. In the Regional ITS Plan, a regional ITS network is recommended to connect all ITS components for all stakeholders in the region. Fiber optic cable is proposed along US 98 throughout the region. A fiber optic ring could be created with the proposed fiber running along US 98 to US 231 in Bay County, north to I-10, west on I-10 to I-110 in Escambia County, and south on I-110 to US 98. Figure 1 illustrates the existing and future needed fiber optic cable for a looped ITS network. A preliminary cost for the additional fiber optic cable is \$3,291,740 (2010 Dollars). Cameras, Dynamic Message Signs (DMS), Microwave Vehicle Detection Systems (MVDS), and a weather station exist along I-10 and I-110 to help with incident detection and motorist information.

Figure 1- ITS Regional Master Plan Map



Florida-Alabama TPO

On September 8, 2010, through Resolution FL-AL 10-37, the Florida-Alabama TPO approved the Regional ITS Plan which includes the Florida-Alabama TPO, Okaloosa-Walton TPO, and Bay County TPO regions. The Florida-Alabama TPO has ranked the Escambia-Santa Rosa Regional ITS Project as number one (1) priority in the Transportation Improvement Program (TIP). The FL-AL TPO also created an ITS subcommittee to oversee the ITS implementation efforts in the Escambia and Santa Rosa Counties. The Escambia-Santa Rosa ITS Subcommittee meets monthly and is made up of representatives from Escambia and Santa Rosa Counties, the City of Milton, the City of Gulf Breeze, the City of Pensacola, West Florida Regional Council, and the FDOT. The group works together to ensure the ITS system is comprehensive, and includes a funding plan for the implementation and operation of a regional Advance Traffic Management System (ATMS) and a regional Traffic Management Center (TMC) and related infrastructure.

Escambia County and Santa Rosa County

Since adoption the Regional ITS Plan, the following ITS projects have been deployed in the Escambia and Santa Rosa Counties:

- In 2013, the FDOT funded a continuing contract for implementation of an Active Arterial Management System on SR 291 (Davis Highway). The system consists of approximately 2.5 miles of arterial roadway from the intersection of Davis Highway at Johnson Avenue to the intersection of Davis Highway at SR 750 (Airport Boulevard) and ends at the Pensacola Regional Transportation Management Center (RTMC). The primary goals of this system are to improve safety, congestion, emergency response, incident management, and traffic flow along Davis Highway. Signalized intersections which are integrated in the Davis Highway System include Johnson Avenue, Klinger Street, University Parkway, Olive Road, Northcross Lane, I-10 WB Ramp, I-10 EB Ramp, Bloodworth Lane, Creighton, and Burgess Road. In 2016, two additional signalized intersection were added to the Davis Highway Active Arterial Management System at Longley Avenue and Airport Blvd.
- In 2013, FDOT awarded a design-build contract for implementation of the ATMS Phase I on Brent Lane/Bayou Blvd from North Palafox Street to North 12th Avenue, on North Palafox from Brent Lane to East Fairfield Drive, and on East Fairfield Drive from North Palafox Street to North 12th Avenue. The system includes integration of 18 signalized intersections along these corridors. This project included design, construction and integration of ITS infrastructure, including ten (10) cameras, approximately 6.7 miles of fiber optic cable, an Ethernet communication network, center to center communication, Closed Circuit Television (CCTV), and modification of existing closed loop systems. The project was completed in 2015 and accepted in January 2016.
- In 2015, Escambia County entered into a continuing professional services contract with DRMP, Inc. to provide general traffic engineering operation and management services including signal retiming, transportation engineering, planning and other support services

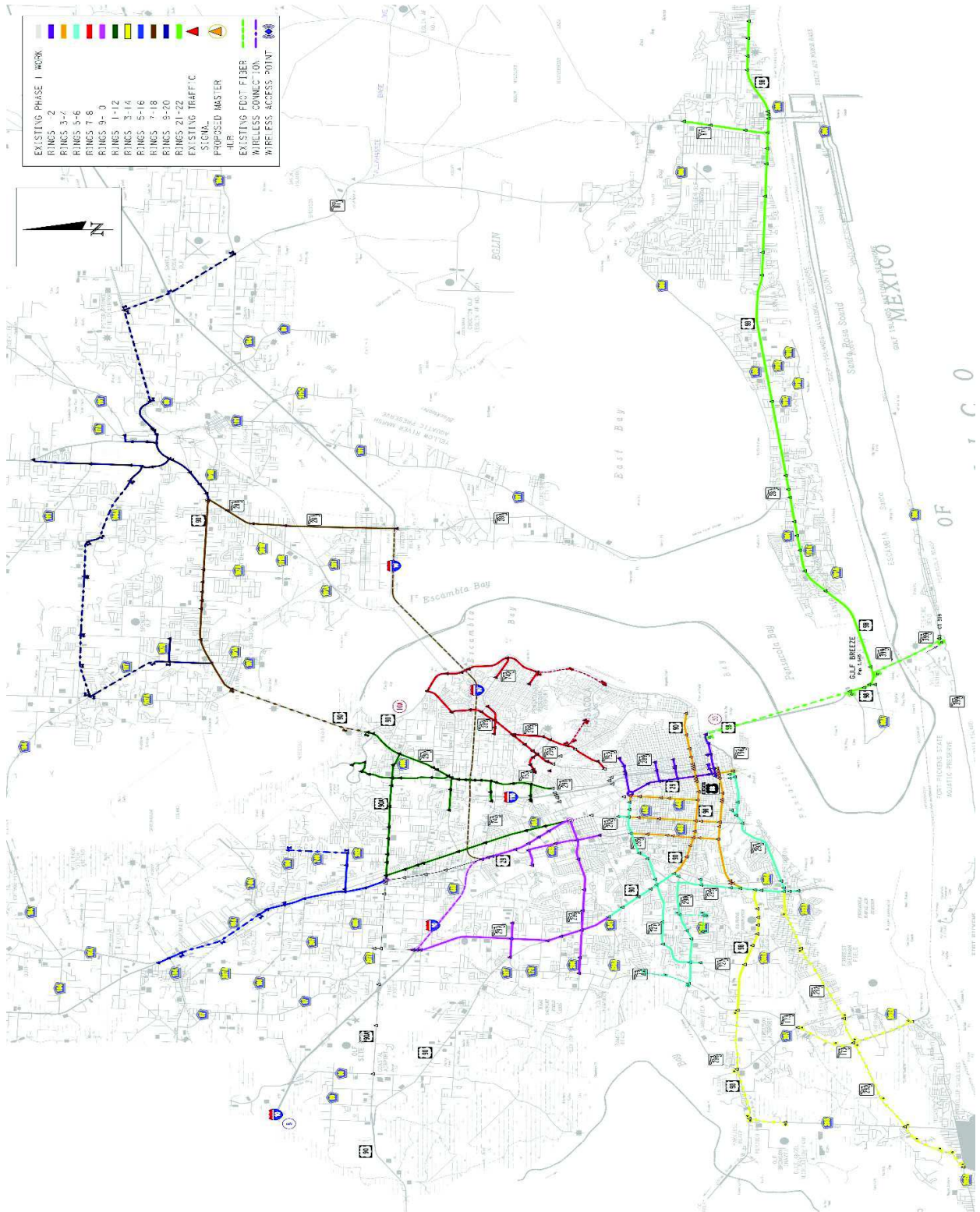
for Escambia and Santa Rosa Counties. In general, the consultant is functioning as an extension of staff for traffic engineering related services.

- In 2015, the Florida Department of Transportation and City of Pensacola initiated development of the Escambia-Santa Rosa Regional ATMS Feasibility Study and Implementation Plan project. The feasibility study will define a comprehensive plan to update and modernize traffic management tools and capabilities to prepare and assist the local agencies to meet their increasingly complex future transportation challenges. The Implementation Plan will be a blueprint for the modernization of the Escambia County and Santa Rosa County signal systems. A hardline communication link will be provided throughout the region with the deployment of 144-count single-mode fiber optic cable along key highways and arterials. More than 150 miles of fiber will be deployed either through proposed underground conduit or via the utilization of existing aerial spans, creating a direct link between all devices and TMC. Isolated signals or remote corridors will be brought onto the grid with the use of wireless network communication in the interest of cost savings. Incorporating ATMS Phase I, the region will deploy a bus network topology for the backbone communications that provides redundancy between the ATMS devices and the tactically positioned master hubs. In total, the proposed work for Phase II carries an estimated cost of \$25,000,000. The completion of Phase II will provide the region with the complete infrastructure and communications necessary for a full-scale ATMS system, while providing upgraded hardware to enhance the capability of performing active arterial management functions for improved corridor operations. Phase III of the ATMS system will include the full buildout of the ATMS system including the installation of arterial Dynamic Message Signs (DMS) and structures, Road Weather Information Systems (RWIS), Microwave Vehicle Detection Systems (MVDS), Bluetooth Travel Time Sensors, central software to monitor these devices, supporting communications infrastructure and a Regional Traffic Management Center (RTMC). The estimated cost of the ATMS Phase 3 is \$26,000,000. The Escambia-Santa Rosa Regional ATMS Feasibility Study and Implementation Plan will be completed in 2016. A copy of the Escambia-Santa Rosa Regional ATMS map and construction cost estimate for ATMS Phase 2 are included in the following pages.

Lillian, Alabama

Installation of fiber optic cables is recommended along the US 98 corridor or CCTVs at the signalized intersections in the unincorporated community of Lillian in Southwest Baldwin County, Alabama. A recommendation in the Regional ITS Plan is that these signals can be monitored by a small TMC. The total estimated 2010 capital costs are \$647,031 for 56,321 feet of fiber optic cable and conduit and five CCTVs in Lillian, Alabama.

Escambia-Santa Rosa Regional ATMS Map





Escambia-Santa Rosa Regional ATMS Phase 2 Cost Estimate

ESCAMBIA/SANTA ROSA COUNTY REGIONAL ATMS MASTERPLAN QUANTITIES - Per Network Ring

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November 23, 2015

Version 3.0

TMC Modifications

Escambia

Description :	Unit:	Quantity:	Note:	Unit Price:	Total:
Video Monitor Wall	EA	1		\$ 50,000.00	\$ 50,000.00
Workstations and Printers	EA	1		\$ 4,000.00	\$ 4,000.00
Network Wiring/Equipment	LS	1		\$ 26,000.00	\$ 26,000.00
Electrical/Lighting Modifications	LS	1		\$ 15,000.00	\$ 15,000.00
Arch/Mechanical Modifications	LS	1		\$ 30,000.00	\$ 30,000.00
Workstation Consoles	LS	1		\$ 4,000.00	\$ 4,000.00
Software Licenses	LS	1		\$ 20,000.00	\$ 20,000.00
Building Permits	LS	1		\$ 5,000.00	\$ 5,000.00
Servers and Central Management Software	LS	1		\$ -	\$ -
					\$ 154,000.00

Pensacola

Description :	Unit:	Quantity:	Note:	Unit Price:	Total:
Video Monitor Wall	EA	1		\$ 50,000.00	\$ 50,000.00
Workstations and Printers	EA	1		\$ 4,000.00	\$ 4,000.00
Network Wiring/Equipment	LS	1		\$ 26,000.00	\$ 26,000.00
Electrical/Lighting Modifications	LS	1		\$ 20,000.00	\$ 20,000.00
Arch/Mechanical Modifications	LS	1		\$ 45,000.00	\$ 45,000.00
Workstation Consoles	LS	1		\$ 4,000.00	\$ 4,000.00
Software Licenses	LS	1		\$ 20,000.00	\$ 20,000.00
Building Permits	LS	1		\$ 5,000.00	\$ 5,000.00
Servers and Central Management Software	LS	1		\$ -	\$ -
					\$ 174,000.00

TMC SubTotal

101-1

999-25

Mobilization

Contingency Amount - Initial

TMC Modifications Total

				\$ 328,000.00	\$ 328,000.00
				\$ 32,800.00	\$ 32,800.00
				\$ 36,080.00	\$ 36,080.00
				\$	\$ 396,880.00



ESCAMBIA/SANTA ROSA COUNTY REGIONAL ATMS MASTERPLAN QUANTITIES - Per Network Ring

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Ring No. 17/18

Intersections:

- 1 US-90/SR-10 at CR-197A/Woodbine Rd
- 2 US-90/SR-10 at CR-197/Chumucka Hwy
- 3 US-90/SR-10 at CR-197B/Spencer Field Rd
- 4 US-90/SR-10 at Spencer Field Rd
- 5 US-90/SR-10 at Watkins Rd
- 6 US-90/SR-10/Caroline St at Spears St
- 7 US-90/SR-10/Caroline St at Cardinal St
- 8 US-90/SR-10/Caroline St at CR-197/School Ln
- 9 US-90/SR-10/Caroline St at SR-281/Avalon Blvd (**Mile)
- 10 SR-281/Avalon Blvd at Carroll Rd
- 11 SR-281/Avalon Blvd at CR-191A/Mulati Rd/Commerce Rd
- 12 SR-281/Avalon Blvd at CR-281B/Cynamid Rd/Pebble Ridge Dr

Wireless Intersections:

- 1 SR-281/Avalon Blvd at I-10 EB

Pay Item Number:	Description:	Unit:	Quantity:	Note:	Unit Price:	Total:
630-3-11	Conduit, F81, Open Trench	LF	22480		\$ 5.33	\$ 119,818.40
630-3-12	Conduit, F81, Directional Bore	LF	22480		\$ 11.60	\$ 260,768.00
633-2-124	Fiber Optic Cable, F81, Underground, 144 Fibers	LF	48210		\$ 2.81	\$ 135,470.10
633-2-31	Fiber Optic Connection, Install, Splice	EA	192		\$ 49.53	\$ 9,509.76
633-3-11	Fiber Optic Connection Hardware, F81, Splice Enclosure	EA	12		\$ 916.75	\$ 11,001.00
633-3-12	Fiber Optic Connection Hardware, F81, Splice Tray	EA	24		\$ 99.05	\$ 2,377.20
633-3-15	Fiber Optic Connection Hardware, F81, Preterminated Patch Panel	EA	12		\$ 238.82	\$ 2,865.84
635-2-12	Pull & Splice Box, F81, 24"x36" Cover Size	EA	17		\$ 858.43	\$ 14,593.31
635-2-13	Pull & Splice Box, F81, 30" X 60" Rectangular or 36" Round Cover Size	EA	12		\$ 1,478.04	\$ 17,736.48
639-1-122	Electrical Power Service, F81, Underground	EA	12		\$ 1,210.61	\$ 14,527.32
639-3-11	Electrical Service Disconnect, F81, Pole Mount	EA	12		\$ 896.74	\$ 10,760.88
641-2-12	Prestressed Concrete Pole, F81, Type P-11 Service Pole	EA	12		\$ 737.36	\$ 8,848.32
670-5-112	Traffic Controller Assembly, F81, NEMA, 2 Preemption Plan	AS	13		\$ 22,500.00	\$ 292,500.00
676-2-121	ITS Cabinet, F81, pole mount, 336, 24" W X 36" H X 20" D, w/ sunshields	EA	1		\$ 4,500.00	\$ 4,500.00
682-3-11	ITS CCTV Camera, F81, Dome Enclosure - Pressurized	EA	7		\$ 9,450.00	\$ 66,150.00
684-1-1	Managed Field Ethernet Switch, F81	EA	14		\$ 2,360.68	\$ 33,049.52
684-6-1	Wireless Communication Device, F81, Ethernet Access Point	EA	2		\$ 5,000.00	\$ 10,000.00
101-1	Mobilization	LS	\$ 50,723.81			
102-1	Maintenance of Traffic	LS	\$ 50,723.81			
677-1-11	Equipment Shelter - Master Hub	EA	\$ 25,000.00			
999-25	Initial Contingency Amount		\$ 114,092.37			
				Ring Total:	\$	1,255,016.12



ESCAMBIA/SANTA ROSA COUNTY REGIONAL ATMS MASTERPLAN QUANTITIES - Per Network Ring

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Ring No. 15/16

Intersections:

1. US-98/SR-95/Pensacola Blvd at 10 Mile Rd
2. US-98/SR-95/Pensacola Blvd at Roberts Rd
3. US-98/SR-95/Pensacola Blvd at CR-186/Kingsfield Rd
4. US-98/SR-95/Pensacola Blvd at Tate School Rd
5. US-98/SR-95/Pensacola Blvd at CR-749/Old Chemstrand Rd
6. US-98/SR-95/Pensacola Blvd at Tree St/International Paper
7. US-98/SR-95/Pensacola Blvd at CR-184/Muscogee Rd
8. US-98/SR-95/Pensacola Blvd at CR-95A/Morris Ave
9. Ten Mile Rd at CR-95A/Palalox St
10. Ten Mile Rd at Ashton Brookham Dr
11. Ten Mile Rd at CR-749/Chemstrand Rd
12. CR-186/Kingsfield Rd at CR-95A/Palalox St

Wireless Intersections:

1. CR-186/Kingsfield Rd at CR-749/Chemstrand Rd

Pay Item Number:	Description:	Unit:	Quantity:	Note:	Unit Price:	Total:
630-2-11	Conduit, F&I, Open Trench	LF	14380		\$ 5.33	\$ 76,642.74
630-2-12	Conduit, F&I, Directional Bore	LF	14380		\$ 11.60	\$ 166,802.20
633-1-124	Fiber Optic Cable, F&I, Underground, 144 Fibers	LF	31859		\$ 2.81	\$ 89,523.79
633-2-31	Fiber Optic Connection, Install, Splice	EA	340		\$ 49.53	\$ 16,840.20
633-3-11	Fiber Optic Connection Hardware, F&I, Splice Enclosure	EA	13		\$ 916.75	\$ 11,917.75
633-3-12	Fiber Optic Connection Hardware, F&I, Splice Tray	EA	37		\$ 99.05	\$ 3,664.85
633-3-15	Fiber Optic Connection Hardware, F&I, Preterminated Patch Panel	EA	13		\$ 238.82	\$ 3,104.66
635-2-12	Pull & Splice Box, F&I, 24"X36" Cover Size	EA	10		\$ 858.43	\$ 8,584.30
635-2-13	Pull & Splice Box, F&I, 30" X 60" Rectangular or 36" Round Cover Size	EA	13		\$ 1,478.04	\$ 19,214.52
639-1-122	Electrical Power Service, F&I, Underground	EA	13		\$ 1,210.61	\$ 15,737.93
639-3-11	Electrical Service Disconnect, F&I, Pole Mount	EA	13		\$ 896.74	\$ 11,657.62
641-2-12	Prestressed Concrete Pole, F&I, Type P-1, Service Pole	AS	13		\$ 737.36	\$ 9,585.68
670-5-112	Traffic Controller Assembly, F&I, NEMA, 2 Preemption Plan	EA	14		\$ 22,500.00	\$ 315,000.00
676-2-121	ITS Cabinet, F&I, pole mount, 336, 24" W X 36" H X 20" D, w/ sunshields	EA	6		\$ 4,500.00	\$ 27,000.00
682-1-11	ITS CCTV Camera, F&I, Dome Enclosure - Pressurized	EA	7		\$ 9,450.00	\$ 66,150.00
684-1-1	Managed Field Ethernet Switch, F&I	EA	20		\$ 2,360.68	\$ 47,213.60
684-6-1	Wireless Communication Device, F&I, Ethernet Access Point	EA	3		\$ 5,000.00	\$ 15,000.00
101-1	Mobilization	LS	45,181.99			
102-1	Maintenance of Traffic	LS	90,363.98			
677-1-11	Equipment Shelter - Master Hub	EA	\$ 25,000.00			
999-25	Contingency Amount Initial		\$ 106,418.58			
				Ring Total:	\$	1,170,604.39



ESCAMBIA/SANTA ROSA COUNTY REGIONAL ATMS MASTERPLAN QUANTITIES - Per Network Ring

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Ring No. 13/14

- Intersections:**
- 1 US-98/SR-30 at SR-727/Fairfield Dr
 - 2 US-98/SR-30 at 72nd Ave
 - 3 US-98/SR-30 at 61st Ave
 - 4 US-98/SR-30 at Naval Hospital Pensacola
 - 5 US-98/SR-30 at Veterans Way
 - 6 US-98/SR-30 at Navy Exchange Rd

Wireless Intersections:

- 1 CR-172/Bauer Rd at SW Escambia Co. Sports Complex
- 2 CR-297/Dogtrack Rd at CR-173/Blue Angel Parkway
- 3 CR-172/Blue Angel Parkway at SR-292A/Gulf Beach Hwy
- 4 SR-292/Sorrento Rd at CR-292A/Gulf Beach Hwy
- 5 US-98/SR-30 at SR-172/Blue Angel Pkwy
- 6 US-98/SR-30 at SR-298/Jillian Hwy/CR-297/Dog Track Rd
- 7 US-98/SR-30/Jillian Hwy at CR-173/Bauer Rd
- 8 SR-292/Gulf Beach Hwy at SR-272/Fairfield Dr
- 9 SR-292/Sorrento Rd at SR-292A/Gulf Beach Hwy
- 10 SR-292/Sorrento Rd at SR-172/Blue Angel Pkwy
- 11 SR-292/Sorrento Rd at CR-173/Bauer Rd

Pay Item Number:	Description:	Unit:	Quantity:	Note:	Unit Price:	Total:
630-2-11	Conduit, F&I, Open Trench	LF	8261		\$ 5.33	\$ 44,028.47
630-2-12	Conduit, F&I, Directional Bore	LF	8261		\$ 11.60	\$ 95,821.80
633-1-124	Fiber Optic Cable, F&I, Underground, 144 Fibers	LF	17921		\$ 2.81	\$ 50,358.01
633-2-31	Fiber Optic Connection, Install, Splice	EA	168		\$ 49.53	\$ 8,321.04
633-3-11	Fiber Optic Connection Hardware, F&I, Splice Enclosure	EA	6		\$ 916.75	\$ 5,500.50
633-3-12	Fiber Optic Connection Hardware, F&I, Splice Tray	EA	18		\$ 99.05	\$ 1,782.90
633-3-15	Fiber Optic Connection Hardware, F&I, Preterminated Patch Panel	EA	6		\$ 238.82	\$ 1,432.92
635-2-12	Pull & Splice Box, F&I, 24"x36" Cover Size	EA	4		\$ 858.43	\$ 3,433.72
635-2-13	Pull & Splice Box, F&I, 30" X 60" Rectangular or 36" Round Cover Size	EA	4		\$ 1,478.04	\$ 8,868.24
639-1-122	Electrical Power Service, F&I, Underground	EA	17		\$ 1,210.61	\$ 20,580.37
639-3-11	Electrical Service Disconnect, F&I, Pole Mount	EA	17		\$ 896.74	\$ 15,244.58
641-2-12	Prestressed Concrete Pole, F&I, Type P-II Service Pole	EA	17		\$ 737.36	\$ 12,535.12
670-5-112	Traffic Controller Assembly, F&I, NEMA, 2 Preemption Plan	AS	1		\$ 27,500.00	\$ 382,500.00
676-2-121	ITS Cabinet, F&I, pole mount, 336, 24" W X 36" H X 20" D, w/ sunshields	EA	1		\$ 4,500.00	\$ 4,500.00
682-1-11	ITS CCTV Camera, F&I, Dome Enclosure - Presurized	EA	8		\$ 9,450.00	\$ 75,600.00
684-1-1	Managed Field Ethernet Switch, F&I	EA	18		\$ 2,360.68	\$ 42,492.24
684-6-1	Wireless Communication Device, F&I, Ethernet Access Point	EA	17		\$ 5,000.00	\$ 85,000.00
101-1	Mobilization	LS	\$ 42,900.00			
102-1	Maintenance of Traffic	LS	\$ 42,900.00			
999-25	Initial Contingency Amount	\$	\$ 94,379.99			
				Ring Total:	\$	\$ 1,038,179.89



37	SR-395/Fairfield Dr at SR-392/Pace Blvd
38	SR-392/Pace Blvd at Herman St
39	SR-395/Fairfield Dr at L St
40	SR-392/Barancas Ave at Government St
41	Main St at A St
Existing Under Phase 1 (not replaced):	
1	SR-395/Fairfield Dr at Texas St
Wireless Intersections:	
1	CR-173/Blue Angel Parkway at Muldoon Rd
2	Jackson St at 57th Ave
3	Jackson St at 65th Ave

Existing Under Phase 1 (not replaced):	
1	SR-295/Fairfield Dr at Texas St

Wireless Intersections:	
1	CR-173/Blue Angel Parkway at Muldoon Rd
2	Jackson St at 57th Ave
3	Jackson St at 65th Ave

ESCAMBIA/SANTA ROSA COUNTY REGIONAL ATMS MASTERPLAN QUANTITIES - Per Network Ring

PREPARED BY ATKINS

November 23, 2015

Version 3.0

Ring No. 3/4

Intersections:

- 1 US-90/SR-10A/Cerbanites St at Perry Ave
- 2 US-90/SR-10A/Cerbanites St at 17th St
- 3 US-90/SR-10A/Cerbanites St at 12th St
- 4 US-90/SR-10A/Cerbanites St at SR-289/9th Ave
- 5 US-90/SR-10A/Cerbanites St at Davis Hwy
- 6 US-90/SR-10A/Cerbanites St at Dr. MLK Jr Dr
- 7 US-90/SR-10A/Cerbanites St at Hayne St
- 8 US-90/SR-10A/Cerbanites St at US-29/SR-95/Palatrox St
- 9 US-90/SR-10A/Cerbanites St at I-110 (SB)
- 10 US-90/SR-10A/Cerbanites St at Baylen St
- 11 US-90/SR-10A/Cerbanites St at Spring St
- 12 US-90/SR-10A/Cerbanites St at A St

- 13 US-90/SR-10A/Cerbanites St at CR-443/E St
- 14 US-90/SR-10A/Cerbanites St at Jackson St
- 15 US-90/SR-10A/Cerbanites St at I St
- 16 US-90/SR-10A/Cerbanites St at I St
- 17 US-90/SR-10A/Cerbanites St at Shoemaker St
- 18 US-90/SR-10A/Cerbanites St at Green St
- 19 CR-443/E St at Avery St
- 20 CR-443/E St at Leonard St
- 21 CR-443/E St at Moreno St
- 22 CR-443/E St at Jackson St
- 23 SR-292/Pace Blvd at Jordan St
- 24 SR-292/Pace Blvd at A St

- 25 SR-292/Pace Blvd at St Mary Ave
- 26 CR-453/W St at Jackson St
- 27 CR-453/W St at Moreno St
- 28 CR-453/W St at Avery St
- 29 CR-453/W St at Scott St
- 30 CR-295A/Old Corry Field Rd at SR-294/Chiefs Way
- 31 Palatrox St at Main St (MHI*)
- 32 Business US-98/SR-30/Navy Blvd at CR-295A/Old Corry Field Rd
- 33 Business US-98/SR-30/Navy Blvd at SR-294/Chiefs Way
- 34 Business US-98/SR-30/Navy Blvd at CR-453/W St
- 35 Business US-98/SR-30/Navy Blvd at SR-292/Pace Blvd
- 36 Business US-98/SR-30/Garden St at E St

- 37 Business US-98/SR-30/Garden St at SR-292/Barranca Ave
- 38 Business US-98/SR-30/Garden St at A St
- 39 Business US-98/SR-30/Garden St at Spring St
- 40 Business US-98/SR-30/Garden St at Baylen St
- 41 Business US-98/SR-30/Garden St at Palatrox St
- 42 Business US-98/SR-30/Garden St at Jefferson St
- 43 Business US-98/SR-30/Garden St at Taragona St
- 44 SR-295/SR-727/SR-752/Tear Dr at CR-443/E St

Pay Item Number:	Description:	Unit:	Quantity:	Note:	Unit Price:	Total:
630-2-11	Conduit, F80, Open Trench	LF	20894		\$ 5.33	\$ 111,363.24
630-2-12	Conduit, F80, Directional Bore	LF	41787		\$ 11.60	\$ 484,733.07
630-2-15	Conduit, F80, Bridge Mount	LF	6861		\$ 16.51	\$ 113,275.11
633-1-14	Fiber Optic Cable, F80, Overhead, 144 Fibers	LF	17263		\$ 3.15	\$ 54,378.45
633-1-14	Fiber Optic Cable, F80, Underground, 144 Fibers	LF	77681		\$ 2.81	\$ 204,233.61
633-2-31	Fiber Optic Connection, Install, Splice	EA	320		\$ 49.53	\$ 15,849.60
633-3-11	Fiber Optic Connection Hardware, F80, Splice Enclosure	EA	44		\$ 916.75	\$ 40,337.00
633-3-12	Fiber Optic Connection Hardware, F80, Splice Tray	EA	56		\$ 99.05	\$ 5,546.80
633-3-15	Fiber Optic Connection Hardware, F80, Preterminated Patch Panel	EA	44		\$ 738.82	\$ 32,508.08
635-2-12	Pull & Splice Box, F80, 24"x36" Cover Size	EA	24		\$ 858.43	\$ 20,602.32
635-2-13	Pull & Splice Box, F80, 30" X 80" Rectangular or 36" Round Cover Size	EA	44		\$ 1,478.04	\$ 65,033.76
635-3-12	Junction Box, F80, Mounted	EA	10		\$ 842.56	\$ 8,425.60
639-1-122	Electrical Power Service, F80, Underground	EA	44		\$ 1,210.61	\$ 53,266.84
639-3-11	Electrical Service Disconnect, F80, Pole Mount	EA	44		\$ 896.74	\$ 39,435.56
641-2-12	Prestressed Concrete Pole, F80, Type P-4 Service Pole	EA	44		\$ 737.36	\$ 32,443.84
670-5-112	Traffic Controller Assembly, F80, NEMA-2 Preemption Plan	AS	44		\$ 22,500.00	\$ 990,000.00
682-1-11	ITS CCTV Camera, F80, Dome Enclosure - Pressurized	EA	22		\$ 9,450.00	\$ 207,900.00
684-1-11	Managed Field Ethernet Switch, F80	EA	44		\$ 2,360.68	\$ 103,869.92

101-1	Mobilization	LS	\$ 128,061.19			
102-1	Maintenance of Traffic	LS	\$ 128,061.19			
677-1-11	Equipment Shelter - Master Hub	EA	\$ 25,000.00			
999-25	Initial Contingency Amount		\$ 284,234.62			

Ring Total:

\$ 3,126,580.80

ESCAMBIA/SANTA ROSA COUNTY REGIONAL ATMS MASTERPLAN QUANTITIES - Per Network Ring

PREPARED BY ATKINS

November 23, 2015

Version 3.0

Ring No. 1/2

Intersections:

- 1 SR-30/SR-196 Bayfront Pkwy at 17th Ave
- 2 SR-30/Chase St at SR-196 Bayfront Pkwy
- 3 SR-30/Chase St at US-90/9th Ave
- 4 Chase St at Taragona St
- 5 Chase St at Pallofox St
- 6 Chase St at Baylen St
- 7 Gregory St at Taragona St
- 8 Gregory St at Pallofox St
- 9 Gregory St at 9th Ave
- 10 Gregory St at Alcani St
- 11 Wright St at Pallofox St
- 12 US-29/SR-95 Pallofox St at Blount St

Existing Under Phase (Not replaced):

- 1 US-29/SR-95/Pallofox St at SR-752/Tear Dr (**M/H)

Pay Item Number:	Description:	Unit:	Quantity:	Note:	Unit Price:	Total:
630-2-11	Conduit, F&I, Open Trench	LF	8686		\$ 5.33	\$ 46,294.60
630-2-12	Conduit, F&I, Directional Bore	LF	17371		\$ 11.60	\$ 201,507.47
630-2-15	Conduit, F&I, Bridge Mount	LF	2916		\$ 16.51	\$ 48,143.16
633-1-114	Fiber Optic Cable, F&I, Overhead, 144 Fibers	LF	3801		\$ 3.15	\$ 11,973.15
633-1-124	Fiber Optic Cable, F&I, Underground, 144 Fibers	LF	31707		\$ 2.81	\$ 89,086.67
633-2-31	Fiber Optic Connection, Install, Splice	EA	244		\$ 49.53	\$ 12,085.32
633-3-11	Fiber Optic Connection Hardware, F&I, Splice Enclosure	EA	25		\$ 916.75	\$ 22,918.75
633-3-12	Fiber Optic Connection Hardware, F&I, Splice Tray	EA	37		\$ 99.05	\$ 3,664.85
633-3-15	Fiber Optic Connection Hardware, F&I, Preterminated Patch Panel	EA	25		\$ 238.82	\$ 5,970.50
633-2-12	Pull & Splice Box, F&I, 24"x56" Cover Size	EA	13		\$ 858.43	\$ 11,159.59
633-2-13	Pull & Splice Box, F&I, 30" X 60" Rectangular or 36" Round Cover Size	EA	25		\$ 1,478.04	\$ 36,951.00
633-3-12	Junction Box, F&I, Mounted	EA	4		\$ 842.56	\$ 3,370.24
639-1-122	Electrical Power Service, F&I, Underground	EA	25		\$ 1,210.61	\$ 30,265.25
639-3-11	Electrical Service Disconnect, F&I, Pole Mount	EA	25		\$ 896.74	\$ 22,418.50
641-2-12	Prestressed Concrete Pole, F&I, Type P-11 Service Pole	EA	25		\$ 737.36	\$ 18,434.00
670-5-112	Traffic Controller Assembly, F&I, NEMA 2 Preemption Plan	AS	25		\$ 22,500.00	\$ 562,500.00
682-1-11	ITS CCTV Camera, F&I, Dome Enclosure - Pressurized	EA	13		\$ 9,450.00	\$ 122,850.00
684-1-1	Managed Field Ethernet Switch, F&I	EA	25		\$ 2,360.68	\$ 59,017.00
101-1	Mobilization	LS	\$ 65,431.00			
102-1	Maintenance of Traffic	LS	\$ 65,431.00			
677-1-11	Equipment Shelter - Master Hub	EA	\$ 25,000.00			
999-25	Contingency Amount Initial	\$	\$ 146,448.21			
					Ring Total:	\$ 1,610,930.26



ESCAMBIA/SANTA ROSA COUNTY REGIONAL ATMS MASTERPLAN QUANTITIES - Per Network Ring

PREPARED BY ATKINS

November 23, 2015

Version 3.0

TMC Modifications

Escambia

Description :	Unit:	Quantity:	Note:	Unit Price:	Total:
Video Monitor Wall	EA	1		\$ 50,000.00	\$ 50,000.00
Workstations and Printers	EA	1		\$ 4,000.00	\$ 4,000.00
Network Wiring/Equipment	LS	1		\$ 26,000.00	\$ 26,000.00
Electrical/Lighting Modifications	LS	1		\$ 15,000.00	\$ 15,000.00
Arch/Mechanical Modifications	LS	1		\$ 30,000.00	\$ 30,000.00
Workstation Consoles	LS	1		\$ 4,000.00	\$ 4,000.00
Software Licenses	LS	1		\$ 20,000.00	\$ 20,000.00
Building Permits	LS	1		\$ 5,000.00	\$ 5,000.00
Servers and Central Management Software	LS	1		\$ -	\$ 154,000.00

Pensacola

Description :	Unit:	Quantity:	Note:	Unit Price:	Total:
Video Monitor Wall	EA	1		\$ 50,000.00	\$ 50,000.00
Workstations and Printers	EA	1		\$ 4,000.00	\$ 4,000.00
Network Wiring/Equipment	LS	1		\$ 26,000.00	\$ 26,000.00
Electrical/Lighting Modifications	LS	1		\$ 20,000.00	\$ 20,000.00
Arch/Mechanical Modifications	LS	1		\$ 45,000.00	\$ 45,000.00
Workstation Consoles	LS	1		\$ 4,000.00	\$ 4,000.00
Software Licenses	LS	1		\$ 20,000.00	\$ 20,000.00
Building Permits	LS	1		\$ 5,000.00	\$ 5,000.00
Servers and Central Management Software	LS	1		\$ -	\$ 174,000.00
TMC Sub Total					\$ 328,000.00
Mobilization	LS	1		\$ 32,800.00	\$ 32,800.00
Contingency Amount - Initial	LS	1		\$ 36,080.00	\$ 36,080.00
TMC Modifications Total					\$ 396,880.00

101-1
999-25

Okaloosa-Walton TPO

Okaloosa County

Okaloosa County has an extensive ITS system already in place according to the Regional ITS Plan adopted by the Okaloosa-Walton TPO on September 16, 2010, through Resolution O-W 10-27. According to the Regional ITS Plan, Okaloosa County would benefit from additional fiber optic cable, CCTVs, and DMSs.

The crossing of the Mid-Bay Bridge with fiber, as recommended in the Regional ITS Plan is complete and will enhance the county's traffic control communication system that allows for incident management and evacuation surveillance over the bridge. Wireless communication installations have been installed to connect additional intersections to the system along the western portion of US 98 including Hurlburt Field and west to the county line. The Mid-Bay bridge signalized intersection on SR 20 and the intersections on SR 85, north of US 90, in Crestview at Stillwell Ave, Garden Street, and Airport Road have been added to the advanced traffic control system. Okaloosa County has also completed a signal retiming project for signals on SR 20 in the City of Niceville area. Before-and-after travel time study shows a significant reduction in average travel times of 10 percent overall during the weekdays and 22 percent during the PM peak hour weekday period. Table 1 shows the progress of ITS system implementation in Okaloosa County.

Table 1 - Existing Inventory, Future ITS Needs, and 2016 Progress for Okaloosa County

Okaloosa County- Incorporated and Unincorporated					
Item	Unit	Existing (2010)	Future	Projected Cost (2010)	Complete (2016)
Signalized Intersections	Each	141	*	N/A	N/A
Wireless Communication	Linear Feet	12,543	*	N/A	N/A
Fiber Optic Cable and Conduit	Linear Feet	404,756	168,984	\$1,858,824	118,200
Cameras	Each	19	48	\$264,000	76
DMS	Each	1	6	\$960,000	None
TMC	Each	1	*	N/A	N/A

*No future needs are identified in the Regional ITS Plan.

The County's goal is to have monitoring capabilities at nearly all signalized intersections. Currently, 76 CCTVs exists throughout Okaloosa County at intersections in the following areas:

- South County - Fort Walton Beach, Shalimar, Mary Esther Urbanized Area (excluding Destin) - 39 CCTVs
- Destin Area - 12 CCTVs
- Niceville/Bluewater - 14 CCTVs
- Crestview Area - 11 CCTVs

Walton County

Fiber optic cable along with CCTV cameras and DMS are also recommended in Walton County. Fiber optic cable is not proposed to extend from DeFuniak Springs to US 98. Development is sparse on US 331 and connecting cable is not cost feasible. A TMC is also not feasible in this county. However, small control rooms in existing offices will allow existing staff to monitor ITS systems in each maintaining agency.

Walton County has entered into a JPA with FDOT in the amount of \$100,000. The JPA has allowed procurement of a traffic engineer to facilitate ITS deployment in Walton County. The new traffic engineer, funded through the JPA, will maximize the capabilities and optimization of the existing system of traffic signals within the county, and perform other valuable traffic operations and engineering duties throughout the region. After covering salary expenses, the budget for this project will fund resources to support the traffic engineer's work. Table 2 shows the progress of ITS implementation in Walton County and the City of DeFuniak Springs.

Table 2 - Existing Inventory, Future ITS Needs, and 2016 Progress for Walton County and City of DeFuniak Springs

Walton County					
Item	Unit	Existing (2010)	Future	Projected Cost (2010)	Complete (2016)
Signalized Intersections	Each	22	*	N/A	25
Fiber Optic Cable and Conduit	Linear Feet	None	190,363	\$2,093,993	None
Cameras	Each	None	10	\$55,000	None
DMS	Each	None	4	\$640,000	None
TMC Small Office	Each	None	1	\$10,575	None
City of DeFuniak Springs					
Signalized Intersections	Each	9	*	N/A	N/A
Fiber Optic Cable and Conduit	Linear Feet	None	24,592	\$270,512	None
Cameras	Each	None	6	\$33,000	None
TMC small office	Each	None	1	\$10,575	None

*No future needs are identified in the Regional ITS Plan.

Bay County TPO

According to the Regional ITS Plan, Bay County has numerous signalized intersections and roadway corridors that could benefit from ITS expansion, particularly in the City of Panama City Beach. Growth of the beach area continues, and the signals on the beach need to be coordinated with the TMC. In addition, extending the ITS network on US 231 would benefit this major corridor. Adding CCTVs and additional fiber cable for coordination of signals can be controlled by the existing TMC.

Many of the ITS future needs recommended in the Regional ITS Plan have been funded since 2010 to include installation of over 450,000 linear feet of fiber optic cable and conduit. In addition, one Remote Weather Information System was installed. See Table 3 for a progress of ITS system implementation in Bay County.

Table 3 - Existing Inventory, Future ITS Needs, and 2016 Progress for Bay County

Bay County- Incorporated and Unincorporated					
Item	Unit	Existing (2010)	Future	Projected Cost (2010)	Complete (2016)
Signalized Intersections	Each	178	*	N/A	178
Fiber Optic Cable and Conduit	Linear Feet	250,679	359,499	\$3,954,489	459,613
Cameras	Each	43	25	\$137,500	86
DMS	Each	4	5	\$800,000	5
TMC	Each	1	*	N/A	1
Weather Station	Each	1	*	N/A	1

*No future needs are identified in the Regional ITS Plan.

Summary

The goal of this progress report on TPO implementation of the recommendations outlined in the Regional ITS Plan that was adopted in September 2010, is to remind the TPO partners in the region that the vision is to create a looped ITS system that integrates the ITS systems built in each TPO area and provides a compatible and seamless ITS link. If there is a break in the link, other ends of the looped system can communicate, providing information for movement of freight, emergency vehicles and the traveling public. There is a clear economic benefit to looping the systems. The first priority is to build reliable and compatible systems within each TPO area and to work with the FDOT on creating a seamless ITS network.



City of Pensacola

222 West Main Street
Pensacola, FL 32502

Memorandum

File #: 17-00356

City Council

6/8/2017

LEGISLATIVE ACTION ITEM

SPONSOR: Ashton J. Hayward, III, Mayor

SUBJECT:

INTERLOCAL AGREEMENT FOR AIRPORT HAZARD AND INCOMPATIBLE LAND USE ZONING, PURSUANT CHAPTER 333, FLORIDA STATUTES BETWEEN ESCAMBIA COUNTY, FLORIDA AND THE CITY OF PENSACOLA, FLORIDA

RECOMMENDATION:

That City Council approve an Interlocal Agreement with Escambia County, Florida for the adoption, administration, and enforcement of airport zoning regulations in accordance with the requirements of Florida Statute 333.03(1)(b)(1). Further that City Council authorize the Mayor to take any and all actions necessary to execute the Interlocal Agreement.

HEARING REQUIRED: No Hearing Required

SUMMARY:

The Pensacola International Airport has contracted with the West Florida Regional Planning Council to conduct a consistency review for the City of Pensacola based on recent changes to Florida Statute 333 - Airport Zoning. The Florida Statute requires that the City's Land Development Code be consistent with F.S. Chapter 333.

Proposed amendments to the City's Land Development Code have been presented for consideration to allow the City to remain in compliance with changed Florida Statutes, and similar amendments for County Ordinances are being presented to the Escambia County Board of County Commissioners. In addition to the changes to the Land Development Code, Florida Statute also requires that in those locations where the airport hazard area in which obstructions could be constructed in such a manner so as to affect the safe operation of aircraft falls into multiple political subdivisions, then those political subdivisions shall either have an Interlocal Agreement to adopt, administer, and enforce a set of airport protection zoning regulations, or have a joint airport zoning board. Staff with the City of Pensacola and Staff with Escambia County have determined that the requirements of the Florida Statutes can best be met through an Interlocal Agreement.

PRIOR ACTION:

May 11, 2017 - City Council conducted a Public Hearing to consider the proposed amendment to the Land Development Code pertaining to Airport Protection Regulations.

May 11, 2017- City Council approved Proposed Ordinance No. 14-17 - Amending Chapter 12-2 Airport Land Use District; Chapter 12-11 Airport and Chapter 12-14 Definitions on first reading.

FUNDING:

N/A

FINANCIAL IMPACT:

None

CITY ATTORNEY REVIEW: Yes

5/26/2017

STAFF CONTACT:

Eric W. Olson, City Administrator
Daniel Flynn, Airport Director
Sherry Morris, AICP, Planning Services Administrator

ATTACHMENTS:

- 1) Interlocal Agreement for Airport Hazard

PRESENTATION: No

**STATE OF FLORIDA
COUNTY OF ESCAMBIA**

**INTERLOCAL AGREEMENT FOR AIRPORT HAZARD AND INCOMPATIBLE
LAND USE ZONING, PURSUANT CHAPTER 333, FLORIDA STATUTES
BETWEEN ESCAMBIA COUNTY, FLORIDA
AND THE CITY OF PENSACOLA, FLORIDA**

THIS AGREEMENT is made by and between Escambia County, Florida, a political subdivision of the State of Florida (hereinafter referred to as the "County"), with administrative offices located at 221 Palafox Place, Pensacola, Florida 32502 and the City of Pensacola, a municipal corporation created and existing under the laws of the State of Florida, (hereinafter referred to as the "City") with administrative offices at 222 West Main St., Pensacola, Florida 32502 (at times referred to as "party" or "parties" or "agency" or "agencies").

WITNESSETH:

WHEREAS, the parties have legal authority to perform general governmental services within their respective jurisdictions; and

WHEREAS, the parties are authorized by §163.01, Florida Statutes, to enter into Interlocal Agreements and thereby cooperatively utilize their powers and resources in the most efficient manner possible; and

WHEREAS, the County and City constitute "political subdivisions" pursuant to Chapter 333, Florida Statutes, with respect to the adoption and enforcement of airport zoning regulations under the provision of that statute; and

WHEREAS, airport hazards may endanger property and the lives of occupants of land in its vicinity; and

WHEREAS, airport hazards may reduce the size of the area available for the taking off, maneuvering, or landing of aircraft, thus tending to destroy or impair the utility of the airport and the public investment therein; and

WHEREAS, certain activities and uses of land in the immediate vicinity of airports as enumerated in § 333.03(2) are not compatible with normal airport operations, and may, if not regulated, also endanger the lives of the participants and neighboring communities, adversely affect their health, or otherwise limit the accomplishment of normal activities; and

WHEREAS, the creation or establishment of airport hazard areas, runway protection zones, and regulation of the incompatible use of land in airport vicinities protect the community served by the airport from public nuisances and injury; and

WHEREAS, it is necessary and in the public interest of the public health, public safety, and general welfare of the citizens of the City of Pensacola and Escambia County that the creation of airport hazard zones, runway protection zones, and the regulation of incompatible land uses be established; and

WHEREAS, elimination and prevention of airport hazards and incompatible land uses are

public purposes for which political subdivisions may raise or expend public funds and acquire land or property interests therein, or air rights thereover; and

WHEREAS, the City owns and operates the Pensacola International Airport (hereinafter, "PNS"), which is situated within the municipal limits of the City; and

WHEREAS, the Airport Hazard Area, as defined in §333.01(4), Florida Statutes, as it pertains to PNS, is located almost entirely within the City's municipal limits; and

WHEREAS, the County owns and operates a heliport at the Perdido Key Fire Station; and

WHEREAS, the heliport hazard area is located entirely within the County; and

WHEREAS, there are multiple public and private airports located within the incorporated and unincorporated areas of the County, as outlined in **Exhibit A** to this agreement; and

WHEREAS, some Airport Hazard Areas are located wholly or partly in the unincorporated areas of Escambia County, while other such areas are located wholly or partly in the territorial limits of the City; and

WHEREAS, the County and the City have heretofore adopted regulations pursuant to Chapter 333, Florida Statutes, but those regulations are presently in need of updating to comply with subsequent changes to the statute; and

WHEREAS, the County and the City are required by §333.03(1)(b), Florida Statutes, to either: 1) enter an interlocal agreement in accordance with §333.03(1)(b)(1), or 2) by ordinance or resolution create a joint airport zoning board pursuant to § 333.03(1)(b)(2); and

WHEREAS, the County and the City have determined that the requirements of §333.03(1)(b) can best be complied with by this Interlocal Agreement (hereafter, the "Agreement"); and

WHEREAS, by entering into this Agreement pursuant to the provisions of §163.01 and §333.03(1)(b)(1), the County and the City acknowledge their obligation, in conformity with §333.03(1)(b)(1) to adopt, administer, and enforce updated airport zoning regulations applicable to the airport hazard areas, and restricting the use of land adjacent to or in the immediate vicinity of airport activities and purposes compatible with the continuation of normal airport operations including landing and takeoff of aircraft to promote public health, safety and general welfare; and

WHEREAS, the purpose of all airport zoning regulations is to provide both airspace protection and provide for land uses that are compatible with airport operations; and

WHEREAS, each aspect of this purpose requires independent justification to promote the public interest in safety, health, and general welfare; and

WHEREAS, the parties have determined that it is in the best interest of the health, safety,

and welfare of the citizens of both the incorporated and unincorporated areas of Escambia County that the County and the City enter this agreement for cooperation as provided herein.

NOW THEREFORE, for an in consideration of the mutual covenants contained herein and the mutual benefits each unto the other, and for other good and valuable consideration, the parties to this Agreement hereby agree as follows:

Article 1
Purpose

- 1.1 The recitals contained in the Preamble of this Agreement are declared to be true and correct and are hereby incorporated into this Agreement.
- 1.2 Pursuant to §163.01, Florida Statutes, this Agreement establishes the conditions, extent, and mechanism whereby the parties will adopt, administer, and enforce, under the police power and in the matter and upon the conditions prescribed in Chapter 333, Florida Statutes, airport protection zoning regulations for such airport hazard area.

Article 2
Definitions

- 2.1 "Airport" means any area of land or water designed and set aside for the landing and taking off of aircraft and used or to be used in the interest of the public for such purpose.
- 2.2 "Airport hazard" means an obstruction to air navigation which affects the safe and efficient use of navigable airspace or the operation of planned or existing air navigation and communication facilities.
- 2.3 "Airport hazard area" means any area of land or water upon which an airport hazard might be established.
- 2.4 "Airport land use compatibility zoning" means airport zoning regulations governing the use of land on, adjacent to, or in the immediate vicinity of airports.
- 2.5 "Airport master plan" means a comprehensive plan of an airport which typically describes current and future plans for airport development designed to support existing and future aviation demand.
- 2.6 "Airport protection zoning regulations" means airport zoning regulations governing airport hazards.
- 2.7 "Department" means the Department of Transportation as created under §20.23, Florida Statutes.
- 2.8 "Educational facility" means any structure, land, or use that includes a public or private kindergarten through 12th grade school, charter school, magnet school, college campus, or university campus. The term does not include space used for educational purposes within a multitenant building.
- 2.9 "Landfill" has the same meaning as provided in §403.703, Florida Statutes.

- 2.10 "Obstruction" means any existing or proposed object, terrain, or structure construction or alteration that exceeds the federal obstruction standards contained in 14 C.F.R. part 77, subpart C. The term includes:
- a. Any object of natural growth or terrain;
 - b. Permanent or temporary construction or alteration, including equipment or materials used and any permanent or temporary apparatus; or
 - c. Alteration of any permanent or temporary existing structure by a change in the structure's height, including appurtenances, lateral dimensions, and equipment or materials used in the structure.
- 2.11 "Person" means any individual, firm, co-partnership, corporation, company, association, joint-stock association, or body politic, and includes any trustee, receiver, assignee, or other similar representative thereof.
- 2.12 "Political subdivision" means the local government of any county, municipality, town, village, or other subdivision or agency thereof, or any district or special district, port commission, port authority, or other such agency authorized to establish or operate airports in the state.
- 2.13 "Public-use airport" means an airport, publicly or privately owned, licensed by the state, which is open for use by the public.
- 2.14 "Runway protection zone" means an area at ground level beyond the runway end to enhance the safety and protection of people and property on the ground.
- 2.15 "Structure" means any object constructed, erected, altered, or installed, including, but not limited to, buildings, towers, smokestacks, utility poles, power generation equipment, and overhead transmission lines.

Article 3

Responsibilities of the Parties

- 3.1 Pursuant to the procedures specified in Chapter 333, Florida Statutes, the County has adopted, and shall amend as required from time to time, the Airport Zoning Regulations set forth in its Land Development Code and its Comprehensive Plan, relating to, among other things, the height of buildings, structures, and natural objects, and uses of property, in compliance with §§ 333.01–333.13, Florida Statutes.
- 3.2 Pursuant to the procedures specified in Chapter 333, Florida Statutes, the City has adopted, and shall amend as required from time to time, the Airport Zoning Regulations set forth in its Code of Ordinances and its Comprehensive Plan, relating to, among other things, the height of buildings, structures, and natural objects, and uses of property, in compliance with §§ 333.01– 333.13, Florida Statutes.
- 3.3 Both the County and the City shall provide a process, within its respective jurisdiction, to:
- a. Issue or deny permits.
 - b. Provide a copy of complete applications for any permit to the Department of Transportation, aviation office.
 - c. Enforce the issuance or denial of a permit or other determination.

- d. Establish a process for appeals as required by §333.09(3), Florida Statutes.
- 3.4 The Airport Zoning Regulations for both the County and the City shall require, but not be limited to, the following:
- a. A permit for construction or alteration of any obstruction;
 - b. Obstruction marking and lighting for obstructions;
 - c. Documentation showing compliance with the federal requirement for notification of proposed construction or alteration of structures and a valid aeronautical study submitted by each person applying for a permit;
 - d. Consideration of the criteria in §333.025(6) and §333.07(2), as amended, when determining whether to issue or deny a permit, which such criteria shall include but not be limited to:
 - 1) The safety of persons on the ground and in the air.
 - 2) The safe and efficient use of navigable air space.
 - 3) The nature of the terrain and height of existing structures.
 - 4) The effect of the construction or alteration of an obstruction on the state licensing standards for a public-use airport contained in Chapter 330, Florida Statutes, and rules adopted thereunder.
 - 5) The character of existing and planned flight operations and developments at public-use airports.
 - 6) Federal airways, visual flight rules, flyways and corridors, and instrument approaches as designated by the Federal Aviation Administration.
 - 7) The effect of the construction or alteration of an obstruction on the minimum descent altitude or the decision height at the affected airport.
 - 8) The cumulative effects on navigable airspace of all existing obstructions on the minimum descent altitude or the decision height at the affected airport.
 - 9) Any additional requirements adopted by the County or City pertinent to evaluation and protection of airspace and airport operations.
 - e. The approval of a permit shall not be based solely on the determination by the Federal Aviation Administration that the proposed structure is not an airport hazard.
 - f. In issuing a permit, the County or the City shall require the owner of the obstruction to install, operate, and maintain thereon, at his or her own expense, marking and lighting in conformance with the specific standards established by the Federal Aviation Administration.
- 3.5 Both the County and the City shall adopt, administer, and enforce airport land use zoning regulations.
- 3.6 Both the County and the City's airport land use zoning regulations shall include, but not be limited to, the following:
- a. The prohibition of new landfills and the restriction of existing landfills within the following areas:
 - 1) Within 10,000 feet from the nearest point of any runway used or planned to be used by turbine aircraft.
 - 2) Within 5,000 feet from the nearest point of any runway used by only nonturbine aircraft.
 - 3) Outside the perimeters defined in subparagraphs 3.6(a)(1) and (2) of this Agreement, but still within the lateral limits of civil airport imaginary surfaces defined in 14 C.F.R. s. 77.19. Case-by-case review of such landfills is advised.
 - b. Where any landfill is located and constructed in a manner that attracts or sustains

hazardous bird movements from feeding, water, or roosting areas into, or across, the runways or approach and departure patterns of aircraft. The landfill operator must incorporate bird management techniques or other practices to minimize bird hazards to airborne aircraft.

- c. Where an airport authority or other governing body operating a public-use airport has conducted a noise study in accordance with 14 C.F.R. part 150, or where a public-use airport owner has established noise contours pursuant to another public study approved by the Federal Aviation Administration, the prohibition of incompatible uses, as established in the noise study in 14 C.F.R. part 150, Appendix A or as a part of an alternative Federal Aviation Administration- approved public study, within the noise contours established by any of these studies, except if such uses are specifically contemplated by such study with appropriate mitigation or similar techniques described in the study.
 - d. Where an airport authority or other governing body operating a public-use airport has not conducted a noise study, the prohibition of residential construction and any educational facility, except aviation school facilities, within an area contiguous to the airport measuring one-half the length of the longest runway on either side of and at the end of each runway centerline.
 - e. The restriction of new incompatible uses, activities, or substantial modifications to existing incompatible uses within runway protection zones.
- 3.7 Both the County and the City shall independently provide a copy of all its airport zoning regulations and airport land use compatibility zoning regulations, and any related amendments, to the State of Florida Department of Transportation's aviation office within thirty (30) days after adoption.
- 3.8 Paragraph 3.6 shall not be construed to require the removal, alteration, sound conditioning, or other change, or to interfere with the continued use or adjacent expansion of any educational facility or site in existence on July 1, 1993.
- 3.9 Neither the County nor the City is prohibited from establishing airport zoning regulations more restrictive than prescribed in Chapter 333, Florida Statutes, in order to protect the health, safety, and welfare of the public in the air and on the ground.
- 3.10 In the event of any conflict between any airport zoning regulations adopted under Chapter 333, Florida Statutes, and any other regulations applicable to the same area, whether the conflict be with respect to the height of the structures or vegetation, the use of land, or any other matter, and whether such regulations were adopted by the political subdivision that adopted the airport zoning regulations or by some other political subdivision, be it the County or the City or another, the more stringent limitation or requirement shall govern and prevail.
- 3.11 Both the County and the City, in their respective capacities, by action of their legislative bodies, shall adopt, amend, or repeal any airport zoning regulations only after a public hearing in relation thereto, at which parties in interest and citizens shall have an opportunity to be heard. Notice of the hearing shall be published at least once a week for two consecutive weeks in a newspaper of general circulation in the political subdivision or subdivisions where the airport zoning regulations are to be adopted, amended, or repealed.

- 3.12 Both the County and the City agree all airport zoning regulations adopted shall be reasonable and may not impose any requirement or restriction which is not reasonably necessary to effectuate the purposes of Chapter 333, Florida Statutes. Both the County and the City shall consider, among other things, the character of the flying operations expected to be conducted at the airport, the nature of the terrain within the airport hazard area and runway protection zone, the character of the neighborhood, the uses to which the property to be zoned is put and adaptable, and the impact of any new use, activity, or construction on the airport's operating capability and capacity.
- 3.13 Both the County and the City agree that construction in a runway protection zone which does not exceed airspace height restrictions is not conclusive that such use, activity, or construction is compatible with airport operations.
- 3.14 Both the County and City agree that any airport protection zoning regulation adopted may not require the removal, lowering, or other change or alteration of any structure not conforming to the regulation when adopted or amended, or otherwise interfere with the continuance of any nonconforming use, except as otherwise provided.
- 3.15 Both the County and the City shall each develop a permitting scheme for permitting of airspace obstructions.
- 3.16 Both the County and City agree that their individual permitting schemes shall substantially comply with §333.07, Florida Statutes, including but not limited to:
- a. A person proposing to construct, alter, or allow an airport obstruction in an airport hazard area in violation of the airport protection zoning regulations adopted under this chapter must apply for a permit. A permit may not be issued if it would allow the establishment or creation of an airport hazard or if it would permit a nonconforming obstruction to become a greater hazard to air navigation than it was when the applicable airport protection zoning regulation was adopted which allowed the establishment or creation of the obstruction, or than it is when the application for a permit is made.
 - b. If the County or City determines that a nonconforming obstruction has been abandoned or is more than 80 percent torn down, destroyed, deteriorated, or decayed, a permit may not be granted if it would allow the obstruction to exceed the applicable height limit or otherwise deviate from the airport protection zoning regulations. Whether an application is made for a permit, the owner of the nonconforming obstruction may be required, at his or her own expense, to lower, remove, reconstruct, alter, or equip such obstruction as may be necessary to conform to the current airport protection zoning regulations. If the owner of the nonconforming obstruction neglects or refuses to comply with such requirement for 10 days after notice, the County or the City, through its appropriate agency, may proceed to have the obstruction so lowered, removed, reconstructed, altered, or equipped and assess the cost and expense thereof upon the owner of the obstruction or the land whereon it is or was located.
- 3.17 All zoning regulations adopted by the County or the City shall provide for the administration and enforcement of such regulations by the entity imposing same. The duties of each shall include that of hearing and deciding all permits, as they pertain to the jurisdiction, and all other matters applying to said jurisdiction.

- 3.18 Both the County and the City agree if a nonconforming obstruction is determined to be an airport hazard and the owner will not remove, lower, or otherwise eliminate it; the approach protection necessary cannot, because of constitutional limitations, be provided by airport zoning regulations; or it appears advisable that the necessary approach protection be provided by acquisition of property rights rather than by airport zoning regulations, then either the County or the City within which the property or nonconforming obstruction is located, or the political subdivision owning or operating the airport or being served by it, may acquire, by purchase, grant, or condemnation in the manner provided by Chapter 73, Florida Statutes, such property, air right, avigation easement, or other estate, portion, or interest in the property or nonconforming obstruction or such interest in the air above such property, in question, as may be necessary to effectuate the purposes of this chapter, and in so doing, if by condemnation, to have the right to take immediate possession of the property, interest in property, air right, or other right sought to be condemned, at the time, and in the manner and form, and as authorized by Chapter 74. In the case of the purchase of any property, easement, or estate or interest therein or the acquisition of the same by the power of eminent domain, the political subdivision making such purchase or exercising such power shall, in addition to the damages for the taking, injury, or destruction of property, also pay the cost of the removal and relocation of any structure or any public utility that is required to be moved to a new location.
- 3.19 The County shall apply the Airport Zoning Regulations as set forth in its Land Development Code and Comprehensive Plan.
- 3.20 The City shall apply the Airport Zoning Regulations as set forth in its Code of Ordinances and Comprehensive Plan.
- 3.21 Both the County and the City shall enforce its airport zoning regulations to 1) assure compliance with the minimum requirements set forth in Section 333.03(1)(c), Florida Statutes; 2) meet the intent of the FAA reviewed and accepted noise exposure maps, including the noise exposure maps in the final FAA approved Part 150 Noise Study, by adopting new zoning overlays compatible with those shown in the Part 150 Noise Study; and 3) make clear its intent to prevent encroachment into the Airport operational area or the FAA, Title 14, CFR, Part 77, airspace surfaces.
- 3.22 Each party shall, in writing, notify the other of each and every of the following:
- a. Amendments. Any proposed amendment to their respective Code or Comprehensive Plan or any Airport Master Plan that may directly or indirectly affect any property within the area depicted in the Airport Zoning Regulations, or the Airport Hazard Area as defined in Section 333.01(4), Florida Statutes, or that may directly or indirectly impact the other party, shall be disclosed to the other party no later than thirty (30) calendar days prior to the date set for the initial Local Planning Agency public hearing to consider such amendments.
 - b. Applications. Obstacle Hazards to Air Navigation. Any Application for development activity, including any building permit, development order, subdivision approval, rezoning, conditional use, comprehensive plan amendment, non-conforming petition, variance, or any other official action of a party that will have the effect of permitting the development or alteration of land or a structure (hereafter,

- "Application") for any property owned or controlled by any petitioner required to provide notice or prevent a hazard defined by Section 333.02, Florida Statutes, and/or Title 14, CFR, Parts 77.13, 77.17, 77.21, 77.23, 77.25, and 77.29, which include notice requirements and technical definitions for obstacles dangerous to air navigation, shall be disclosed to the other party within ten (10) calendar days of the filing of such Application.
- c. Applications. Noise Compatible Land Use. Any Application for development activity for any property within the area of the noise contour as designated in the Airport Zoning Regulations, including any building permit, development order, subdivision approval, rezoning, conditional use, comprehensive plan amendment, non-conforming petition, variance or any other action of a party which would have the effect of permitting development or alteration of land or structure, shall be disclosed to the other party within ten (10) calendar days of the filing of such Application.
 - d. Applications. Education Facilities Near Airports. Any Application for a public or private educational facility within any area starting at any end of any Airport runway, extending one-half the length of the longest runway on either side of and at the end of each runway centerline, as defined by Section 333.03(2)(d), Florida Statutes, shall be disclosed to the other party within ten (10) calendar days of the filing of such Application.
 - e. Applications. Staff Discretion. Any Application for development activity that could reasonably be expected to have an impact on the other party shall be disclosed to the other party within ten (10) calendar days of the filing of such Application. Applications expected to have an impact on the other party include, without limitation, any Application reflecting a potential hazard to air navigation or a potential land use that is incompatible with normal airport operations or endangers the public health, safety or welfare, as described in Section 333.03(2) and (3), Florida Statutes; any Application subject to Florida Department of Transportation (hereafter, "FDOT") Aviation or FAA permits or findings; and any Application for activities such as sanitary landfills, bird and other wildlife attractants, congregations of people, or emissions of light, smoke or other impairments to visibility.
 - f. Correspondence. When any party corresponds with the FAA or the FDOT regarding land uses at an Airport or any Airport operations, regarding any matter that could reasonably be expected to have an impact on the other party, the party shall simultaneously provide the potentially impacted party with a copy of said correspondence.
- 3.23 Comments. Each party may provide comments on any Code, Plan, or Airport Master Plan amendment or Application for which notice was provided as required in Paragraph 3.22, above, within fourteen (14) calendar days of receipt of notice as to any building permit and within thirty (30) calendar days of receipt of notice as to all other applications and the party may request that such time be extended to enable the application to be considered. All comments provided pursuant this Paragraph must be considered by the Party before making its final decision regarding each such amendment or Application.

- 3.24 **FDOT Obstruction Permits Required.** The Airport Zoning Regulations shall continue to require that no development order be issued by the City or by the County for the construction or alteration of structures dangerous to air navigation or for structures governed by Title 14, CFR, Part 77 unless a permit has first been obtained from FDOT Aviation (or FDOT Aviation confirms that no such permit is required), as applicable. Each jurisdiction shall be given the opportunity to review and make recommendations regarding whether the issuance of such permit adversely impacts its Airport operations.

Article 4 **General Provisions**

- 4.1 **Termination and Amendment:** This agreement shall commence on the Effective Date, as provided in paragraph 4.14. This Agreement may be amended from time to time, as deemed desirable or necessary, and shall be amended, to the extent required by law; and shall continue until lawfully terminated by mutual agreement.
- 4.2 **Liability:** The parties hereto, their respective elected officials, officers, and employees shall not be deemed to assume any liability for the acts, omissions, or negligence of the other party. The City agrees to be fully responsible for its negligent acts or omissions or tortuous acts which result in claims or suits against the County and further agrees to be fully liable for any damages proximately caused by said acts or omissions. Escambia County, Florida, as a subdivision of the State of Florida as defined in §768.28, Florida Statutes, agrees to be fully responsible for its negligent acts or omissions or tortuous acts which result in claims or suits against the City and further agrees to be fully liable for any damages proximately caused by said acts or omissions. Nothing herein is intended to serve as a waiver of sovereign immunity by the City or the County and nothing herein shall be construed as consent by the City or the County to be sued by third parties in any matter arising out of this Agreement.
- 4.3 **Insurance:** Each party shall insure its own interests through appropriate insurance policies or through a self-insurance program. This provision shall not be construed to prevent any claim or action which either party may have against the other.
- 4.4 **Records:** The parties acknowledge that this Agreement 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, as amended. In the event a party fails to abide by the provisions of Chapter 119, Florida Statutes, the other party may, without prejudice to any right or remedy and after giving that party, seven (7) days written notice, during which period the party fails to allow access to such documents, terminate this Agreement.
- 4.5 **Assignment:** This Agreement or any interest herein shall not be assigned, transferred, or otherwise encumbered, under any circumstances, by the parties, without the prior written consent of the other party.
- 4.6 **Headings:** Headings and subtitles used throughout this Agreement are for the purpose of convenience only, and no heading or subtitle shall modify or be used to interpret the text of any section.

- 4.7 Survival: All other provisions, which by their inherent character, sense, and context are intended to survive termination of this Agreement, shall survive the termination of this Agreement.
- 4.8 Interpretation: For the purpose of this Agreement, the singular includes the plural and the plural shall include the singular. References to statutes or regulations shall include all statutory or regulatory provisions consolidating, amending, or replacing the statute or regulation referred to. Words not otherwise defined that have well-known technical or industry meanings, are used in accordance with such recognized meanings. References to persons include their respective permitted successors and assigns and, in the case of governmental persons, persons succeeding to their respective functions and capacities.
- (a) If either party discovers any material discrepancy, deficiency, ambiguity, error, or omission in this Agreement, or is otherwise in doubt as to the meaning of any provision of the Agreement, it shall immediately notify the other party and request clarification of the interpretation of this Agreement.
- (b) This Agreement shall not be more strictly construed against either party hereto because one party may have drafted or prepared any of the terms and provisions hereof. The parties have participated jointly in the negotiation and drafting of this agreement. In the event an ambiguity or question of intent or interpretation arises, this Agreement shall be construed as if drafted jointly by the parties and no presumption or burden of proof shall arise favoring or disfavoring any party because of the authorship of any provision of this agreement.
- 4.9 Severability: The invalidity or non-enforceability of any portion or provision of this Agreement shall not affect the validity or enforceability of any other portion or provision. Any invalid or unenforceable portion or provision shall be deemed severed from this Agreement and the balance hereof shall be construed to be enforced as if this Agreement did not contain such invalid or unenforceable portion of provision.
- 4.10 Further Documents: The parties shall execute and deliver all documents and perform further actions that may be reasonably necessary to effectuate the provisions of this Agreement.
- 4.11 Governing Law: This Agreement 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 Agreement shall be in the County of Escambia. Chapter 333, Florida Statutes, Airport Zoning, and Title 14, CFR, Part 77, Objects Affecting Navigable Airspace, subparts A, B, and C shall be utilized to clarify ambiguities, if any, regarding relevant aspects of the Agreement, including its scope, use, obstruction standards and definitions. Future amendments to Chapter 333 or Part 77 may also be utilized to clarify ambiguities with respect to the interpretation of this Agreement.
- 4.12 Notices: All notices required or made pursuant to this Agreement by either party to the other shall be in writing and delivered by hand or by United States Postal Service, first class mail, postage prepaid, return receipt requested, addressed to the following:

TO THE COUNTY:

County Administrator
221 Palafox Place, Suite 420
Post Office Box 1591
Pensacola, FL 32597

TO THE CITY:
City Administrator
City of Pensacola
Post Office Box 12910
Pensacola, FL 32521

Either party may change its above noted address by giving written notice to the other party in accordance with the requirements of this section.

- 4.13 No Waiver: The failure of a party to insist upon the strict performance of the terms and conditions hereof shall not constitute or be construed as a waiver or relinquishment of any other provision or of either party's right to thereafter enforce the same in accordance with this Agreement.
- 4.14 Effective Date: This agreement shall become effective when filed in the Office of the Clerk of the Circuit Court of Escambia County, Florida. The County shall be responsible for such filing.
- 4.15 Enforcement of Agreement. Each party hereto may enforce this Agreement by any legal means whatsoever.

THIS SPACE INTENTIONALLY BLANK

IN WITNESS WHEREOF, the parties hereto have made and executed this Agreement on the respective dates under each signature: Escambia County, Florida through its Board of County Commissioners, signing by and through its duly authorized Chairman, and the City of Pensacola, signing by and through its Mayor.

COUNTY:

Escambia County, Florida Board of County Commissioners, a political subdivision of the State of Florida acting through its duly authorized Board of County Commissioners signing by and through its Chairman.

By: _____
D. B. Underhill, Chairman

ATTEST: Pam Childers
Clerk of the Circuit Court Date: _____

By: _____
Deputy Clerk

(Seal)

**THE CITY OF PENSACOLA,
A FLORIDA MUNICIPAL CORPORATION**

By: _____
Ashton J. Hayward III, Mayor

ATTEST: _____
Date: _____

By: _____
City Clerk

(Seal)

EXHIBIT A

Escambia County Public and Private Airports, Florida:

All public airports and private airports in Escambia County, FL are listed below. Public airports include major hubs and airfields used for large carriers, jet liners and international flights as well as smaller public charter flights and personal aircraft. Private airports may require special permission, a private membership or use private charter flights.

Collier/Pine Barren Airpark Airport – FD89 Century, Florida Facility Usage: Private	Neal Collier 3251 S Pine Barren Rd Mc David, FL 32568 (904) 478-6477
Baptist Hospital Heliport – FL85 Pensacola, Florida Facility Usage: Private	Baptist Hospital 1000 W Moreno St Pensacola, FL 32501 (850) 434-2304
Coastal Airport – 83J (Closed) Pensacola, Florida Facility Usage: Public	Coastal Airport L.C.V. 6001 West Nine Mile Rd Pensacola, FL 32526 (850) 944-1284
Saufley Field NOLF – NUN (Closed) Pensacola, Florida Facility Usage: Private	U.S. Navy COMTRAWING NAS Whiting Field, FL 32570
Ferguson Airport – 82J Pensacola, Florida Facility Usage: Public	Brown Helicopter, Inc. 10100 Aileron Ave Pensacola, FL 32506 (850) 455-0971
Pensacola NAS/Forrest Sherman Field Airport – NPA Pensacola, Florida Facility Usage: Private	U.S. Navy Oceanographic OFC-Code 3142 Washington, DC 20373 (850) 452-2735
Pensacola International Airport – PNS Pensacola, Florida Facility Usage: Public	City of Pensacola 2430 Airport Blvd, Suite 225 Pensacola, FL 32504 (850) 436-5000
Sacred Heart Hospital Heliport – 9FD1 Pensacola, Florida Facility Usage: Private	Sacred Heart Hospital 5151 North 9th Ave Pensacola, FL 32504 (850) 416-7572
West Florida Regional Medical Center Heliport – FL24 Pensacola, Florida Facility Usage: Private	W FL Regional Medical Center 8383 N Davis Hwy Pensacola, FL 32523 (904) 494-4000
Mc Kinnon Airpark Airport – 48FL Walnut Hill, Florida Facility Usage: Private	Thomas F Simard 6001 S Hwy 99 Walnut Hill, FL 32568 (904) 327-6240
Mike's Ag Air Airport – 49FL Walnut Hill, Florida Facility Usage: Private	Michael G Godwin 10700 Hwy 97 Walnut Hill, FL 32568 (904) 327-6757
Perdido Key Fire Station Heliport – 46FA Perdido Key, Florida Facility Usage: Private	Escambia County BCC 15510 Perdido Key Dr Pensacola, FL 32507 (850) 595-4947



City of Pensacola

222 West Main Street
Pensacola, FL 32502

Memorandum

File #: 17-25

City Council

6/8/2017

LEGISLATIVE ACTION ITEM

SPONSOR: Ashton J. Hayward, III, Mayor

SUBJECT:

SUPPLEMENTAL BUDGET RESOLUTION NO. 17-25 - APPROPRIATE FUNDING FOR THE COMMUNITY MARITIME PARK

RECOMMENDATION:

That City Council adopt Supplemental Budget Resolution No. 17-25 appropriating funding for the Community Maritime Park.

A RESOLUTION AUTHORIZING AND MAKING REVISIONS AND APPROPRIATIONS FOR THE FISCAL YEAR ENDING SEPTEMBER 30, 2017, PROVIDING FOR AN EFFECTIVE DATE.

HEARING REQUIRED: No Hearing Required

SUMMARY:

A supplemental budget resolution is required to account for the revenues and expenditures related to the Community Maritime Park with the distribution of the Community Maritime Park Associates, Inc. (CMPA) assets to the City and incorporation of CMPA's finances into the City's ledger.

PRIOR ACTION:

April 13, 2017 - City Council authorized the Mayor to execute all documents and take all action necessary associated with unwinding the New Market Tax Credit transaction, accept the CMPA's distributed assets and forgive the loans made to the CMPA in association with the New Market Tax Credit transaction.

FUNDING:

N/A

FINANCIAL IMPACT:

Adoption of Supplemental Budget Resolution No. 17-25 will appropriate the revenues and expenditures related

to the Community Maritime Park.

CITY ATTORNEY REVIEW: Yes

5/19/2017

STAFF CONTACT:

Eric W. Olson, City Administrator
Richard Barker, Jr., Chief Financial Officer

ATTACHMENTS:

- 1) Supplemental Budget Resolution No. 17-25
- 2) Supplemental Budget Explanation No. 17-25

PRESENTATION: No

**RESOLUTION
NO. 17-25**

**A RESOLUTION
TO BE ENTITLED:**

A RESOLUTION AUTHORIZING AND MAKING REVISIONS AND APPROPRIATIONS FOR
THE FISCAL YEAR ENDING SEPTEMBER 30, 2017; 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. GENERAL FUND

As Reads:	Lease Agreements - CMPA	110,000
Amended		
To Read:	Lease Agreements - CMPA	0
Transfers Out		
To:	Transfer to Community Maritime Park Mgt Svcs fund	110,000

B. COMMUNITY MARITIME PARK MGT SVCS FUND

To:	Community Event Concessions	30,000
To:	Naming Rights	112,500
To:	Northwest Fla Professional Baseball User Fees	175,000
To:	Other Charges for Services	23,600
To:	Transfer in From General Fund	110,000
To:	University of West Florida User Fees	15,000
To:	Variable Attendance Surcharge	320,000
To:	Variable Ticket Surcharge	161,000
As Reads:	CMPA - Insurance	141,900
Amended		
To Read:	CMPA - Insurance	0
As Reads:	Employee Leasing	104,000
Amended		
To Read:	Employee Leasing	0
As Reads:	Miscellaneous Revenue	10,000
Amended		
To Read:	Miscellaneous Revenue	0
As Reads:	Park Maintenance	200,000
Amended		
To Read:	Park Maintenance	0
To:	Principal	27,700
To:	Interest	21,900

As Reads:	Personal Services	182,200
Amended		
To Read:	Personal Services	209,200
As Reads:	Operating Expenses	475,400
Amended		
To Read:	Operating Expenses	890,000

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

THE CITY OF PENSACOLA

JUNE 2017 - SUPPLEMENTAL BUDGET RESOLUTION #17-25 - COMMUNITY MARITIME PARK

FUND	AMOUNT	DESCRIPTION
GENERAL FUND		
Appropriations		
Lease Agreements - CMPA	(110,000)	Decrease appropriation for Lease Agreements - CMPA
Transfer to Community Maritime Park Mgt Svcs Fund	110,000	Appropriate funding for Transfer to Community Maritime Park Mgt Svcs fund
Total Appropriations	<u>0</u>	
COMMUNITY MARITIME PARK MGT SVCS FUND		
Estimated Revenues		
Community Event Concessions	30,000	Appropriate estimated revenue from Community Event Concessions
Naming Rights	112,500	Appropriate estimated revenue from Naming Rights
Northwest Fla Professional Baseball User Fees	175,000	Appropriate estimated revenue from Northwest Fla. Professional Baseball User Fees
Other Charges for Services	23,600	Appropriate estimated revenue from Other Charges for Services
Transfer in From General Fund	110,000	Appropriate estimated revenue from Transfer In From General Fund
University of West Florida User Fees	15,000	Appropriate estimated revenue from University of West Florida User Fees
Variable Attendance Surcharge	320,000	Appropriate estimated revenue from Variable Attendance Surcharge
Variable Ticket Surcharge	161,000	Appropriate estimated revenue from Variable Ticket Surcharge
CMPA - Insurance	(141,900)	Decrease estimated revenue from CMPA - Insurance
Employee Leasing	(104,000)	Decrease estimated revenue from Employee Leasing
Miscellaneous Revenue	(10,000)	Decrease estimated revenue from Miscellaneous Revenue
Park Maintenance	(200,000)	Decrease estimated revenue from Park Maintenance
Total Revenues	<u>491,200</u>	
Appropriations		
Personal Services	27,000	Increase appropriation for Personal Services
Operating Expenses	414,600	Increase appropriation for Operating Expenses
Principal	27,700	Appropriate funding for Principal
Interest	21,900	Appropriate funding for Interest
Total Appropriations	<u>491,200</u>	



City of Pensacola

222 West Main Street
Pensacola, FL 32502

Memorandum

File #: 17-00357

City Council

6/8/2017

LEGISLATIVE ACTION ITEM

SPONSOR: City Council Member Jewel Cannada-Wynn

SUBJECT:

SCHEDULE WORKSHOP FOR QUASI-JUDICIAL PROCESS AND INQUIRIES AND INVESTIGATIONS

RECOMMENDATION:

That City Council schedule a workshop for the Quasi-Judicial Process and Inquiries and Investigations Process and that this workshop be scheduled as soon as possible in consultation with the City Attorney.

HEARING REQUIRED: No Hearing Required

SUMMARY:

The City Attorney has suggested conducting a workshop to discuss the processes for Quasi-Judicial hearings as well as Inquiries and Investigative process.

This workshop should be held as soon as possible in consultation with the City Attorney as she will be the presenter for these items.

PRIOR ACTION:

None

FUNDING:

N/A

FINANCIAL IMPACT:

None

STAFF CONTACT:

Don Kraher, Council Executive

ATTACHMENTS:

1) None

PRESENTATION: Yes



City of Pensacola

222 West Main Street
Pensacola, FL 32502

Memorandum

File #: 14-17

City Council

6/8/2017

LEGISLATIVE ACTION ITEM

SPONSOR: Ashton J. Hayward, III, Mayor

SUBJECT:

PROPOSED ORDINANCE NO. 14-17 - AMENDING CHAPTER 12-2 AIRPORT LAND USE DISTRICT;
CHAPTER 12-11 AIRPORT AND CHAPTER 12-14 DEFINITIONS

RECOMMENDATION:

That City Council adopt Proposed Ordinance No. 14-17 on second reading.

AN ORDINANCE AMENDING CHAPTER 12-2 AIRPORT LAND USE DISTRICT;
CHAPTER 12-11 AIRPORT AND CHAPTER 12-14 DEFINITIONS OF THE CODE OF THE
CITY OF PENSACOLA, FLORIDA; PROVIDING FOR SEVERABILITY; REPEALING
CLAUSE; PROVIDING AN EFFECTIVE DATE.

HEARING REQUIRED: Public

SUMMARY:

Pensacola International Regional Airport staff have contracted with the West Florida Regional Planning Council to conduct a consistency review for the City of Pensacola based on recent changes to Florida Statute Chapter 333- Airport Zoning. Florida Statute requires that our Land Development Code be consistent with Chapter 333, and the proposed amendments will allow the City to remain in compliance with that requirement.

Through this collaborative process with the Pensacola Regional Airport, the City of Pensacola, the West Florida Regional Planning Council, and Escambia County, a similar ordinance will be considered for adoption by the Escambia County Board of County Commissioners. Per the Florida Statute, Chapter 333, an Interlocal Agreement will also be required between the City of Pensacola and Escambia County.

On April 11, 2017 the City's Planning Board unanimously recommended approval of the proposed amendment.

PRIOR ACTION:

May 11, 2017 - The City Council conducted a public hearing and approved Proposed Ordinance No. 14-17 on first reading.

FUNDING:

N/A

FINANCIAL IMPACT:

None

CITY ATTORNEY REVIEW: Yes

4/26/2017

STAFF CONTACT:

Eric W. Olson, City Administrator

Dan Flynn, Airport Director

Sherry H. Morris, AICP, Planning Services Administrator

ATTACHMENTS:

- 1) Proposed Ordinance No. 14-17
- 2) Planning Board Minutes Dated April 11, 2017

PRESENTATION: No

PROPOSED
ORDINANCE NO. _____

ORDINANCE NO. _____

AN ORDINANCE
TO BE ENTITLED:

AN ORDINANCE AMENDING CHAPTER 12-2 AIRPORT LAND USE DISTRICT;
CHAPTER 12-11 AIRPORT AND CHAPTER 12-14 DEFINITIONS OF THE
CODE OF THE CITY OF PENSACOLA, FLORIDA; PROVIDING FOR
SEVERABILITY; REPEALING CLAUSE; PROVIDING AN EFFECTIVE DATE.

BE IT ORDAINED BY THE CITY OF PENSACOLA, FLORIDA:

SECTION 1. Chapter 12-2-11 of the Code of the City of Pensacola,
Florida, is hereby amended to read as follows:

Sec. 12-2-11. - Airport land use district.

The regulations in this section shall be applicable to the airport
restricted and airport transition zoning districts: ARZ, ATZ-1 and ATZ-
2.

(A) *Purpose of district.* The airport land use district is established for
the purpose of regulating land, owned by the Pensacola Regional
Airport or immediately adjacent to the airport, which is considered
sensitive due to its relationship to the runways and its location
within noise zones "A" and "B" as defined in Chapter 12-11 of this
title. Land zoned ARZ is owned by the city and allows only open space,
recreational or commercial and industrial uses customarily related
to airport operations. The areas designated as airport transitional
zones are permitted a range of uses.

(B) *Uses permitted.*

(1) *ARZ, airport restricted zone (city-owned property).*

(a) The following three (3) sections of the airport restricted
zone are limited to specific uses as defined below:

1. *ARZ-1.* The parcel of land located north of Summit Boulevard
between two (2) airport transition zones (includes the
Scott Tennis Center and airport drainage system). Uses
within this zone will be limited to those uses described
below in subsections (b) and (c).
2. *ARZ east of runway 8/26.* The parcel of land on the eastern
end of runway 8/26, located between Avenida Marina and
Gaberonne Subdivision and between Spanish Trail and Scenic
Highway. All land within this zone outside of the fifteen
(15) acres required for clear zone at the eastern end of
runway 8/26 will be retained as open space.

3. *ARZ south of runway 17/35.* The parcel of land at the southern end of runway 17/35, located north of Heyward Drive and east of Firestone Boulevard. All land within this zone outside of the twenty-eight and five-tenths (28.5) acres required for clear zone at the southern end of runway 17/35 will be retained as open space.
- (b) Airport, airport terminal, air cargo facilities, and uses customarily related to airport operations and expansions.
 - (c) Golf course, tennis court, driving range, par three course, outdoor recreational facilities, provided that no such uses shall include seating or structures to accommodate more than one hundred (100) spectators or occupants.
 - (d) Service establishments such as auto rental and travel agencies, commercial parking lots and garages, automobile service station and similar service facilities.
 - (e) Warehousing and storage facilities.
 - (f) Industrial uses compatible with airport operations.
 - (g) Commercial uses to include hotels, motels, extended stay facilities, pharmacy, restaurant and drive through facilities, banks, office, post secondary education facilities, meeting facilities, dry cleaner, health club, exercise center, martial arts facility, bakery, floral shop, day care/child care facility, medical clinic, doctor and dentist offices, and retail services to include specialty shops and studios; or other similar or compatible uses.
 - (h) Other uses which the city council may deem compatible with airport operations and surrounding land uses pursuant to the city's Comprehensive Plan and the Airport Master Plan and as such uses that meet the FAA's requirements for airport activities.
- (2) *ATZ-1, airport transitional zone.*
- (a) Single-family residential, attached or detached, 0-5 units per acre;
 - (b) Home occupations, subject to regulations in section 12-2-33;
 - (c) Offices;
 - (d) Family day care homes licensed by the Florida Department of Children and Family Services as defined in the Florida Statutes.
 - (e) Conditional uses permitted:
 - a. Communications towers in accordance with section 12-2-44.
 - b. Rooftop mounted antennas in accordance with section 12-2-45.
- (3) *ATZ-2, airport transitional zone.*

- (a) Any use allowed in the ATZ-1;
 - (b) Retail and service commercial; and,
 - (c) Aviation related facilities;
 - (d) Conditional uses permitted:
 - a. Communications towers in accordance with section 12-2-44.
 - b. Rooftop mounted antennas in accordance with section 12-2-45.
- (C) *Review and approval process.* All private, nonaviation related development in the ARZ zone and all developments other than single-family residential within approved subdivisions within the ATZ-1 and ATZ-2 zones must comply with the development plan review and approval process as established in section 12-2-81.
- (D) *Regulations.* All development shall comply with applicable height and noise regulations as set forth in Chapter 12-11. All development must comply with design standards and is encouraged to follow design guidelines as established in section 12-2-82. All private, nonaviation related development within the ARZ zone and all development within ATZ-1 and ATZ-2 zones must comply with the following regulations:
- (1) *Airport land use restrictions.* Notwithstanding any provision to the contrary in this chapter, no use may be made of land or water within any zone established by this chapter in such a manner as to interfere with the operation of an airborne aircraft. The following special requirements shall apply to each permitted use:
- (a) All lights or illumination used in conjunction with street, parking, signs or use of land structures shall be arranged and operated in such a manner that is not misleading or dangerous to aircraft operating from a public airport or in the vicinity thereof.
 - (b) No operations of any type shall produce electronic interference with navigation signals or radio communication between the airport and aircraft.
 - (c) No continuous commercial or industrial operations of any type shall produce smoke, glare or other visual hazards, within three (3) statute miles of any usable runway of a public airport, which would limit the use of the airport.
 - (d) Sanitary landfills will be considered as an incompatible use if located within areas established for the airport through the application of the following criteria:
 - 1. Landfills located within ten thousand (10,000) feet of any runway used or planned to be used by ~~turbojet or turboprop~~ turbine aircraft.
 - 2. Landfills located within five thousand (5,000) feet of any runway used only by ~~nonturbine piston-type~~ nonturbine aircraft.

3. Landfills outside the above perimeters but within conical surfaces described by FAR Part 77 and applied to an airport will be reviewed on a case-by-case basis.
 4. ~~Any landfill located so that it places the runways and/or approach and departure patterns of an airport between bird feeding, water or roosting areas.~~ Any landfill located and constructed in a manner that attracts or sustains hazardous bird movements from feeding, water, or roosting areas into, or across, the runways or approach and departure patterns of aircraft. The landfill operator must incorporate bird management techniques or other practices to minimize bird hazards to airborne aircraft.
- (e) Obstruction lighting. Notwithstanding any provisions of section 12-11-2, the owner of any structure over one hundred fifty (150) feet above ground level shall install lighting on such structure in accordance with Federal Aviation Administration Advisory Circular 70/7460-1 and amendments thereto. Additionally, the high-intensity white obstruction lights shall be installed on a high structure which exceeds seven hundred forty-nine (749) feet above mean sea level. The high-intensity white obstruction lights must be in accordance with Federal Aviation Administration Advisory Circular 70/7460-1 and amendments thereto.
- (f) Noise Zones. The noise zones based on the Pensacola Regional Airport FAR part 150 Study adopted in 1990 and contained in Section 12-11-3 shall establish standards for construction materials for sound level reduction with respect to exterior noise resulting from the legal and normal operations at the Pensacola International Airport. It also establishes permitted land uses and construction materials in these noise zones;
- (g) ~~f~~ Variances. Any person desiring to erect or increase the height of any structure(s), or use his property not in accordance with the regulations prescribed in this chapter, may apply to the zoning board of adjustment for a variance from such regulations. No application for variance to the requirements of this part may be considered by the zoning board of adjustment unless a copy of the application has been furnished to the building official and the airport manager.
- (h) ~~g~~ Hazard marking and lighting. Any permit or variance granted shall require the owner to mark and light the structure in accordance with FAA Advisory Circular 70/7460-1 or subsequent revisions. The permit may be conditioned to permit Escambia County or the city at its own expense, to install, operate and maintain such markers and lights as may be necessary to indicate to pilots the presence of an airspace hazard if special conditions so warrant.
- (i) ~~h~~ Nonconforming uses. The regulations prescribed by this subsection shall not be construed to require the removal, lowering or other changes or alteration of any existing

structure not conforming to the regulations as of the effective date of this chapter. Nothing herein contained shall require any change in the construction or alteration of which was begun prior to the effective date of this chapter, and is diligently prosecuted and completed within two (2) years thereof.

Before any nonconforming structure may be replaced, substantially altered, repaired or rebuilt, a permit must be secured from the building official or his duly appointed designee. No permit shall be granted that would allow the establishment or creation of an airport hazard or permit a nonconforming structure to become a greater hazard to air navigation than it was as of the effective date of this chapter. Whenever the building official determines that a nonconforming use or nonconforming structure has been abandoned or that the cost of repair, reconstruction, or restoration exceeds the value of the structure, no permit shall be granted that would allow said structure to be repaired, reconstructed, or restored except by a conforming structure.

(j) Administration and enforcement. It shall be the duty of the building official, or his duly appointed designee, to administer and enforce the regulations prescribed herein within the territorial limits over which the city has jurisdiction. Prior to the issuance or denial of a tall structure permit by the building official, the Federal Aviation Administration must review the proposed structure plans and issue a determination of hazard/no hazard. In the event that the building official finds any violation of the regulations contained herein, he shall give written notice to the person responsible for such violation. Such notice shall indicate the nature of the violation and the necessary action to correct or abate the violation.

(2) *Minimum lot size and yard requirements/lot coverage.* There are no minimum requirements for lot size or yards, except that the development plan shall take into consideration the general development character of adjacent land uses. The maximum combined area occupied by all principal and accessory buildings shall be fifty (50) percent.

(3) *Maximum height of structures.* For the ATZ-1 and ATZ-2 zoning districts the maximum height for residential structures is thirty-five (35) feet and for office, commercial or aviation-related facilities, is forty-five (45) feet. Communications towers and rooftop mounted antennas may be permitted within the ATZ-1 and ATZ-2 districts upon conditional use permit approval in accordance with Section 12-2-79. Provided, however that no structure shall exceed height limitations established in section 12-11-2(A).

(4) *Additional regulations.* In addition to the regulations established above all development must comply with the following regulations:

(a) *Supplementary district regulations.* (Refer to sections 12-2-31 to 12-2-50).

- (b) Signs. (Refer to Chapter 12-4).
- (c) Tree/landscape. (Refer to Chapter 12-6).
- (d) Subdivision. (Refer to Chapter 12-8).
- (e) Stormwater management, and control of erosion, sedimentation and runoff. (Refer to Chapter 12-9).

SECTION 2. Chapter 12-11 Airport of the Code of the City of Pensacola, Florida, is hereby amended to read as follows:

CHAPTER 12-11. AIRPORT

Sec. 12-11-1. - Purpose.

The purpose of this chapter is to prevent obstructions which are potentially hazardous to aircraft operations as well as persons or property in the vicinity of the obstruction; for the prevention of incompatible land use within certain airport noise zones where aircraft noise may be an annoyance or objectionable to the residents within said zones; to provide for the prevention of these obstructions and incompatible land uses, to the extent legally possible. The elimination, removal, alteration, mitigation, or marking and lighting of existing airport hazards are public purposes for which the political subdivision may raise and expend public funds and acquire land or interests in land.

Sec. 12-11-2. - Airport Zoning Protection Regulations

No structure or obstruction will be permitted within the City of Pensacola or Escambia County that would cause a minimum obstruction clearance altitude, a minimum descent altitude or a decision height to be raised or would be permitted that was determined to be a hazard to air navigation by a Federal Aviation Administration aeronautical study (7460-1) or conflict with Title 14 of the Code of Federal Regulations Part 77.

(A) *Airport land use restrictions.* Notwithstanding any provision to the contrary in this chapter, no use may be made of land or water within any zone established by this chapter in such a manner as to interfere with the operation of an airborne aircraft. The following special requirements shall apply to each permitted use:

- (1) *Lights or illumination.* All lights or illumination used in conjunction with street, parking, signs or use of land structures shall be arranged and operated in such a manner that is not misleading or dangerous to aircraft operating from a public airport or in the vicinity thereof.
- (2) *Electronic interference.* No operations of any type shall produce electronic interference with navigation signals or radio communication between the airport and aircraft.
- (3) *Visual hazards.* No continuous commercial or industrial operations of any type shall produce smoke, glare or other visual hazards,

within three (3) statute miles of any usable runway of a public airport, which would limit the use of the airport.

- (4) *Sanitary landfills.* Sanitary landfills will be considered as an incompatible use if located within areas established for the airport through the application of the following criteria:
- (a) Landfills located within ten thousand (10,000) feet of any runway used or planned to be used by turbine aircraft.
 - (b) Landfills located within five thousand (5,000) feet of any runway used only by nonturbine aircraft.
 - (c) Landfills outside the above perimeters but within conical surfaces described by FAR Part 77 and applied to an airport will be reviewed on a case-by-case basis.
 - (d) Any landfill located and constructed in a manner that attracts or sustains hazardous bird movements from feeding, water, or roosting areas into, or across, the runways or approach and departure patterns of aircraft. The landfill operator must incorporate bird management techniques or other practices to minimize bird hazards to airborne aircraft.
- (5) *Obstruction lighting.* Notwithstanding the preceding provisions of this section, the owner of any structure over one hundred fifty (150) feet above ground level shall install lighting on such structure in accordance with Federal Aviation Administration Advisory Circular 70/7460-1 and amendments thereto. Additionally, the high-intensity white obstruction lights shall be installed on a high structure which exceeds seven hundred forty-nine (749) feet above mean sea level. The high-intensity white obstruction lights must be in accordance with Federal Aviation Administration Advisory Circular 70/7460-1 and amendments thereto.
- (6) *Hazard marking and lighting.* Any permit or variance granted shall require the owner to mark and light the structure in accordance with FAA Advisory Circular 70/7460-1 or subsequent revisions. The permit may be conditioned to permit Escambia County or the city at its own expense, to install, operate and maintain such markers and lights as may be necessary to indicate to pilots the presence of an airspace hazard if special conditions so warrant.
- (7) *Nonconforming uses.* The regulations prescribed by this subsection shall not be construed to require the removal, lowering or other changes or alteration of any existing structure not conforming to the regulations as of the effective date of this chapter. Nothing herein contained shall require any change in the construction or alteration of which was begun prior to the effective date of this chapter, and is diligently prosecuted and completed within two (2) years thereof.

Before any nonconforming structure may be replaced, substantially altered, repaired or rebuilt a permit must be secured from the building official. No permit shall be granted that would allow the establishment or creation of an airport hazard or permit a

nonconforming structure to become a greater hazard to air navigation than it was as of the effective date of this chapter. Whenever the building official determines that a nonconforming use or nonconforming structure has been abandoned or that the cost of repair, reconstruction, or restoration exceeds the value of the structure, no permit shall be granted that would allow said structure to be repaired, reconstructed, or restored except by a conforming structure.

(B) Airport Obstruction Notification Zone

- (1) Purpose: The purpose of the Airport Obstruction Notification Zone is to regulate obstructions to air navigation which affects the safe and efficient use of navigable airspace or the operation of planned or existing air navigation and communication facilities.
- (2) Location and map of zone: An Airport Obstruction Notification Zone is established around Pensacola International Airport (PNS) and consists of an imaginary surface extending from any point of PNS runway at a slope 100 to 1 for a horizontal distance of 20,000 ft. and a height of 200 above ground level. The Airport Obstruction Notification Zone map may be reviewed annually by the Airport staff and updated/amended by the Airport Executive Director as needed to ensure currency.
- (3) Development Compliance: No object, structure, or alteration to a structure will be allowed within an Airport Obstruction Notification Zone at a slope exceeding 100 to 1 for a horizontal distance of 20,000 from the nearest PNS runway or 200 feet above ground level without an approved Permit issued by the Building Inspections Department.

Sec. 12-11-3. - Structure Permit

(A) Permitting

- (1) Building Inspection Services (BIS) will make the initial determination with respect to whether proposed development exceeds the height and surface within the Airport Obstruction Notification Zone based upon on the maps in Appendix C as an element of the zoning, development order and building permit application process. If BIS determines the proposed development, including associated use of temporary construction equipment, exceeds an Airport Obstruction Notification Zone surface or height threshold, then the applicant is required to obtain a Structures Permit from BIS prior to the issuance of any further development orders or permits. This provision applies to all development or improvements to land, including new development, redevelopment, building or use modifications etc.

- (2) The permitting procedures for a Structures Permit are outlined as follows. If a structures permit application is deemed necessary by BIS as determined through the use of the Airport Obstruction Notification Zone map, the following procedures will apply:
- a. PSD will give a written notice to the applicant that a Structures Permit is required and that no further permits or development orders can be issued until a Structures Permit is obtained.
 - b. The applicant must then submit a completed Structures Permit application to Inspections Services, 222 W. Main Street, Pensacola, FL 32502. The BIS will complete a sufficiency review and then route the application to Pensacola International Airport. The Airport will review the application, and provide comment within a timely manner.
 - c. Upon receipt of a complete permit application, BIS shall provide a copy of the application to the Florida Department of Transportation's (FDOT) aviation office by certified mail, return receipt requested, or by a delivery service that provides a receipt evidencing delivery. To evaluate technical consistency with this subsection, the department shall have a 15-day review period following receipt of the application, which must run concurrently with the local government permitting process. Cranes, construction equipment, and other temporary structures in use or in place for a period not to exceed 18 consecutive months are exempt from the FDOT's review, unless such review is requested by the department. Temporary structures are still to be reviewed by the PSD.
- (3) In determining whether to issue or deny a permit, BIS will consider the following, as applicable:
- a. The safety of persons on the ground and in the air.
 - b. The safe and efficient use of navigable airspace.
 - c. The nature of the terrain and height of existing structures.
 - d. The effect of the construction or alteration on the state licensing standards for a public-use airport contained in chapter 330 and rules adopted thereunder.
 - e. The character of existing and planned flight operations and developments at public-use airports.
 - f. Federal airways, visual flight rules, flyways and corridors, and instrument approaches as designated by the Federal Aviation Administration.

- g. The effect of the construction or alteration of the proposed structure on the minimum descent altitude or the decision height at the affected airport.
 - h. The cumulative effects on navigable airspace of all existing structures and all other known proposed structures in the area
- (4) Approval of a permit will not be based solely on the determination by the Federal Aviation Administration that the proposed structure is not an airport hazard. (C) *Appeals and variances.* Appeals and variances from the provisions of this chapter shall be considered by the zoning board of adjustment established in section 12-13-1 in accordance with the procedures established in section 12-12-2. The Florida Department of Transportation (FDOT) shall be notified of all variance requests from the provisions of this chapter.

Sec. 12-11-3. - Sound level reduction.

It is hereby declared that the purpose of this section is to provide for the health, safety and welfare of the general public located in proximity to the Pensacola Regional Airport by establishing standards for construction materials for sound level reduction with respect to exterior noise resulting from the legal and normal operations at the Pensacola Regional Airport. This section establishes noise zones in the vicinity of Pensacola Regional Airport; establishes permitted land uses and construction materials in these noise zones; and establishes notification procedures to prospective purchasers of real estate within the noise zones.

(A) *Noise zones.*

- (1) *Establishment of noise zones.* There are hereby created and established three (3) land use noise zones; zone A, zone B, and zone C. Such zones are shown on the airport noise zone maps, dated November 1993, for the City of Pensacola and Escambia County which are adopted by reference and are on file and available for review at the city planning office. The noise zones contained herein are based on the Pensacola Regional Airport FAR part 150 Study adopted in 1990.

(2) *Definition of noise zone boundaries.*

- (a) Zone A. A land use noise zone is hereby established and designated as zone A, being that area commencing at the outer boundary line indicated on the noise zone map as "B" and extending outward therefrom to the furthestmost boundary line indicated on the noise zone map. The outer contour of noise zone A approximates a noise level of 65 Ldn.
- (b) Zone B. A land use noise zone is hereby established and designated as zone B, being that area commencing at a boundary line indicated on the noise zone map as the outer boundary

line of noise zone C and extending outward therefrom to a boundary line indicated on the noise zone map as "A." The outer contour of noise zone B approximates a noise level of 70 Ldn.

- (c) Zone C. A land use noise zone is hereby established and designated as zone C, being that area commencing at the outermost boundary line of the airport and extending outward therefrom to a boundary line indicated on the noise zone map as "B." The outer boundary line of noise zone C approximates a noise level of 75 Ldn.

(3) *Definition of overflight areas.* Overflight areas are those areas that lie directly below and five hundred (500) feet on either side of the centerline of runways 17/35 and 08/26 and extend three thousand (3,000) feet from the runway ends. No new residential construction will be allowed in these overflight areas.

(4) *Noise zone boundaries.* The boundaries of noise zones A, B, and C are depicted on the airport impact district map located in the city planning office. A complete legal description of the boundaries of each noise zone is on file in the city clerk's office and the Department of Planning and Neighborhood Development. In determining the location of noise zone boundaries on the map accompanying and made a part of these regulations, the following rules shall apply:

- (a) Where boundaries are shown to follow streets or alleys, the centerline of such streets or alleys, as they exist at the time of adoption of these regulations shall be the noise zone boundary; or
- (b) Where boundaries are shown to enter or cross platted blocks, property lines of lots, as they exist at the time of adoption of these regulations, shall be the noise zone boundary; or
- (c) Notwithstanding the above, where a noise zone boundary line is shown dividing a platted lot, the location of such boundary, unless the same is indicated by dimensions, shall be determined by use of the legal description appearing in this chapter. Where a noise zone boundary line divides a lot into equal sections, the higher noise zone requirements shall apply. If a lot is divided into unequal sections, the noise zone shall be the same as that in the largest section;
- (d) Where a noise zone boundary line is shown dividing an unsubdivided piece of property, less than ten (10) acres in area, into equal sections, the higher zoning classification shall regulate. If this acreage is divided into unequal sections, the noise zone shall be the same as that in the largest section; or
- (e) Where boundaries are shown on unsubdivided property, ten (10) or more acres the location shall be determined by scale shown on the map unless dimensions are given on the map.

- (B) *Land use activities permitted and restricted.* Residential land uses shall be permitted in the several noise zones as provided in Table 12-11.1, and residential uses and other types of land uses shall be permitted as specified in section 12-2-11.
- (C) *Noise reduction standards, methods and construction list.* The provisions of this subsection shall apply to new construction and moving of buildings into said noise zones A, B and C, as described herein. Noise reduction standards, construction and methods are specified in Appendix G of the Part 150 study, which is available for review in the Inspection Services Department.
- (1) *Noise Zone A.* Appendix G of the Part 150 Study recommends a sound reduction twenty-five (25) decibels (dB) for residential construction within the 65–70 Ldn noise contour. The standards specified in Appendix G for a reduction of twenty-five (25) dB are recommended in Noise Zone A.
- (2) *Noise Zone B.* Appendix G of the Part 150 Study recommends a sound reduction of thirty (30) decibels (dB) for residential construction within the 70–75 Ldn noise contour. The standards specified in Appendix G for a reduction of thirty (30) dB are required in Noise Zone B.
- (3) *Noise Zone C.* No residential construction is permitted in Noise Zone C within the city.

Any existing residence may be added to, structurally altered or repaired without conforming to the referenced specifications provided the property owner signs a waiver acknowledging notification of said specifications.

TABLE
PENSACOLA REGIONAL AIRPORT NOISE IMPACT 12-11.1
RESIDENTIAL LAND USE GUIDANCE CHART DISTRICT

Land Use Guidance Zones (LUG)	Noise Exposure Class	Ldn Day-Night Average Sound Level	Pensacola Residential Development Guidelines	Suggested Noise Controls
A	Minimal Exposure	65 to 70	Normally Acceptable	Normally no Special Considerations, Suggest Noise Attenuation Materials
B	Moderate Exposure	70 to 75	Provisionally Acceptable	Site Specific Analysis, Aviation Easements, Sound Level

				Reduction Measures
C	Significant Exposure	75 and Higher	Unacceptable	No Additional Residential Development, Containment Within Airport Boundary or Compatible Non-Residential Land Use
NOTES:				
1. This chart has been tailored to the specific conditions at Pensacola Regional Airport.				
2. See Chapter 12-14 for definition of terms.				

(D) *Filing of maps.* Maps depicting noise impacted areas shall be available for public inspections at the Department of Planning and Neighborhood Development, and delivered for filing in the office of the County Comptroller of Escambia County.

Sec. 12-11-4. - Administration and enforcement.

It shall be the duty of the building official to administer and enforce the regulations prescribed in this chapter within the territorial limits over which the city has jurisdiction. Prior to the issuance or denial of a tall structure permit by the building official, the Federal Aviation Administration must review the proposed structure plans and issue a determination of hazard/no hazard. In the event that the building official finds any violation of the regulations contained herein, he shall give written notice to the person responsible for such violation. Such notice shall indicate the nature of the violation and the necessary action to correct or abate the violation. The building official shall, prior to granting approval of any alternate materials other than those listed in the noise reduction materials, methods and construction list, require a qualified acoustical consultant to certify, at the owner's expense, that the alternate materials and methods are either equal to or greater than the noise reduction capabilities of the materials and methods itemized in the approved noise reduction materials, methods and construction list.

Sec. 12-11-5. - Appeals.

An appeal from any interpretation or administrative decision of the building official may be taken, and requests for variance or exception may be made to the zoning board of adjustment as provided in section 12-12-2 of this title.

- (a) A person, a political subdivision or its administrative agency, or a joint airport zoning board that contends a decision made by a political subdivision or its administrative agency is an improper application of airport zoning regulations may use the process established for an appeal.
- (b) All appeals must be made within a reasonable time as provided by the rules of the zoning board of adjustment. The building official shall forthwith transmit to the board of adjustment all the papers constituting the record upon which the appeal was taken.
- (c) An appeal shall stay all proceedings in the furtherance of the action appealed unless the building official certifies to the zoning board of adjustment, after the notice of appeal has been filed that by reason of the facts stated in the certificate, a stay would cause imminent peril to life or property. In such case, proceedings shall not be stayed except by order of the zoning board of adjustment on notice to the building official and after due cause is shown.
- (d) The zoning board of adjustment shall fix a reasonable time for hearings appeals, give public notice and due notice to the interested parties and render a decision within a reasonable time. The zoning board of adjustment shall notify in writing, the airport manager and NAS facilities management office of all meetings. During the hearing, any party may appear in person, by agent, or by attorney.
- (e) The zoning board of adjustment may, in conformity with the provisions of this chapter, reverse or affirm, in whole, or in part, or modify, the order, requirement, decision or determination, as may be appropriate under the circumstances.

Sec. 12-11-6. - Future uses.

No change shall be made in the use of land, and no structure shall be altered or otherwise established in any zone hereby created except in accordance with this chapter.

Sec. 12-11-7. - Variances.

A variance may be granted by the zoning board of adjustment where, owing to conditions peculiar to the property and not the result of the actions of the applicant, a literal enforcement of the regulations would result in unnecessary and undue hardship, and would prevent the substantial enjoyment of property rights as shared by nearby properties which do conform to this chapter.

Sec. 12-11-8. - Exemptions.

All single-family development proposals located in ATZ-1 and ATZ-2 zones in existing subdivisions are exempt from the provisions of this chapter, except for section 12-11-2 and 12-11-3(C).

Sec. 12-11-9. - Required reevaluation.

Permitted use, regulations of land and other development requirements set forth in this chapter shall be reviewed within one year of the date of completion of the update to the airport master plan. This review shall be undertaken to determine if any parts herein require amendment in order to be made consistent with the most current airport master plan. When such amendment is deemed necessary, it will be promulgated by official city council action, with due public notice.

SECTION 3. Chapter 12-14 Definitions of the Code of the City of Pensacola, Florida, is hereby amended to read as follows:

CHAPTER 12-14. DEFINITIONS

[Sec. 12-14-1. - Definitions enumerated.]

As used in this title and unless the context clearly indicates otherwise:

Abandonment means to cease or discontinue a use or activity without intent to resume, but excluding temporary or short-term interruptions to a use or activity during periods of remodeling, maintaining, or otherwise improving or rearranging a facility, or during normal periods of vacation or seasonal closure.

Abut means having property or district lines in common.

Access management means a method whereby non-residential property owners limit the number of driveways or connections from individual parcels of property to the major thoroughfare.

Accessory residential unit means an accessory structure built or a portion of a single-family dwelling unit which is converted into a separate housing unit subject to regulations in section 12-2-52 and which may be rented.

Accessory office unit means an accessory structure built or a portion of a single-family dwelling unit which is converted into a separate office unit subject to regulations in section 12-2-51 and which may be rented.

Accessory use means a use or structure which:

- (a) Is clearly incidental to, customarily found in association with, and serves a principal use;
- (b) Is subordinate in purpose, area, or extent to the principal use served; and

(c) Is located on the same lot as the principal use or on an adjoining lot in the same ownership as that of the principal use.

Addition (to an existing building) means any walled and roofed expansion to the perimeter of a building in which the addition is connected by a common load-bearing wall other than a fire wall. Any walled and roofed addition which is connected by a fire wall or is separated by independent perimeter load-bearing walls is new construction.

Adjacent means any property that is immediately adjacent to, touching, or separated from such common border by the width of a right-of-way, alley, or easement.

Adult entertainment establishment means an adult motion picture theater, a leisure spa establishment, an adult bookstore, or an adult dancing establishment.

Airport means any area of land or water designed and set aside for the landing and taking off of aircraft and used or to be used in the interest of the public for such purpose.

Airport hazard means an obstruction to air navigation which affects the safe and efficient use of navigable airspace or the operation of planned or existing air navigation and communication facilities.

Airport obstruction zone means any area of land or water upon which an airport hazard might be established.

Airport protection zoning regulations means airport zoning regulations governing airport hazards.

Alleys are roadways which afford only a secondary means of access to abutting property and not intended for general traffic circulation.

Alteration means any change or rearrangement in the supporting members of an existing building, such as bearing walls, columns, beams, girders or interior partitions, as well as any change in doors or windows, or any enlargement to or diminution of a building or structure, whether horizontally or vertically.

Amusement machine complex means a group of three (3) or more amusement games or other amusement machines, in the same place, location or premises.

Anchoring system means an approved system of straps, cables, turnbuckles, chains, ties or other approved materials used to secure a manufactured home.

Animal clinic, veterinary clinic means an establishment where small animals are admitted for examination and treatment by one or more persons practicing veterinary medicine. Animals may be boarded or lodged overnight provided such activity is totally confined within the building. No outside pens or runs shall be allowed. See: Kennel.

NOTE: Small animals shall be deemed to be ordinary household pets excluding horses, monkeys, or other such animals not readily housed or cared for entirely within the confines of a residence.

Antenna means any exterior transmitting or receiving device mounted on a tower, building or structure and used in communications that radiate or capture electromagnetic waves, digital signals, analog signals, radio frequencies (excluding radar signals), wireless telecommunications signals or other communication signals.

Antenna array means one (1) or more personal wireless antennas used by a single service provider and designed and installed at the same site in such a way as to operate as a unit.

Antenna support structure means a guyed or lattice-work tower that is designed and constructed for the sole purpose of supporting one (1) or more personal wireless antennas.

Apartment house. See: Dwelling, multiple.

Automobile repair. See: Garage, mechanical.

Appeal means a request for a review of the building official's interpretation of any provision of this title or a request for a variance.

Bar means a structure or part of a structure in which the principal business is the sale or dispensing of alcoholic beverages for consumption on the premises. This term includes lounges, taverns, pubs, bottle clubs, etc.

Bed and breakfast facility means an accessory use in which no more than four (4) rooms or lodging units and breakfast service only is provided to guest clients, for lengths of stay ranging from one night to seasonal, by the owner of the principal structure living on-site.

Block means a parcel of land entirely surrounded by public streets, watercourse, railway, right-of-way, parks, etc., or a combination thereof.

Boardinghouse, lodging house means a dwelling other than an apartment, commercial hotel or motel where, for compensation and by prearrangement for definitive periods, lodging, or lodging and meals are provided for five (5) or more persons; and which is subject to licensing by the Division of Hotels and Restaurants of the Florida Department of Business Regulations as a rooming or boarding house.

Boats and boat trailers means a vessel or craft for use on the water which is customarily mounted upon a highway vehicle designed to be hauled by an automobile vehicle.

Boat sales and service shop means an establishment primarily engaged in the sale or repair of boats, marine engines, marine equipment, and any similar services.

Buffer yard means a ten-foot strip of yard along the property line(s) used to visibly separate incompatible land uses and/or zoning districts as regulated through provisions established in section 12-2-32.

Buildable area means area inside building setback lines.

Building means any structure built for support, shelter, or enclosure for any occupancy or storage.

Building coverage means the area of a site covered by all principal and accessory buildings.

Building height means the vertical distance of a building measured from the average elevation of the finished grade to the highest point of the roof, except in a special flood hazard area where the height of a building is measured from an elevation established three (3) feet above the required base flood elevation.

Building official means the individual responsibility for conducting inspections and issuing permits under the Standard Building Code as amended.

Building setback line means that line that is the required minimum distance from the street right-of-way or any other lot line when measured at right angles that establishes the area within which the principal structure must be erected or placed.

Cabana means a beach or pool-side shelter, usually with an open side facing the water.

Camping trailer means a vehicular portable structure mounted on wheels, constructed with collapsible partial side walls of fabric, plastic, or other material for folding compactly while being drawn by another vehicle and when unfolded at the site or location, providing temporary living quarters, and which is designed for recreation, travel, or camping purposes.

Car wash means a building, or portion thereof, where automobiles are washed, including self-service car washes.

Cemetery means land used or intended to be used for the burial of the dead and dedicated for cemetery purposes and including, the sale of burial plots, columbariums and mausoleums, in addition to the operations of a funeral chapel, management office and maintenance facility when operated in conjunction with and within the boundary of such cemetery.

Incidental cemetery functions shall include the sale of interment rights, caskets, funeral services, monuments, memorial markers, burial vaults, urns, flower vases, floral arrangements and other similar merchandise and services when limited for use in the cemetery in which they are sold. Manufacturing of these items shall be prohibited on the cemetery premises. No outdoor retail displays shall be permitted except for monuments and memorial markers.

No portions of the cemetery or accessory buildings shall be used for purposes of embalming and cremation or the performance of other services used in preparation of the dead for burial.

Certificate of occupancy means official certification by the building official that a building conforms to provisions of the zoning ordinance and technical codes, and may be used or occupied. Such certificate is granted for new construction or for a change of occupancy classification in an existing non-residential building. A building or part thereof may not be occupied unless such certificate is issued.

Chapel means a structure whose primary use is assembly for religious purposes.

Child care center. See: Day Care Center.

Childcare facility. Any childcare center or childcare arrangement which provides childcare for more than five (5) children unrelated to the operator and which receives a payment, fee, or grant for any of the children receiving care, wherever operated, and whether or not operated for profit. Examples of a childcare facility include the following:

Drop-in child care means childcare which is provided occasionally in a childcare facility in a shopping mall or business establishment where a child is in care for no more than a four-hour period and the parent remains on the premises of the shopping mall or business establishment at all times. Drop-in childcare arrangements shall meet all requirements for a childcare facility unless specifically exempted.

Evening childcare means childcare provided during the evening hours of 6:00 p.m. to 7:00 a.m. to accommodate parents who work evenings and late-night shifts.

Family day care home means an occupied residence in which childcare is regularly provided for children from at least two (2) unrelated families and which receives a payment, fee, or grant for any of the children receiving care, whether or not operated for profit. A family day care home shall be allowed to provide care for one of the following groups of children, which shall include those children under thirteen (13) years of age who are related to the caregiver: a) A maximum of four (4) children from birth to twelve (12) months of age. b) A maximum of three (3) children from birth to twelve (12) months of age, and other children, for a maximum total of six (6) children. c) A maximum of six (6) preschool children if all are older than twelve (12) months of age. d) A maximum of ten (10) children if no more than five (5) are under preschool age and, of those five (5), no more than two (2) are under twelve (12) months of age.

Large family child care home means an occupied residence in which child care is regularly provided for children from at least two (2) unrelated families, which receives a payment, fee, or grant for any of the children receiving care, whether or not operated for profit, and which has at least two (2) full-time child care personnel on the premises during the hours of operation as defined in the Florida Statutes.

Churches and religious institutions. A building or structure, or groups of buildings or structures, which by design and construction are primarily intended for the conducting of organized religious services and accessory uses associated therewith. Includes temples, synagogues or other places of assembly for the purposes of organized religion.

Clearing or clearing and grubbing means removal of vegetation such as tree stumps, shrubs and roots from the land, but shall not include mowing.

Clinic means a building designed and used for the medical and surgical diagnosis and treatment of patients under the care of doctors and nurses.

Cluster development. A form of development for residential subdivisions that permits a reduction in lot area and setback requirements, provided there is no increase in the density of residential units permitted within the future land use district and the resultant land area is devoted to open space.

Coastal high hazard area means the evacuation zone for a Category 1 hurricane as established in the most current hurricane evacuation study for the area.

Commercial communications antenna means a surface from which television, radio, or telephone communications signals are transmitted or received, but which is neither (i) used primarily for the provision of personal wireless services nor (ii) used exclusively for dispatch communications. The term also includes any microwave or television dish antenna.

Commercial communications tower means a structure on which may be mounted one (1) or more antennas intended for transmitting or receiving television, radio, or telephone communications, but which is neither (i) used primarily for the provision of personal wireless services nor (ii) used exclusively for dispatch communications.

Commercial mobile service means any mobile service that is provided for profit and makes interconnected service available to the public or to such classes of eligible users as to be effectively available to a substantial portion of the public.

Commercial vehicle means any motor vehicle, trailer, or semi-trailer designed or used to carry passengers, freight, materials, or merchandise in the furtherance of any commercial enterprise.

Commercial vehicle—Large means any commercial vehicle greater than seven (7) feet wide, seven (7) feet high or twenty-five (25) feet long including but not limited to the following: construction equipment (bulldozers, graders etc.) semi-tractors and/or trailers, moving vans, delivery trucks, flat-bed and stake-bed trucks, buses (except school buses), and similar vehicles over seven (7) feet wide, seven (7) feet high or twenty-five (25) feet long.

Commercial vehicle—Small means any commercial vehicle less than or equal to seven (7) feet wide, seven (7) feet high or twenty-five (25) feet long including but not limited to the following: automobiles, pick-up trucks, sport utility vehicles, vans, and other vehicles which are also commonly used as personal vehicles.

Communications tower means a commercial communications tower or a personal wireless tower.

Community correctional center means any residential or non-residential facility described in F.S. § 944.033, created to supervise offenders on probation and/or facilitate the reintegration of state inmates back into the community by means of participation in various work-release, study-release, community service, substance abuse treatment and other rehabilitative programs. This includes all non-residential and residential offender facilities licensed and operated by the State of Florida Department of Corrections or the Federal Bureau of Prisons.

Community residential home means a dwelling unit licensed to serve clients of the Department of Health and Rehabilitative Services, which provides a living environment for up to fourteen (14) unrelated residents who operate as the functional equivalent of a family, including such supervision and care by support staff as may be necessary to meet the physical, emotional and social needs of the residents. Types of community residential homes include the following: adult congregate living facilities; adult foster homes; residential treatment facilities for alcohol, drug abuse and mental health services; residential child care agency facilities (excluding runaway and emergency shelters, family foster and maternity homes); intermediate care facilities for the mentally retarded/developmentally disabled; foster care facilities; and group homes.

Comprehensive plan means the Comprehensive Plan for the City of Pensacola and any amendment thereto.

Concurrency means the provision of the necessary public facilities and services required to maintain the adopted level of service standards at the time the impacts of development occur.

Concurrency monitoring report means the data collection, processing, and analysis performed by the City of Pensacola to determine impacts on the established levels of service for potable water, sanitary sewer, drainage, solid waste, recreation and open space, roads, and mass transit. For traffic circulation: data collection, processing, and analysis will be utilized to determine traffic concern areas and traffic restriction areas in addition to impacts on the established levels of service. The traffic circulation data maintained by the concurrency management monitoring report shall be the most current information available to the city.

Conditional use means a use allowed in a particular zoning district only upon complying with all the standards and conditions as specified in the regulations and approved by city council.

Condominium means ownership in fee simple of a dwelling unit, and the undivided ownership, in common with other purchasers, of the common elements in the development.

Construction (Chapter 12-9, Stormwater Management and Control of Erosion, Sedimentation and Runoff) means any on-site activity which will result in the creation of a new stormwater discharge facility, including the building, assembling, expansion, modification or alteration of the

existing contours of the site, the erection of buildings or other structures, or any part thereof, or land clearing.

Contiguous means next to, abutting, or touching and having a boundary or portion thereof, which is coterminous.

Cross access driveways mean a method whereby access to property crosses one or more adjoining parcels of property. Cross access driveways will generally be placed at the rear of these properties, but are not limited to that method.

Crown means the main point of branching or foliage of a tree or the upper portion of a tree.

Cul-de-sac means a street terminated at the end by a vehicular turnaround.

Day care center means any establishment which provides care for the day for more than five (5) persons unrelated to the operator and which received a payment, fee or grant for any of the persons receiving care wherever operated and whether or not operated for profit. The term "day care center" shall include child care center, day nursery, day care service and day care agency.

Decision height means the height at which a decision must be made, during an ILS instrument approach, to either continue the approach or to execute a missed approach.

Deck means a flat floored roofless area adjoining a house.

Dense business area means all of that portion of the corporate limits of the city lying south of the north line of Wright Street, west of the east line of Alcaniz Street, east of the west line of Spring Street to the north line of Garden Street and east of the west line of "A" Street south of the north line of Garden Street and the area encompassed in the Gateway Redevelopment District, those properties located on the north side of Heinberg Street between the east line of 9th Avenue and the west line of 14th Avenue, and C-2A Downtown Retail Commercial District, but excluding all areas zoned HC-1 (Historical Commercial District) and GRD-1 (Gateway Redevelopment District, Aragon redevelopment area).

Density means the number of dwelling units per acre of land. Density figures will be computed by dividing the total number of dwelling units in a contiguous parcel by the total number of acres in a contiguous parcel.

Detention means collection and storage of stormwater for treatment through physical, chemical or biological processes and for attenuating peak discharge with subsequent gradual controlled discharge.

Detention pond (basin) means a storage facility for the detention of stormwater.

Developable area means the total area of a lot or parcel, excluding public rights-of-way.

Development or development activity means:

- (a) The construction, installation, alteration, or removal of a structure, impervious surface, or stormwater management facility; or
- (b) Clearing, scraping, grubbing, killing, or otherwise removing the vegetation from a site; or
- (c) Adding, removing, exposing, excavating, leveling, grading, digging, burrowing, dumping, piling, dredging, mining, drilling or otherwise significantly disturbing the soil, mud, sand or rock or a site; or
- (d) The modification or redevelopment of a site.

Development order means any order granting, denying, or granting with conditions an application for a development permit.

Development permit means any permit, zoning permit, subdivision approval, rezoning, certification, special exception, variance, or any other official action of local government having the effect of permitting the development of the land.

Development plan; site plan means a plan, prepared to scale as regulated in section 12-2-81, showing accurately and with complete dimensioning, the boundaries of a site, and the location of all buildings, structures, uses and principal site development features proposed for a specific parcel of land.

Discharge (section 12-2-26, Wellhead Protection) means, but is not limited to, any spilling, leaking, seeping, pouring, misapplying, emitting, emptying or dumping of any pollutants prohibited by lawful statutes or regulation which occurs and which affects surface and ground waters.

Discharge (Chapter 12-9, Stormwater Management and Control of Erosion, Sedimentation and Runoff) means volume of fluid per unit time flowing along a pipe or channel from a project, site, aquifer, stormwater management facility, basin, discharge or outfall point.

Dormitory means a building used as group living quarters for a student body or religious order as an accessory use for a college university, boarding school, orphanage, convent, monastery, or other similar institutional use.

Drain means a channel, pipe or duct for conveying surface, groundwater or wastewater.

Drainage means surface water runoff; the removal of surface water or groundwater from land by drains, grading or other means which include runoff controls, to minimize erosion and sedimentation during and after construction or development.

Drainage area basin means a catchment area drained by a watercourse or providing water for a reservoir.

Dredging means a method for deepening streams, wetlands or coastal waters by excavating solids from the bottom.

Dripline means the circumference of the tree canopy extended vertically to the ground.

Driveways:

- (a) Mean any privately owned way or place used for vehicular travel by the owner and those having express or implied permission from the owner, but not by other persons. It shall not include an extension or parking apron that may be an extension of a "driveway."
- (b) Mean the connections or curb cuts that permit vehicular access to a site from the roadway.

Dry cleaners means an establishment which cleans and/or dries garments and similar materials using water and/or chemical liquids or solvents.

Dwelling, dwelling unit means an enclosure of one or more rooms and separate bathroom and kitchen facilities designed and constructed as a unit for permanent residential occupancy by one family.

Dwelling, multifamily means a building designed, constructed or reconstructed and used for three (3) or more dwelling units, with each dwelling unit having a common structural or load-bearing wall of at least ten (10) linear feet with any other dwelling unit on the same floor or building level.

Dwelling, single-family means a building designed, constructed or reconstructed and used for one dwelling unit.

- *Attached.* A single-family dwelling that is connected on at least one side by means of a common dividing structural or load-bearing wall of at least ten (10) linear feet to one or more other single-family dwellings, or the end dwelling of a series of such dwellings, each dwelling unit on its own individual lot.
- *Detached.* A single-family dwelling which is completely surrounded by permanent open spaces.

Dwelling, two-family (duplex) means a building designed, constructed or reconstructed and used for two (2) dwelling units that are connected by a common structural or load-bearing wall of at least ten (10) linear feet.

Easement means a grant by the property owner of a nonpossessing right of use of his land by another party for a specific purpose.

Enforcing officer means the mayor or duly authorized representative.

Emergency circumstances means the situation which exists when a single-family residence of a person or persons residing in the city is destroyed by a fire or other disaster to the extent that said person or persons are unable to continue residency in said residence until it is repaired or rebuilt.

Emergency health situation means any situation involving sickness or other physical disability of an individual to the event that he or she

requires the assistance of another individual to attend to his or her personal needs, and the use of a manufactured home becomes necessary or desirable in order to care for such individual.

Engineer means a person who is registered to engage in the practice of engineering under F.S. §§ 471.001–471.039, who is competent in the field of hydrology and stormwater pollution control; includes the terms "professional engineer" and "registered engineer."

Equipment cabinet means an enclosed shed or box at the base of a personal wireless tower or associated with a personal wireless antenna within which are housed, among other things, batteries and electrical equipment.

Erosion means the washing away or scour of soil by water or wind action.

Family means one or more persons occupying a dwelling unit and using common utility services, provided that unless all members are related by blood or marriage, no such family shall contain over four (4) persons.

Filling station. See: Service station.

Floor means the top surface of an enclosed area in a building (including basement), i.e., top of slab in concrete slab construction or top of wood flooring in wood frame construction. The term does not include the floor of a garage used solely for parking vehicles.

Floor area, gross means the sum of all floors of a building as measured to the outside surfaces of exterior walls and including halls, elevator shafts, stairways, interior balconies, mezzanines, open porches, breezeways, mechanical and equipment rooms and storage rooms. Enclosed parking and loading areas below or above grade are excluded from gross floor area.

Floor area, net means the total of all floor areas of a building, excluding halls, elevator shafts, stairways, open porches, breezeways, mechanical and equipment rooms, storage rooms, enclosed parking and loading spaces, and other areas not intended for human habitation or service to the public.

Foundation siding/skirting means a type of wainscoting constructed of fire and weather resistant material enclosing the entire undercarriage of a manufactured home.

Fraternity house, sorority house, or student cooperative means a building occupied by and maintained exclusively for students affiliated with an academic or professional college or university or other recognized institution of higher learning and regulated by such institution.

Frontage means all the property abutting on one side of a street measured along the street line.

Funeral parlor, funeral home means a building used for the preparation of the deceased for burial and the display of deceased and ceremonies connected therewith before burial or cremations. The building may contain

space for the storage and display of caskets, funeral urns, and other funeral supplies.

Furniture manufacturing/repair shop means an establishment primarily engaged in the manufacturing and repairing of furniture including cabinets, tables, desks, beds and any similar items.

Garage, residential means building or area used as an accessory to or part of a main building permitted in any residential district, providing for the storage of motor vehicles, and in which no business occupation, or service for profit is in any way conducted.

Garage, parking or storage means any building or premises except those described as a private garage used for the storage of automobiles. Services other than storage shall be limited to refueling, lubrication, washing, waxing and polishing.

Garage, mechanical means buildings where the services of a service station may be rendered, i.e., maintenance, service and repair of automobiles, not to include body work, painting, storage for the purpose of using parts or any other activity which may be classified as a junk yard.

Gas station. See: Service station.

Golf course means a tract of land for playing golf, improved with tees, greens, fairways, hazards and which may include clubhouses and shelters. See golf driving range and golf, miniature.

Golf, miniature means a simplified version of golf, played on a miniature course.

Greenhouse means a structure used for the cultivation or protection of tender plants.

Greenhouse, commercial means a structure in which plants, vegetables, flowers and similar materials are grown for sale.

Ground cover means low growing plants planted in such a manner as to form a continuous cover over the ground (e.g., Confederate Jasmine, English Ivy or other like plants).

Health club, spa, exercise center means an establishment for the exercise and improvement of health, with or without specialized equipment.

Home occupation means an accessory use of a service character customarily conducted within a dwelling by the resident thereof, which is clearly secondary to the use of the dwelling for living purposes and which does not change the character thereof or have any exterior evidence of such secondary use and in connection therewith is not involved in the keeping of a stock-in-trade.

Hospital means a building designed and used for the medical and surgical diagnosis, treatment and housing of persons under the care of doctors and nurses.

Hotel means a building in which lodging, or boarding and lodging, are provided and offered to the public for compensation.

Impervious surface means a surface covered by an impermeable, nonporous material including concrete, asphalt, wood, metal, plastic, fiberglass, compacted clay, and other substances.

Industrial laundry means an establishment which provides industrial type cleaning, including linen supply, rug and carpet cleaning, and diaper service.

Industry, heavy means a use engaged in the basic processing and manufacturing of materials or products predominately from extracted or raw materials, or a use engaged in storage of, or manufacturing processes using flammable or explosive materials, or storage or manufacturing processes that potentially involve hazardous or commonly recognized offensive conditions.

Industry, light means a use engaged in the manufacture, predominantly from previously prepared materials, of finished products or parts, including processing, fabrication, assembly, treatment, packaging, incidental storage, sales, and distribution of such products, but excluding basic industrial processing.

Interstate corridor means the area within one hundred twenty-five (125) feet of either side of the rights-of-way of Interstate Highways I-10 or I-110.

Irrigation system means the water supply system used to irrigate the landscaping consisting of an underground sprinkler system, outlets for manual watering, or other appropriate technology.

Joint or shared access driveways mean a method whereby adjoining property owners share a common driveway. These driveways will generally be placed along a common property line, but are not restricted to that method.

Joint, shared, and cross access systems mean the driveways and parking areas utilizing these methods.

Junkyard means a parcel of land used for the collecting, storage and/or sale of waste paper, rags, scrap metal or discarded material, or for the collecting, dismantling, storage, salvaging or sale of parts of machinery or vehicles not in running condition.

Kennel means an establishment which is licensed to house dogs, cats, or other household pets and where grooming, breeding, boarding, training, or selling of animals is conducted as a business. Outside pens and runs are allowed.

Land use means the specific purpose for which land or a building is designated, arranged, intended, or for which it is or may be occupied or maintained.

Ldn means a day/night average sound level which is the twenty-four-hour average sound level, in decibels on the A scale, obtained after the addition of ten (10) decibels to sound levels during the night from 10:00 p.m. to 7:00 a.m.

Landfill means any solid waste land disposal area for which a permit, other than a general permit, is required by s. 403.707 and which receives

solid waste for disposal in or upon land. The term does not include a land-spreading site, an injection well, a surface impoundment, or a facility for the disposal of construction and demolition debris.

Landscape material means living material including, but not limited to, trees, shrubs, vines, lawn grass, ground cover; landscape water features; and nonliving durable material commonly used in landscaping, including but not limited to rocks, pebbles, sand, weed barriers including but not limited to polypropylene and jute mesh, brick pavers, earthen mounds, but excluding impervious surfaces for vehicular use. Fifty (50) percent of landscape material shall be living.

Laundromat means an establishment providing coin-operated washing and dry-cleaning machines on the premises.

Local business tax receipt inspection certificate means either (1) for a new building or a change of occupancy classification, a certificate of occupancy issued by the building official or (2) for an existing non-residential building, an official certification by the fire department that such building conforms to the NFPA 1, Fire Prevention Code, and may be used or occupied. Such certificate is granted for a change in tenancy, business ownership, or nature of use in existing non-residential buildings. With respect to existing buildings, such certificate shall mean only that, in the opinion of the official issuing the certificate, the building, or the part thereof for which the certificate is issued, is deemed to be in compliance with applicable codes. No such certificate shall be a warranty of code compliance.

Lodge means the hall or meeting place of a local branch or the members composing such a branch of an order or society.

Lot means a parcel, plot, or tract of land having fixed boundaries and having an assigned number, letter or other name through which it may be identified. For the purpose of this title the word "lot" shall be taken to mean any number of contiguous lots or portions thereof, upon which one or more main structures for a single use are erected or are to be erected.

Lot, corner means a lot abutting upon two (2) or more streets at their intersection.

Lot, interior means a lot other than a corner lot.

Lot, nonconforming means any lot which does not meet the requirements for minimum lot area, lot width, or yard requirements for any use, for the district in which such lot is located.

Lot, through means an interior lot having frontage on two (2) streets or corner lots having frontage on three (3) or more streets.

Lot coverage means the area of a site covered by all principal and accessory buildings and any parking areas, walkways, drives or other impervious surfaces.

Lot depth means the distance measured in the mean direction of the side line of the lot from midpoint of the front line to the midpoint of the opposite main rear line of the lot.

Lot of record means an area designated and owned as a separate and distinct parcel of land on a legally recorded deed as filed in the Public Records of Escambia County, Florida prior to July 24, 1965.

Lot lines means the property lines bounding a lot.

Lot width means the distance between the side lot lines measured along the street right-of-way lines or the building setback lines.

Maintenance means that action taken to restore or preserve structures, buildings, yards or the functional intent of any facility or system.

Major recreational equipment means all travel trailers, camping trailers, truck campers, motor homes, boats, boat trailers, racecars, utility trailers, dune buggies and similar recreational equipment.

Major subdivision. See: Subdivision.

Manufactured building, modular building means a closed structure, building assembly, or system of subassemblies, which may include structural, electrical, plumbing, heating, ventilating or other service systems manufactured in manufacturing facilities for installation or erection, with or without other specified components, as a finished building, or as part of a finished building, and bearing the insignia of approval of the Florida Department of Community Affairs. Manufactured buildings shall include, but not be limited to, residential, commercial, institutional, storage, and industrial structures. Manufactured buildings are permitted in any zoning district in the city. This does not include mobile homes or manufactured homes.

Manufactured home means a single-family dwelling unit fabricated on or after June 15, 1976 in an off-site manufacturing facility for installation or assembly at the building site, with each section bearing a seal certifying that it is built in compliance with the U.S. Department of Housing and Urban Development construction and safety standards (HUD Code). Manufactured homes fall into one or the following two (2) categories:

Residential Design Manufactured Home or *RDMH* means a manufactured home which meets certain residential design criteria described in section 12-2-62 and which is compatible with site-built dwellings.

Standard Design Manufactured Home or *SDMH* means a manufactured home which does not meet the residential design criteria.

Manufactured home park means a parcel of land under single ownership on which more than one manufactured home or space for such is located and available for rent or lease.

Marina means a place for docking boats and/or providing services to boats and the occupants thereof, including minor servicing and repair

to boats while in the water, sale of fuel and supplies, and/or provision of food, beverages, and entertainment as accessory uses.

Martial art means pertaining to manual self-defense, unarmed, hand-to-hand combat including karate, judo and jujitsu.

Mean high water line means the line formed by the interaction of the tidal plane of mean high tide with the shore.

Minimum descent altitude means the lowest altitude, expressed in feet above mean sea level, to which descent is authorized on final approach or during circle-to-land maneuvering in execution of a standard instrument approach procedure where no electronic glide slope is provided.

Minimum obstruction clearance altitude means the specified altitude in effect between radio fixes or VOR airways, off-airway routes, or route segments which meets obstruction clearance requirements for the entire route segment and which assure acceptable navigational signal coverage only within twenty-two (22) miles of a VOR.

Mini-warehouse; mini-storage means a structure containing separate storage spaces of varying sizes leased or rented on an individual basis.

Minor subdivision. See: Subdivision.

Mobile home means a transportable, factory-built home, designed to be used as a year-round residential dwelling but not conforming to the definition of a manufactured home.

Mobile home park means a parcel of land under single ownership on which more than one mobile home or space for such is located and available for rent or lease.

Modular home. See: Manufactured building.

Monopole means a structure consisting of a single steel or concrete shaft that is designed and constructed for the sole purpose of supporting one (1) or more personal wireless antennas.

Mortuary means a place for the storage of human bodies prior to their burial or cremation.

Motel means a building in which lodging, or boarding and lodging, are provided and offered to the public in contradistinction to a boarding or lodging house, or a multiple-family dwelling, same as a hotel, except that the buildings are usually designed to serve tourists traveling by automobile, ingress to rooms need not be through a lobby or office, and parking usually is adjacent to each unit.

Motor home means a structure built on and made an integral part of a self-propelled motor vehicle chassis, designed to provide temporary living quarters for recreation, camping, and travel use.

Motor hotel. See: Motel.

Noise zones (See Chapter 12-11).

Noise zone A means an area of minimal noise exposure between the 65-70 Ldn noise contour in which land use is normally acceptable for

construction of buildings which include appropriate noise attenuation measures.

Noise zone B means an area of moderate noise exposure between the 70-75 Ldn noise contour in which land use should require aviation easements and appropriate sound level reduction measures for the construction of buildings.

Noise zone C means an area of significant noise exposure within the 75 Ldn contour in which land use should be limited to activities that are not noise sensitive.

Nonconforming lot. See: Lot.

Nonconforming structure means any structure which does not meet the limitations on building size and location on a lot, for the district in which such structure is located.

Nonconforming use means any use of land which is inconsistent with the provisions of this chapter or amendments thereto.

Nonprecision instrument runway means a runway having a nonprecision instrument approach procedure utilizing air navigation facilities with only horizontal guidance, or area type navigation equipment for which a straight-in, nonprecision instrument approach procedure has been approved or planned and for which no precision approach facilities are planned or indicated on an FAA planning document or military service's military airport planning document.

Nonresidential use means any use of land which is not defined as an office, commercial or industrial land use and which is permitted within a residential district, including public uses, churches, day care centers, etc.

Obstruction means any existing or proposed object, terrain, or structure construction or alteration that exceeds the federal obstruction standards contained in 14 C.F.R. part 77, subpart C. The term includes:

- (a) Any object of natural growth or terrain;
- (b) Permanent or temporary construction or alteration, including equipment or materials used and any permanent or temporary apparatus; or
- (c) Alteration of any permanent or temporary existing structure by a change in the structure's height, including appurtenances, lateral dimensions, and equipment or materials used in the structure.

Occupational license inspection certificate means either (1) for a new building or a change of occupancy classification, a certificate of occupancy issued by the building official or (2) for an existing non-residential building, an official certification by the fire department that such building conforms to the NFPA 1, Fire Prevention Code, and may be used or occupied. Such certificate is granted for a change in tenancy, business ownership, or nature of use in existing non-residential buildings. With respect to existing buildings, such certificate shall

mean only that, in the opinion of the official issuing the certificate, the building, or the part thereof for which the certificate is issued, is deemed to be in compliance with applicable codes. No such certificate shall be a warranty of code compliance.

Opacity means the degree of obscuration of light.

Opaque means the characteristic of excluding or screening visual contact.

Outbuilding means a building located to the rear of a lot, separate from the principal building, whose use is defined in the Urban Regulations section of the Aragon Design Code.

Outdoor storage means the storage or display outside of a completely enclosed building, of merchandise offered for sale as a permitted use or of equipment, machinery and materials used in the ordinary course of a permitted use. Items used in renovation or construction, where a building permit has been issued, are exempt from this definition for purposes of this title.

Parking lot means an area or plot of land used for the storage or parking of vehicles.

Permanent perimeter enclosure means a structural system completely enclosing the space between the floor joists of a home and the ground.

Permitted use. A use by right that is specifically authorized in a particular zoning district.

Personal service shop means an establishment engaged in providing services including the care of a person or his apparel, or any of the following services. Barbershops, beauty shops, tailoring shops, watch repair shops, body tanning centers, weight loss centers or any similar services with the exception of those expressly referenced elsewhere in this chapter.

Personal wireless antenna means a surface from which radio signals are transmitted or received for purposes of providing personal wireless services.

Personal wireless facility means a personal wireless antenna, a personal wireless tower, an equipment cabinet, or any combination thereof.

Personal wireless services means commercial mobile service, unlicensed wireless services, and common carrier wireless exchange access services.

Personal wireless tower means an antenna support structure or a monopole.

Planting area means any area designed for landscape material installation.

Plat means a map or delineated representation of the subdivision of lands, being a complete exact representation of the subdivision and other information in compliance with the requirement of all applicable sections of this title.

Precision instrument runway means a runway having an instrument approach procedure utilizing an instrument landing system (ILS) or a precision approach radar (PAR).

Predevelopment condition means topography, soils, vegetation, rate, volume and direction of surface or groundwater flow existing immediately prior to development based on best available historical date.

Private club means buildings, facilities and property owned and operated by a corporation or association of persons for social or recreational purposes, including those organized chiefly to promote friendship or welfare among its members, but not operated primarily for profit or to tender a service which is customarily carried on as a business.

Protected tree means native trees protected by Chapter 12-6, as identified by species and size in Appendix A of that chapter.

Public transit bus shelter means a structure or facility located at a site designated and approved by the operating transit agency and the City of Pensacola whose purpose is to protect passengers from the elements.

Quadruplex means four (4) attached single-family dwelling units and each unit has two (2) open space exposures and shares two (2) separation walls with an adjoining unit or units.

Receiving bodies of water means waterbodies, watercourses or wetlands into which surface waters flow.

Recharge means inflow of water into a project site, aquifer, drainage basin or facility.

Residential design manufactured home. See: Manufactured home.

Residential districts are those including the following zoning classifications: R1-AAAAA, R1-AAAA, R1-AAA, R1-AA, R1-A, R-ZL, R-2A.

Restaurant means any building or structure or portion thereof, in which food is prepared and served for pay primarily for consumption on the premises.

Restaurant, drive-in or drive-through means a drive-in or drive-through restaurant where provision is made on the premises for the selling, dispensing, or serving of food or beverages to customers in vehicles.

Retention means the prevention of the discharge of stormwater runoff into surface waters by complete on-site storage where the capacity to store the given volume must be provided by a decrease of stored water caused only by percolation through soil, evaporation, or evapotranspiration (loss of water from soil both by evaporation and transpiration from the plants growing thereon).

Retention pond (basin) means a storage facility for the retention of stormwater.

Right-of-way means the areas of a highway, road, street or way reserved for public use, whether established by prescription, dedication, gift, purchase, eminent domain or any other legal means.

Rooftop mounted antenna means any commercial communications or personal wireless antenna located on the roof or top of any building, public utility structure or permanent nonaccessory sign.

Rooming house. See: Boardinghouse.

Runoff means the amount of water from rain, snow, etc., which flows from a catchment area past a given point over a certain period. It is total rainfall, less infiltration and evaporation losses.

Runway means a defined area on an airport prepared for landing and take-off of aircraft along its length.

Satellite television transmitting and receiving dish means a device commonly concave in shape, mounted at a fixed point for the purpose of capturing and sending television signals transmitted via satellite communications facilities and serving the same or similar function as the common television antenna.

School means an institution primarily for academic instruction, public, parochial or private and having a curriculum the same as ordinarily given in a public school.

Screen or screening means a fence, wall, hedge, earth berm or any combination of these provided to create a visual and/or physical separation between properties, land uses or certain facilities. A screen may be located on the property line or elsewhere on the site, and where required in a buffer yard must be located within the required buffer yard.

Sediment means solid material, mineral or organic in suspension, that is being transported, or has moved from its site or origin by air, water or gravity.

Sedimentation facility means a structure or area designed to retain runoff, as in a retention or holding pond, until suspended sediments have settled.

Service station means a building or lot where gasoline, oil and/or grease are supplied and dispensed to the motor vehicle trade, or where battery, tire and other similar services are rendered.

Shade tree means any species of tree identified in Appendix A and Appendix B of Chapter 12-6.

Sign means any device, display or structure, or part thereof, which advertises, identifies, displays, directs or attracts attention to an object, person, institution, organization, business, product, service, event or location by the use of words, letters, figures, designs, symbols, fixtures, colors, illumination or projected images.

Sign, abandoned. A sign which advertises a business that is no longer licensed, no longer has a certificate of occupancy, or is no longer doing business at that location.

Sign, accessory. Sign which directs attention to a profession, business, commodity, service, entertainment or other activity conducted, sold or offered on the premises.

Sign, advertising display area. The advertisement display surface area as measured from the outside edge of the sign or the sign frame, whichever is greater, excluding the area of the supporting structures provided that the supporting structures are not used for advertising purposes and are of an area equal to or less than the permitted sign area.

Sign, attached or wall sign. Any sign painted on or attached to and erected parallel to the face of, or erected and confined within the limits of, the outside wall of any building or supported by such wall or building and which displays only one advertising surface.

Sign, freestanding. A sign which is supported by one or more columns, uprights, or braces in or upon the ground and is not attached to a building.

Sign, nonaccessory. A sign which directs attention to a business, profession, commodity, service, entertainment or other activity conducted, sold or offered off the premises.

Sign, political.

Sign, portable. A sign or advertising device designed to be temporary in nature and movable including those mounted on a trailer-type vehicle, with or without wheels. A-frame signs, balloon signs and all other similar type signs not permanently attached to the ground or a building.

Sign, real estate.

Sign, temporary. A sign intended to advertise community or civic projects, construction projects, property for sale, lease or rent, or special events on a temporary basis for a designated period of time.

Sign, tri-faced nonaccessory. A sign composed of sections which rotate to display a series of advertisements, each advertisement being displayed for at least five (5) seconds continuously without movement and the movement of the sections between displays being not more than two (2) seconds.

Site plan. See: Development plan.

Social services home/center means a home/center for individuals requiring supervision and care by support staff as may be necessary to meet the physical, emotional and social needs of the resident. Types of social services homes/centers include the following: residential treatment facilities for alcohol, drug abuse and mental health services; intermediate care facilities for the mentally retarded/developmentally disabled; and similar foster care facilities or group homes. These

homes/centers shall be regulated by the Department of Health and Rehabilitative Services.

Specialty shop means a retail shop specializing in books, cards, jewelry, newspapers and magazines, gifts, antiques, stationery, tobacco, candy, craft distilleries, breweries and microbreweries (with an accessory use area allowing direct retail sale and consumption on premises), and any similar specialty items and hand craft shop for custom work or making custom items not involving noise, odor or chemical waste.

Stable, private means a structure where horses are kept by the owners or occupants of the premises and are not kept for hire or sale.

Standard design manufactured home. See: Manufactured home.

Stealth technology means the use of both existing and future technology and techniques through which a personal wireless facility may be caused to blend in with its surroundings or resemble an object other than a personal wireless facility, including, without limitation, architectural screening of antennas, integration of antennas into architectural elements, painting of antennas, and disguising personal wireless towers to closely resemble trees, street lights, telephone poles, and similar objects. One example of existing technology is the use of small panel antennas concealed behind fiberglass panels.

Stormwater management plan means the detailed analysis required by section 12-9-5.

Stormwater management system means the designed features of the property which treat stormwater, or collect, convey, channel, hold, inhibit, or divert the movement of stormwater. Examples are canals, ditches, culverts, dikes, storm sewers, swales, berms or other manmade facilities which control flow of surface water.

Stormwater runoff means the flow of water which results from, and which occurs immediately following, a rainfall event.

Street means a way for vehicular traffic, whether designated as a street, highway, thoroughfare, parkway, throughway, road, avenue, boulevard, lane, place or however otherwise designated. The word "street" includes the following terms, further described as follows:

Streets, major arterial means streets which provide for through traffic movement between areas and across the city, and direct access to major employment locations and commercial uses.

Streets, minor arterial means street which provide for traffic movement between major neighborhoods.

Streets, collector means streets which provide for the movement of traffic between major arterials and local streets and direct access to abutting property.

Street, local means streets which provide for direct access to abutting land and used for local traffic movements only.

Streets, marginal access are minor streets which are parallel to and adjacent to arterial streets and highways; and which provide access to abutting properties and protection from through traffic.

Street line means the line between the street right-of-way and abutting property.

Structural alteration means any change, except for repair or replacement, in the supporting members of a building, such as bearing walls, columns, beams or girders, or in the dimensions or configurations of the roof or exterior walls.

Structure means anything constructed or erected on a fixed location on the ground, or attached to something having a fixed location on the ground, including but not limited to, a building, mobile home, wall, fence, tower, smokestack, utility pole, overhead transmission line or sign.

Studio means a workroom or place of study of an art, including painting, sculpting, photography, dancing, music and the other performing arts with the exception of those expressly referenced elsewhere in this chapter.

Subdivision means the division of a parcel of land into two (2) or more parcels for the purpose of transfer of ownership or building development, or, if a new street is involved, any division of a parcel of land. The word includes resubdivision and shall relate to the process of subdividing or to the land subdivided. Refer to Chapter 12-8 for subdivision regulations.

Subdivision, nonresidential means any subdivision, other than a residential, such as office, commercial, or industrial.

Tattoo parlor or *studio* means an establishment that performs the placement of indelible pigment, inks, or scarification beneath the skin by use of needles for the purpose of adornment or art. For the purposes of this Code, "tattooing" does not include the practice of permanent makeup and micro pigmentation when such procedures are performed as incidental services in a medical office or in a personal services establishment such as a hair or nail salon.

Townhouse means a single-family residential building attached to one or more single-family residential buildings by a common wall.

Travel trailer means a vehicular portable structure built on a chassis, designed and constructed to provide temporary living quarters for recreation, travel or camping purposes, of such size and weight not to require special highway movement permits when drawn by a passenger automobile.

Tree means any self-supporting, woody plant of a species which normally grows to an overall height of at least fifteen (15) feet.

Tree removal means any act which causes a tree to die within a period of two (2) years; such acts including, but not limited to, cutting; inflicting damage upon a root system by machinery, storage of materials,

or soil compaction; changing of the natural grade above or below a root system or around the trunk; inflicting damage on a tree; permitting infection or pest infestation; excessive pruning; or paving with concrete, asphalt or other impervious material within such proximity as to be harmful to a tree.

Truck camper means a portable structure, designed to be loaded onto or affixed to the bed or chassis of a truck, constructed to provide temporary living quarters for recreation, camping or travel use.

Understory vegetation means any shrubs or small trees which will grow beneath large trees.

Unlicensed wireless service means the offering of telecommunications using duly authorized devices which do not require individual licenses, but does not mean the provision of direct-to-home satellite services.

Used car lot means any parcel of land used for the storage, display, and sale of used automobiles in running condition.

Variance means relaxation of the literal terms of this title where such variance will not be contrary to the public interest and where, owing to conditions peculiar to the property and not the result of the actions of the applicant, a literal enforcement of the terms of this title would result in unnecessary and undue hardship. As used in this title, a variance is authorized only for height, area, and size of structure or size of yards and open spaces. Establishment or expansion of a use otherwise prohibited shall not be allowed by variance, nor shall a variance be granted because of the presence of nonconformities in the zoning division or district or adjoining zoning divisions or districts.

Vehicle means every device, in, upon, or by which any person or property is or may be transported or drawn upon a highway.

Visual runway means a runway intended solely for the operation of aircraft using visual approach procedures and no instrument designation indicated on FAA approved airport layout plan, a military services approved military airport layout plan, or by any planning document submitted to the FAA by competent authority.

Waterbodies means the natural or artificial watercourses, lakes, ponds, bays, bayous and coastal waters of the city which ordinarily or intermittently contain water and have discernible shorelines.

Water management structure means a facility which provides for storage of stormwater runoff and the controlled release of such runoff during and after a flood or storm.

Wetlands means fresh or salt water marshes, swamps, bays, or other areas characterized by specific vegetation types and plant communities, either flooded at all times, flooded seasonally or having a water table within six (6) inches of the ground surface for at least three (3) months of the year, or areas which support a dominance of wetland vegetation types listed in or meeting the conditions in DER Rules, Chapter 17-25, Florida Administrative Code.

Yard means any area on the same lot with a building or building group lying between the building or the building group and the nearest lot line.

Yard, required means the minimum distance, measured at right angles from the lot line, which a building or structure must be placed from the lot line. The required yard is the open space area that is unobstructed from the ground upward and unoccupied except by specific uses and structures allowed in such area by the provisions of this title.

Yard, required front means a yard situated between the front lot line and the front building setback line, extending the full width of the lot.

Yard, required rear means a yard situated between the rear lot line and the rear building setback line, extending the full width of the lot, except for corner lots. On corner lots the rear yard extends from the interior side lot line to the streetside setback line. The minimum width of any required rear yard, at the building setback line, shall be equal to the minimum width required for the front yard at the street right-of-way line.

Yard, required side means a yard situated between a side lot line and side building setback line, extending from the required front yard to the required rear yard or the rear lot line, where there is no rear yard. On a corner lot the required side yard setback line extends from the front building setback line to the rear lot line on the street side of the lot.

Yard, required streetside means a yard situated between a street right-of-way and side building setback lines and extends from the front building setback line to the rear lot line.

Zero lot line dwelling means a detached single-family dwelling sited on one side lot line with zero side yard building setback, and a required side yard setback on the opposite side.

Editor's note— Section 4 of Ord. No. 31-06 provided for an effective date of Jan. 1, 2007.

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 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.

Passed: _____

Approved: _____

President of City Council

Attest:

City Clerk



PLANNING SERVICES

THE UPSIDE *of* FLORIDA

MINUTES OF THE PLANNING BOARD

April 11, 2017

MEMBERS PRESENT: Paul Ritz-Chairman, Danny Grundhoefer, Jared Moore, Kurt Larson, Nina Campbell

MEMBERS ABSENT: Kyle Owens, Nathan Monk

STAFF PRESENT: Brandi Deese, Assistant Planning Services Administrator, Leslie Statler, Planner, Bill Weeks, Inspections, Andrea Kvetch and Dan Clark, Airport

OTHERS PRESENT: Erma Saunders, Geraldine Freeman, Lucy Hemming, Rick Boehm, Meredith Crawford, Evan Berkowitz, Dan Flynn, Andrea Kvetch, Charlie Washington, Lumerrel Washington, Kacee Bidnick, Steven Sebold, Meghan Gilroy-Triolo, Gary Pelham, Justin Beck

AGENDA:

- Quorum/Call to Order
- Approval of Meeting Minutes from March 14, 2017
- Request to Rezone 2311 & 2305 N. 12th Avenue from Site Specific Development to R-1AA
- Request to Vacate Right-of-Way at 500 Bay Boulevard
- Consider Amendment to Land Development Code for Chapter 12-11 Airport
- Open Forum
- Adjournment

Call to Order / Quorum Present

Chairman Ritz called the meeting to order at 2:02 pm with a quorum present. He gave instructions to the audience on the rules and procedures of the Board.

Approval of Meeting Minutes

Mr. Grundhoefer made a motion to approve the March 14, 2017 minutes, seconded by Mr. Larson, and it carried unanimously.

Request to Rezone 2311 & 2305 N. 12th Avenue from Site Specific Development to R-1AA

A Door Properties, LLC is requesting to rezone the property located at 2311 & 2305 N. 12th Avenue from Site Specific Development (SSD) to One & Two Family (R-1AA). The current future land use category of Medium Density Residential would accommodate this rezoning and so this request does not include a change to the future land use designation. The property is currently occupied by a church built in 1935 and it appears deferred maintenance is an issue. The applicant proposes to remove the present structure and develop the property residentially according to the R-1AA standards. This request has been routed through the various City departments and utility providers with no opposing comments. DKE Marine Services also submitted a letter indicating their determination of the building on the site.

EVERYTHING THAT'S GREAT ABOUT FLORIDA IS BETTER IN PENSACOLA.

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Chairman Ritz suggested that if the church did not seem to be going forward as a church, and if A Door Properties wanted to change the zoning to R-1AA, he saw positive movement for residential in East Hill and this would continue that momentum.

Ms. Deese clarified that the lot would be subdivided based on R-1AA requirements. It was clarified that this packet was for rezoning only and did not address demolition. Mr. Grundhoefer asked for the history on the Site Specific District (SSD) zoning. Ms. Deese understood it was designated SSD for the church, and this designation was made illegal in the 90s; this rezoning would bring the property into conformity with the surrounding area. Mr. Moore expressed his support of the request. Chairman Ritz then asked for public input.

Mr. Beck came to give his support of the rezoning and thought the R-1AA zoning made a lot of sense; he wanted to see more residential development.

Mr. Pelham, who lives across the street from the existing church, advised this development was music to his ears. He explained that previously the Bishop of the church had informed him a developer had wanted to build some high-rise apartments on this property. He was more excited about this current development and the possibility of nice homes in this area benefiting the neighborhood.

Ms. Bidnick addressed the Board and explained the plans were for single-family detached homes from 1700 to 2000 sq. ft. Mr. Grundhoefer commented that retail would be a nice option and questioned whether the developer had considered it. Ms. Deese clarified that this district was one and two-family, and retail would not be permitted.

Ms. Campbell made a motion to approve the rezoning for the property located at 2311 and 2305 N. 12th Avenue from SSD to R-1AA, seconded by Mr. Grundhoefer. Ms. Deese indicated that this rezoning did not change the Comprehensive Plan but was a simple zoning change. **The motion then carried unanimously.**

Request to Vacate Right-of-Way at 500 Bay Boulevard

Mr. Richard Boehm is requesting to vacate the portion of the right-of-way of Bay Boulevard directly adjacent to his property at 500 Bay Boulevard. The applicant indicates the reason for the request is to provide privacy to his home and enable him to make improvements to the property. He has indicated that he intends to work with the neighborhood to maintain the 60 foot right-of-way that abuts his property to the South for the neighborhood's enjoyment. This request has been routed through the various City departments and utility providers with no negative comments.

Chairman Ritz stated when approaching vacation of right-of-way, the Board would be giving much thought since it would be taking property belonging to the citizens of Pensacola as a whole and offering it to a citizen of Pensacola as a singular person or sometimes a business entity. Sometimes increasing the tax base is a positive effect, and sometimes the Board weighs how it affects the neighbors and access to the neighborhood. He personally did not see any negative issue with the vacation request.

Ms. Deese clarified that a notice was mailed to property owners within 500 ft. of the property, signage was posted on the property, and notice was given by legal advertisement.

Mr. Grundhoefer stated the map was confusing since Bay Boulevard appears to be north of the property, but it is also south, and they were asking for the vacation of the southern portion. Mr. Boehm then approached the screen and explained the easements and access to Bay Boulevard. He advised they had cleared up the vegetation and moved the bench and were attempting to preserve the large tree. He stated the neighbors appreciated their efforts and he didn't know of any opposition.

Mr. Grundhoefer questioned the road being accessed by all parcels, and Ms. Deese stated it was through recorded easements and considered more a driveway rather than a road. Mr. Boehm stated they began as a remodel and wanted to add 25 ft. on the back of the house, but ended up tearing down all the walls and floors. He explained the home was now a two-story structure, but the footprint of the home did not change. He advised it was now 25 ft. closer to Bay Boulevard and remained 36 ft. wide.

Mr. Larson made a motion to approve contingent upon the driveway being all-weather surface for fire and emergency service access. Ms. Deese clarified that the all-weather surface solution was part of the previous vacation request, in writing, and would be between the City and the previous applicants.

Mr. Larson amended his motion to approve the vacation, referencing previous right-of-way vacation documents, with the City to re-enforce the separate agreement with the separate property owner. Ms. Deese clarified that the Fire Marshall had approved the vacation. **Ms. Campbell then seconded, and it carried unanimously.**

Consider Amendment to Land Development Code for Chapter 12-11 Airport

Recently, the West Florida Regional Planning Council conducted a consistency review for the City of Pensacola based on new criteria and processes for airport zoning regulations contained within the Florida State Statute (333). The Florida State Statute requires that our Land Development Code maintain consistency with Statute 333.

Mr. Larson asked how the new fire station height would fit in. Dan Clark explained that the fire station should not be an issue; they had been working with David Allen and the architect who were aware of the requirements; the station would be single-story.

Mr. Grundhoefer questioned who drafted the document and who reviewed it. Mr. Clark advised the West Florida Regional Planning Council took the lead on reviewing the current codes and making some suggested changes. It was reviewed by Mr. Clark and the airport staff as well as Inspections and Planning staff.

Mr. Moore then made a motion to approve, seconded by Mr. Larson, and it carried unanimously.

Chairman Ritz clarified that this item would proceed to the City Council.

Open Forum – None.

Adjournment – With no further business, Chairman Ritz adjourned the meeting at 2:37 pm.

Respectfully Submitted,



Brandi C. Deese
Secretary to the Board



City of Pensacola

222 West Main Street
Pensacola, FL 32502

Memorandum

File #: 15-17

City Council

6/8/2017

LEGISLATIVE ACTION ITEM

SPONSOR: City Council Member Sherri F. Myers

SUBJECT:

PROPOSED ORDINANCE NO. 15-17, AMENDING SECTION 2-4-52(d) OF THE CITY CODE - BUDGET ANALYST

RECOMMENDATION:

That City Council adopt Proposed Ordinance No. 15-17 amending Section 2-4-52(d) of the City Code - Budget Analyst on second reading.

AN ORDINANCE AMENDING SECTION 2-4-52(d) OF THE CODE OF THE CITY OF PENSACOLA, FLORIDA, PERTAINING TO BUDGET ANALYST CLASSIFICATION AND SALARY; PROVIDING FOR SEVERABILITY; REPEALING CLAUSE; PROVIDING AN EFFECTIVE DATE.

HEARING REQUIRED: No Hearing Required

SUMMARY:

Section 4.02(a) (6) of the City Charter states in part, "The City Council shall establish an Office of the City Council and shall have as its staff the following who shall be responsible to the City Council through the President of the Council. The City Council is authorized to employ a Budget Analyst or an individual with similar qualifications, pursuant to the City's position classification code, to assist the budgetary matters of the City Council. The City Council, by ordinance, shall define the qualifications, pay and responsibilities of said employee in accordance with the City's position classification code."

On March 17, 2016 Proposed Ordinance No. 05-16 pertaining to the position of Budget Analyst was presented to City Council which was approved on first reading. On April 14, 2016 the Proposed Ordinance was adopted becoming Ordinance No. 10-16.

The Ordinance created section 2-4-52 (Budget Analyst) of the Code of the City of Pensacola. Under Section 2-4-52(d) - Classification and Salary states, "The City's position classification code classifies the position of Budget Analyst as GE-09. This classification carries a salary range of \$26,270 - \$43, 868 as set forth in the City's Pay Scale Summary."

The proposed amendment to 2-4-52(d) would change the classification from GE-09 to C-03 with a salary range of \$40,456.00 - \$82,742.40 which puts the position more in line with the requirements being sought by the City Council.

PRIOR ACTION:

July 14, 2014 - City Council approved on first reading, Proposed Ordinance No. 31-14, a Charter Amendment Ordinance placing the “Office of City Council” on the November 2014 ballot.

August 11, 2014 - City Council adopted Ordinance No. 28-14, a Charter Amendment Ordinance placing the “Office of City Council” on the November 2014 ballot.

November 4, 2014 - Charter Amendment passed via referendum vote requiring the City Council to establish the Office of the City Council and to adopt by ordinance the position of budget analyst.

February 12, 2015 - City Council approved on first reading, Proposed Ordinance No. 05-15, creating Section 2-2-10 of the City Code, creating the Office of City Council in accordance with City Charter 4.02(a)(6).

March 12, 2015 - City Council adopted Ordinance No. 05-15, creating the Office of City Council.

March 17, 2016 - City Council approved, on first reading, Proposed Ordinance No. 05-16, an ordinance creating Section 2-4-52 of the City Code, creating the position of Budget Analyst to the City Council in accordance with City Charter 4.02(a)(6).

April 14, 2016 - City Council adopted Ordinance No. 10-16, creating the position of Budget Analyst to the City Council.

September 7, 2016 - City Council conducted first public hearing on the 2016-2017 City Budget and approved a tentative budget by Resolution No. 29-16.

September 14, 2016 - City Council adopted the 2016-2017 City Budget by Resolution No. 32-16.

March 9, 2017 - City Council passed a Legislative Action Item #17-00186 to begin the process for hiring a Budget Analyst to the City Council.

March 14, 2017 - Mayor Hayward exercised Veto of Legislative Action Item #17-00186.

April 13, 2017 - Mayor’s Veto Overridden by City Council.

May 11, 2017 - City Council voted to approve Proposed Ordinance No. 15-17 on first reading.

FUNDING:

N/A

FINANCIAL IMPACT:

None

STAFF CONTACT:

Don Kraher, Council Executive

ATTACHMENTS:

- 1) Ordinance No. 10-16 - Budget Analyst
- 2) Proposed Ordinance No. 15-17

PRESENTATION: No

PROPOSED
ORDINANCE NO. 05-16

ORDINANCE NO. 10-16

AN ORDINANCE
TO BE ENTITLED:

AN ORDINANCE AMENDING SECTION 2-4 OF THE CODE OF THE CITY OF PENSACOLA, FLORIDA; CREATING SECTION 2-4-52 TO PROVIDE FOR THE CREATION OF THE POSITION OF BUDGET ANALYST TO THE CITY COUNCIL; PROVIDING FOR SEVERABILITY; REPEALING CLAUSE; PROVIDING AN EFFECTIVE DATE.

BE IT ORDAINED BY THE CITY OF PENSACOLA, FLORIDA:

SECTION 1. Section 2-4-52 of the Code of the City of Pensacola, Florida is hereby created to read as follows:

Sec. 2-4-52. – Budget Analyst.

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- (c) *Qualifications.* Appointees serving as the Budget Analyst shall have the professional qualifications of a college degree in accounting, finance, or budget analysis and one (1) year of experience in accounting, finance and budget analysis. Two (2) years of pertinent experience may be substituted for each year of college lacking.
- (d) *Classification and Salary.* The City's position classification code classifies the position of Budget Analyst as GE-09. This classification carries a salary range of \$26,270 - \$43,868 as set forth in the City's Pay Scale Summary.
- (e) *Duties.* The duties of the Budget Analyst shall include:
 - 1. Providing a formal, comprehensive review and analysis of the proposed annual budget.
 - 2. Gathering, organizing, and analyzing data and information relative to budgetary issues.
 - 3. Providing comparative studies of other cities as they relate to municipal finance.
 - 4. Engaging in fiscal forecasting and planning.
 - 5. Analyzing the city's past, current, and proposed revenues and expenditures.
 - 6. Reviewing existing and potential tax revenues.

7. Analyzing federal, state, and local programs to determine sources of funding and appropriate expenditure options.
8. Reviewing the economic effects of proposed legislation.
9. Preparing fiscal and economic project analysis as directed by the City Council.
10. Providing policy research and fiscal analysis on proposed legislation.
11. Preparing such other reports relating to budgetary and legislative policy concerns directed by the City Council.
12. Making recommendations to the City Council in connection with the analysis, studies, and reports described herein.

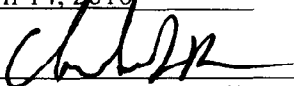
(f) *Appointment and Removal.* The City Council shall appoint and may remove the Budget Analyst from office by a majority vote of the members of the City Council at any time, with or without cause.

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.

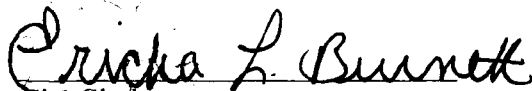
SECTION 4. All ordinances or parts of ordinances in conflict herewith are hereby repealed to the extent of such conflict.

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: April 14, 2016

Approved: 
President of City Council

Attest:


City Clerk

Published Daily-Pensacola, Escambia County, FL

PROOF OF PUBLICATION

State of Florida

County of Escambia:

Before the undersigned authority personally appeared **Tricia Wible** who, on oath, says that she is a personal representative of the Pensacola News Journal, a daily newspaper published in Escambia County, Florida; that the attached copy of advertisement, being a Legal in the matter of:

NOTICE OF PROPOSED ORDINANCE

Was published in said newspaper in the issue(s) of:

April 4, 2016

Affiant further says that the said Pensacola News Journal is a newspaper published in said Escambia County, Florida, and that the said newspaper has heretofore been published in said Escambia County, Florida, and has been entered as second class matter at the Post Office in said Escambia County, Florida, for a period of one year next preceding the first publication of the attached copy of advertisement; and affiant further says that she has neither paid nor promised any person, firm or corporation any discount, rebate, commission or refund for the purpose of securing this advertisement for publication in the said newspaper.

Sworn to and subscribed before me this 4TH day of April, 2016, by **Tricia Wible**, who is personally known to me.

Tricia Wible Affiant

Mark Dee Kent Notary Public

NOTICE OF PROPOSED ORDINANCE

Please be advised that Proposed Ordinance No. 05-16 was presented to the City Council of the City of Pensacola for first reading on Thursday, March 17, 2016 and will be presented for final reading and adoption on Thursday, April 14, 2016 at 5:30 p.m., in Council Chambers on the First Floor of City Hall, 222 West Main Street, Pensacola, Florida.

The title of the proposed ordinance is as follows:

P.O. #05-16:
AN ORDINANCE AMENDING SECTION 2-4 OF THE CODE OF THE CITY OF PENSACOLA, FLORIDA; CREATING SECTION 2-4-52 TO PROVIDE FOR THE CREATION OF THE POSITION OF BUDGET ANALYST TO THE CITY COUNCIL; PROVIDING FOR SEVERABILITY; REPEALING CLAUSE; PROVIDING AN EFFECTIVE DATE.

A copy of proposed ordinances may be inspected by the public in the City Clerk's office, located on the 3rd Floor of City Hall, 222 West Main Street, Pensacola, Florida, or on-line on the City's website: <http://cityofpensacola.com/AgendaCenter/City-Council-1>. Interested parties may appear at the Council meeting and be heard with respect to the proposed ordinances.

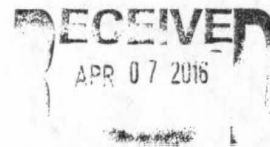
If any person decides to appeal any decision made with respect to any matter considered at this meeting or public hearing, such person may need to insure that a verbatim record of the proceedings is made, which record includes the testimony and any evidence upon which the appeal is to be based.

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 435-1806 (or TDD 435-1666) for further information. Requests must be made at least 48 hours in advance of the event in order to allow the City time to provide the requested services.

CITY OF PENSACOLA, FLORIDA
By: Ericka L. Burnett, City Clerk

Visit www.cityofpensacola.com to learn more about City activities. Council agendas posted on-line before meetings.

Legal No. 1656075 April 4, 2016



MARK DEE KENT
Notary Public - State of Florida
Comm. Expires October 27, 2019
CA# 110176 931266

PROPOSED
ORDINANCE NO. 05-16

ORDINANCE NO. 10-16

AN ORDINANCE
TO BE ENTITLED:

AN ORDINANCE AMENDING SECTION 2-4 OF THE CODE OF THE CITY OF PENSACOLA, FLORIDA; CREATING SECTION 2-4-52 TO PROVIDE FOR THE CREATION OF THE POSITION OF BUDGET ANALYST TO THE CITY COUNCIL; PROVIDING FOR SEVERABILITY; REPEALING CLAUSE; PROVIDING AN EFFECTIVE DATE.

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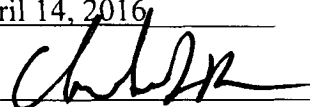
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SECTION 3. If any word, phrase, clause, paragraph, section or provision of this ordinance or the application thereof to any person or circumstance is held invalid or unconstitutional, such finding shall not affect the other provision or applications 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.

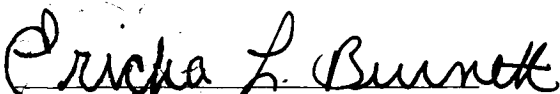
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SECTION 5. This ordinance shall take effect on the fifth business day after adoption, unless otherwise provided pursuant to Section 4.03(d) of the City Charter of the City of Pensacola.

Adopted: April 14, 2016

Approved: 
President of City Council

Attest:


City Clerk

Published Daily-Pensacola, Escambia County, FL

PROOF OF PUBLICATION

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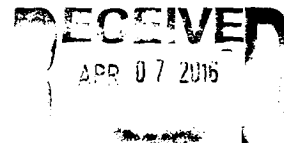
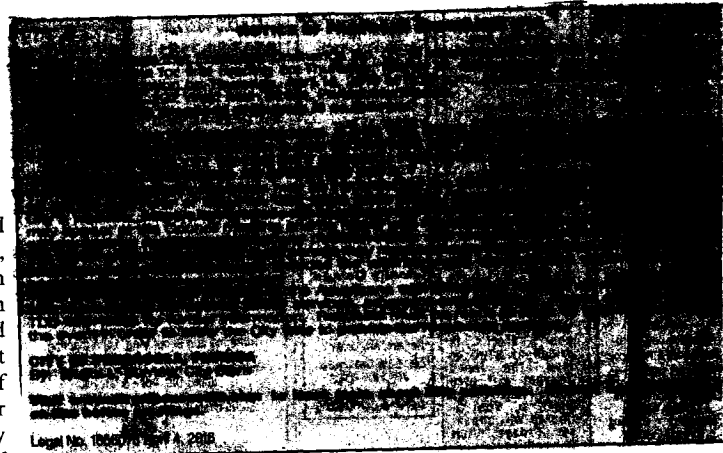
April 4, 2016

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Sworn to and subscribed before me this 4TH day of April, 2016, by Tricia Wible, who is personally known to me.

Tricia Wible Affiant

Mark D. Kist Notary Public



PROPOSED
ORDINANCE NO. 15-17

ORDINANCE NO. _____

AN ORDINANCE
TO BE ENTITLED:

AN ORDINANCE AMENDING SECTION 2-4-52(d) OF THE CODE OF THE CITY OF PENSACOLA, FLORIDA, PERTAINING TO BUDGET ANALYST CLASSIFICATION AND SALARY; PROVIDING FOR SEVERABILITY; REPEALING CLAUSE; PROVIDING AN EFFECTIVE DATE.

BE IT ORDAINED BY THE CITY OF PENSACOLA, FLORIDA:

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Adopted: _____

Approved: _____
President of City Council

Attest:

City Clerk



City of Pensacola

222 West Main Street
Pensacola, FL 32502

Memorandum

File #: 17-00337

City Council

6/8/2017

DISCUSSION ITEM

FROM: City Council Member Jewel Cannada-Wynn

SUBJECT:

HOMELESS INITIATIVE

SUMMARY:

In recognition of the need to address the homelessness issue within the Pensacola area, the following recommendations are brought forth for Council discussion and consideration; the recommendations are in an effort to develop a partnership between the City of Pensacola and the EscaRosa Coalition on the Homeless. The recommendations listed below are provided by Council Member Jewel Cannada-Wynn. The view of the Council, Mayor and Coalition will be used to develop a final agreement.

1. That the City of Pensacola request the EscaRosa Coalition on the Homeless provide liaison services to the City of Pensacola in reference to homeless issues.
2. That the City of Pensacola support the concept of moving from a culture of enabling to a culture of engagement by providing the following:
 - a. Education programs that focus on educating the public, contributors, businesses, and the homeless in reference to services that are available and charitable donation opportunities.
 - b. Provide case management services which include reaching out to the homeless population, providing job referrals, health/mental referrals, connecting to other assistance in the community.
 - c. Increase housing opportunities by supporting the voucher program currently established by the Coalition.
 - d. The Coalition establish a non-profit agency to develop a funding stream through charitable donations. Identifying an agency to accept donations that will support this program. Contributors need to know where to send their contributions and be accountable for the dollars.
3. That the City of Pensacola support the concept of creating a central location for services. The location to be determined by the Coalition.

A onetime donation in the amount of \$100,000 in FY 2018 be given for items a - d above. Also, an additional \$50,000 for FY 2018 and \$50,000 in FY 2019 be allocated to item #3 above. .

PRIOR ACTION:

None

STAFF CONTACT:

Don Kraher, Council Executive

ATTACHMENTS:

- 1) Task Force on Improving Human Services - Dr. Marbut's Recommendations
- 2) EscaRosa Coalition on the Homeless - I-Care Program Expansion Proposal

PRESENTATION: No

Council Workshop Agenda

October 6, 2014

Hagler Mason Conference Room
2nd Floor City Hall



City Council Members: Jewel Cannada-Wynn, President, Megan B. Pratt, Vice President,
Charles Bare, Larry B. Johnson, Sherri Myers, Brian Spencer, Andy Terhaar, Gerald Wingate, P. C. Wu

The Workshop will commence immediately following the Agenda Conference which begins at 3:30 p.m.
Welcome

- 1) Call to Order
- 2) Selection of Chair
- 3) Determination of Public Input
- 4) Presentation-Recommendations of the Task Force on Improving Human Services and Report of Activities
by Consultant, Dr. Robert Marbut, and John Johnson, Chairman
- 5) Discussion-City Council
- 6) Receive Public Input
- 7) Adjournment

Recommendations of the
Task Force on Improving Human Services
and
Report of Activities by Consultant
for the
City of Pensacola Florida

— — —

Drafted by Robert G. Marbut Jr., Ph.D. - September 29, 2014
Presented - October 6, 2014

Prepared by Robert G. Marbut Jr., Ph.D.
[www. marbutconsulting.com](http://www.marbutconsulting.com)

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Summary of Task Force Recommendations

Proposed Recommendation 1:

Move from a Culture of Enablement to a Culture of Engagement.

Pensacola and the greater Escambia County community need to move from a *Culture of Enablement* to a *Culture of Engagement*. This includes service agencies, volunteers, staffs, donors, funders, government agencies, programs, residents, tourists and the homeless community. The vision should no longer be to "serve" the homeless community but instead be to dramatically and consequentially increase "street graduation" rates. Handouts given outside of recovery programs (eg camping equipment, food and cash), although well intended by nice folks, actually perpetuate and increase homelessness through enablement. Rather than enabling acts of charity by well-meaning people, food and cash donations should be redirected to high performing agencies. A dignified awareness campaign should be developed to educate and encourage the overall community on how to move from a culture of "enablement" to a culture of "engagement."

Proposed Recommendation 2:

Transform HMIS from a "Score Keeper Model" to a "Proactive Case Management Tool."

The Homeless Management Information System (HMIS) needs to be transformed from a "Score Keeping Model" to a "Proactive Case Management Model." To accomplish this, data input needs to be universal (eg by all agencies) and data input needs to be in real time (eg same day or faster input). In order to promote universal agency participation, funding to service agencies by foundations, government agencies, United Way and the Continuum of Care should become contingent upon being proactive participants in HMIS.

Proposed Recommendation 3:

Increase the Number of Emergency Housing Units for Families-with-children.

Loaves and Fishes operates an outstanding emergency/transitional housing program for families-with-children. However Loaves and Fishes simply does not have the capacity to handle all the families in need. There is a wait list to get into Loaves and Fishes. Additionally, Loaves and Fishes operates on a 3-week program cycle, yet national best practice posits for a program cycle around 8-weeks. Therefore, a fundraising campaign needs to be implemented to raise enough construction and operating dollars to expand the number of units for families-with-children.

Proposed Recommendation 4:

Establish a True 24/7 "Come-As-You-Are" Service Center at Waterfront Rescue Mission.

Establish 24/7/168/365 adult men's and women's "Come-As-You-Are" (CAYA) programing at the Waterfront Rescue Mission similar to the services at Pinellas Safe Harbor and Prospects Courtyard at Haven for Hope. This would become the main intake portal for adult homeless men and women within Escambia County and Pensacola City. All adult homeless services county-wide should "spoke off" of this main hub. Once CAYA services are operational, all county-wide street feeding programs, food pantry programs and day-time service centers for adult homeless men and women ideally would be relocated within the CAYA operation. This should also be the location of the Master Case Managers for adult homeless men and women.

Proposed Recommendation 5:

Modify Existing Ordinances.

The City of Pensacola has a set of ordinances that are likely not "Pottinger" compliant and thus would likely lose a legal challenge if they were to be enforced. Therefore, it is recommended that City of Pensacola consider Pottinger compliance, dignity, respect and actual behavior as the core principles when modifying existing ordinances. Furthermore, the ordinances of the City of Pensacola and the ordinances of Escambia County should be closely aligned.

Proposed Recommendation 6:

Repeal Sections 8-1-22, 8-1-23 and 8-1-24 of the Code of the City of Pensacola.

Since the City of Pensacola has a set of ordinances that in part would likely not withstand legal challenge(s) for internal and external reasons, and since there first needs to be action taken on *Task Force* Recommendations 3 and 4, it is therefore recommended that Sections 8-1-22, 8-1-23 and 8-1-24 of the Code of the City of Pensacola be repealed until Recommendations 3 and 4 are carried out.

Scope of Work and Project Phases

Phase I - Being Homeless in Pensacola:

One of the most important fact-finding techniques is to observe homelessness from the point of view of a homeless person rather than from an agency and/or government perspective. If one only observes homelessness from a service-provider perspective, he or she will only develop agency-centric solutions. Therefore, the Consultant became homeless at the street level in Pensacola.

Phase 2 - Inventory of Services:

In order to help the City of Pensacola's ordinance review task-force, it was critically important for the Consultant to have a basic understanding of the types and quantities of service being provided throughout the region. Therefore, the Consultant performed an inventory of homeless services in Pensacola and conducted site visits to homeless services providers.

Phase 3 - Needs Assessment:

The Consultant conducted a needs assessment of types of services (qualitative) and capacity of services (quantitative) needed in Pensacola in regards to the possible application of existing and proposed ordinances. This required street level observations and analysis of as much data as the Consultant could gather from Point-in-Time-Counts (PITCs), Homeless Management Information System reports (HMIS), agency reports, etc.

Phase 4 - Gap Analysis:

The Consultant conducted a gap analysis of services between existing inventory and identified needs in regards to the possible application of existing and proposed ordinances.

Phase 5 - Subject Matter Expert (SME) to the Ordinance Review Task-force:

The Consultant was a subject matter national best practices expert (SME) to the ordinance review task-force formally known as the *Task Force on Improving Human Services*. As part of this process, the Consultant conducted in person meetings with government staff members, elected officials, and leaders from businesses, civic groups, educational institutions, faith-based entities and service agencies. The Consultant attended 4 task-force meetings between May 1, 2014 and September 5, 2014. The Consultant also participated on conference calls with several individuals and groups including agencies and City staff.

Notes About Scope of Work:

System improvements "organically" materialized during the gap analysis and national best practice reviews. During this time frame, Marbut Consulting went beyond "study/report" and suggested to appropriate agencies/organizations improvement opportunities that naturally arose throughout this 'journey.'

This project was for the "study and development of recommendations" phase only, and did not cover any "operational" efforts.

Initial Observations

Currently, handouts of food and cash (and to a lesser extent camping equipment) are given to people experiencing homelessness mostly while not being involved in formal recovery programs. These handouts of food, although well intended by nice folks, actually perpetuate and increase homelessness through enablement. Most of these handout efforts fail to address the root causes of homelessness such as mental/behavioral health issues, substance abuse/addiction and challenges with job readiness/placement/retention.

If the community really wants to reduce the number of individuals experiencing homelessness at the street level, then the greater Escambia County community needs to move from a *Culture of Enablement* to a *Culture of Engagement* by addressing the root causes of homelessness. This includes service agencies, volunteers, staffs, donors, funders, government agencies, programs, residents, tourists and the homeless community.

Many agencies and individuals do not understand the difference between "serving" versus the vision of wanting to dramatically and consequentially increase "street level graduation" rates.

NOTE: "street level" consists of individuals sleeping and living on the street, under bridges, on the beach, near golf courses and encampments in the woods.

Because of Federal support checks, the number of street level homeless individuals is lower during the first 10-14 days of a month and then grows throughout the remainder of the month.

During the day, most of the individuals experiencing homelessness congregate around feeding programs, this is especially acute immediately before and after feedings of meals.

Individuals experiencing homelessness during the day in the City of Pensacola generally disperse into small-group encampments at night. Many of these encampments are in wooded areas in the County proper.

For the most part, the current Homeless Management Information System (HMIS) operates as a "score keeper" not as a "proactive case management tool." HMIS is not yet "universal" and much of the data input is not in real-time (eg not used by all agencies and not inputted at the time of service delivery).

For the most part, agencies and programs are measuring "out-puts" (eg amount of meals served or equipment handed out) and are not measuring "out-comes" (eg street graduation rates or recidivism rates). National best practice agencies focus on "out-comes" not "out-puts."

Loaves and Fishes does not have the capacity to handle all the families in need. Currently, there is a wait list to get into Loaves and Fishes. Based on a month long tracking survey in June 2014, there were 106 unduplicated families with children who wanted to move into Loaves and Fishes. When program turnover is factored in, the wait list would be about 92 families. Of these 92 families, about 30% could be case managed in-place with an improved master case management system and another 30% would not be program appropriate. Therefore, there is a need for at least 37 new family units.

Loaves and Fishes operates on a 3-week program cycle, yet national best practice posits that programs for families and children be around 8-weeks. This also makes the case for additional new family units so that Loaves and Fishes can lengthen the program cycle.

National best practices indicate that communities need to have at least one 2417 "Come-As-you-Are" emergency services center for single adults experiencing homelessness (sometimes referred to as a low-demand-shelter). Currently, Escambia County does not have a true come-as-you-are 2417 facility anywhere in the County.

There is a significant gap in bed/mat capacity compared to the street population of single adults experiencing homelessness. Based on street level observations there is a needs gap between 175 to 250 units (depending on the time of the month) for emergency level beds/mats for single adults experiencing homelessness.

This service gap is especially acute for single women. At most times of any given month, there are no available emergency level beds/mats for women.

The City of Pensacola has a set of ordinances that are likely not "Pottinger" compliant and thus would likely lose a legal challenge if they were to be enforced. In order for any ordinances to be utilized, the ordinances would need to become "Pottinger" compliant (see *Pottinger vs. City of Miami*). Per the Federal U.S. Court of Appeals Eleventh Circuit in Atlanta "Pottinger" is the controlling legal interpretation of the Federal law relating to homeless individuals. Pottinger has several compliance aspects. The critical Pottinger standard that pertains to Pensacola and Escambia is the lack of available alternative capacity within the system. Simply stated, before an ordinance can be enforced there first must be existing available capacity within the shelter system.

Loaves and Fishes and the Waterfront Rescue Mission are two very well managed and well operated non-profit agencies.

The flooding issue at Waterfront Rescue Mission is a major operational issue and needs to be addressed as soon as possible.

The overall system is agency-centric (not system-centric) and measures outputs (not outcomes).

Next Steps

Develop and implement an awareness campaign to educate and encourage the overall community to move from a culture of "enablement" to a culture of "engagement."

Make funding to service agencies by foundations, government agencies, United Way and the Continuum of Care contingent upon being proactive participants in HMIS (eg universal agency participation and real time data entry).

Repeal Sections 8-1-22, 8-1-23 and 8-1-24 of the Code of the City of Pensacola.

Explore the feasibility of increasing the number of emergency housing units for families-with-children.

Explore the feasibility of establishing a true 24/7 "Come-As-You-Are" (CAYA) Service Center at the Waterfront Rescue Mission.

If the City of Pensacola helps to establish a true 24/7 "Come-As-You-Are" Service Center and helps to increase the number of emergency housing units for families-with-children, then modify the Code of the City of Pensacola.

Exhibit 1 -
Recommendations of the *Task Force on Improving Human Services*

Task Force Approved:

Proposed Recommendation 1

Need to Move from a Culture of Enablement to a Culture of

Engagement The Challenge

There are many programs in Escambia County that functionally discourage engagement into 24/7 holistic treatment programs, this in turn enables many homeless individuals to remain homeless.

Pensacola and the greater Escambia County community need to move from a *Culture of Enablement* to a *Culture of Engagement*. This includes service agencies, volunteers, staffs, donors, funders, government agencies, programs, residents, tourists and the homeless community. The vision should no longer be to "serve" the homeless community but instead be to dramatically and consequentially increase "street graduation" rates. Handouts given outside of recovery programs (eg camping equipment, food and cash), although well intended by nice folks, actually perpetuate and increase homelessness through enablement. Rather than enabling acts of charity by well-meaning people, food and cash donations should be redirected to high performing agencies. A dignified awareness campaign should be developed to educate and encourage the overall community on how to move from a culture of "enablement" to a culture of "engagement."

If the greater Escambia community keeps doing the same activities in the same ways, the number of street-level chronic homeless individuals will dramatically increase.

The vision should be to no longer "serve" the homeless community, but instead be to dramatically and consequentially increase "street graduation" rates. A street graduation occurs when an individual moves from living on the street (or in an encampment) to an improved quality of life that allows an individual to be a productive community citizen.

The entire community needs to move from a culture of enablement to a culture that engages homeless individuals in all aspects of daily life. Free food handouts and cash from panhandling - although well intended by nice folks - actually perpetuate and increase homelessness through enablement. Food and cash donations should be redirected to high performing agencies.

"Hanging-out" should be replaced by "program participation." Every effort possible must be made to engage individuals into 24/7 programming.

Engagement should never be mean - instead engagement should always be dignified, kind, caring and compassionate.

If Escambia successfully shifts from a culture of enablement to a culture of engagement, news of this shift will be passed to homeless individuals nationwide. Individuals who want to avoid engagement thus will be reluctant to come to Escambia despite the attractions of the weather.

Task Force Approved:

Proposed Recommendation 2

Transform HMIS from a "Score Keeper Model" to a "Proactive Case Management Tool"

The Challenge

There are several agencies and programs that do not use the HMIS (Homeless Management Information System), and the agencies that do use HMIS sometimes have input delays.

The Homeless Management Information System (HMIS) needs to be transformed from a "Score Keeping Model" to a "Proactive Case Management Model." To accomplish this, data input needs to be universal (eg by all agencies) and data input needs to be in real time (eg same day or faster input). In order to promote universal agency participation, funding to service agencies by foundations, government agencies, United Way and the Continuum of Care should become contingent upon being proactive participants in HMIS.

The current system provides a helpful "score-keeper" function. However, HMIS needs to move from being a passive score-keeper to being a proactive case management tool within a truly integrated Master Case Management System.

The current HMIS software system and management systems are well structured and are outstanding relative to peer communities around the USA. The recent move by the EscaRosa Coalition on the Homeless (ECOH) to integrate with the Alabama HMIS System with EscaRosa HMIS will significantly increase the robustness of the information.

Universal real-time HMIS data-input produces four highly desired results:

- 1- Allows HMIS to become a proactive case management tool.
- 2- Accurately illuminates the scope and structure of the homelessness situation.
- 3- Deters "gaming."
- 4- Creates a more robust system.

To improve information flow and lower the barriers of entry, an "universal release" form should be developed and used by all agencies.

All homeless agencies who receive funding from United Way, Escambia County, cities, foundations and federal agencies, should be formally required by the granting/funding agency to input all HMIS data in real-time. Funding should be contingent upon pro-active HMIS participation and real-time data entry.

HMIS needs sustained staffing and technical resources in order to continually improve the functionality, sophistication and capacity needed to become a proactive case management tool.

Task Force Approved:

Proposed Recommendation 3

Need to Increase the Number of Emergency Housing Units for Families-with-children.

The Challenge

There is a crisis gap between the demand for emergency/transitional housing and supportive services for homeless families-with-children than there is in existing supply.

Loaves and Fishes operates an outstanding emergency/transitional housing program for families-with-children. However Loaves and Fishes simply does not have the capacity to handle all the families in need. There is a wait list to get into Loaves and Fishes. Additionally, Loaves and Fishes operates on a 3-week program cycle, yet national best practice posits for a program cycle around 8-weeks. Therefore, a fundraising campaign needs to be implemented to raise enough construction and operating dollars to expand the number of units for families-with-children.

As a start, Loaves and Fishes should add 37 emergency housing units for families-with-children. For operating and budgeting reasons, the increase in these housing units should be phased.

Also for operating and budgeting reasons, the lengthening of the program cycle from 3-weeks to around 8-weeks could also be phased.

As new operating systems and improved efficiencies take affect, the number of new units needed should be reevaluated.

Task Force Approved: Proposed Recommendation 4

Establish a True 2417 "Come-As-You-Are" Service Center at Waterfront Rescue Mission

The Challenge

*Escambia County and Pensacola City do not have
true 2417 Come-As-You-Are services anywhere.*

Establish 2417/168/365 adult men's and women's "Come-As-You-Are" (CAYA) programing at the Waterfront Rescue Mission similar to the services at Pinellas Safe Harbor and Prospects Courtyard at Haven for Hope. This would become the main intake portal for adult homeless men and women within Escambia County and Pensacola City. All adult homeless services county-wide should "spoke off" of this main hub. Once CAYA services are operational, all county-wide street feeding programs, food pantry programs and day-time service centers for adult homeless men and women ideally would be relocated within the CAYA operation. This should also be the location of the Master Case Managers for adult homeless men and women.

National best practices indicate that communities need to have at least one 2417 "Come-As-You-Are" emergency center (sometimes referred to as a low-demand-shelter). Yet, Escambia County does not have a true Come-As-You-Are 2417 facility.

CAYA would be modeled after Pinellas Safe Harbor and Prospects Courtyard (San Antonio), and to a lesser extent CASS (Phoenix), Star of Hope (Houston), and The Bridge (Dallas).

The CAYA operation at Waterfront Rescue Mission would then act as the master community intake-portal for all adult homeless men and women.

Initially CAYA services would be co-located at the Waterfront Rescue Mission. At a later date, CAYA operations might need to be relocated for capacity reasons.

Because of the increasing number of homeless, the CAYA services should be established as fast as possible.

It is critical to co-locate as many holistic homeless service programs as possible within the CAYA operations. Homelessness is too big a challenge for one program or one agency to address alone in isolation. All non-2417 agencies/programs that are serving homeless adults within the entire County should be encouraged to relocate their adult services to CAYA. It is critical for all agencies to be part of a "strategic system" and not be wed to specific locations. Like great sport teams, individual agencies need to adopt a team-winning attitude in which the team is first while individual agencies are second.

Attached is a listing of possible services to include within CAYA. Realistically, it is likely that different services would be phased in over time.

Attachment to Recommendation 4

The following services should be included within CAYA (full-time and/or part-time):

- + Engagement into CAYA:
 - * Outreach - interface with Homeless Outreach Teams (HOTs)
 - * Intake, registration and assessment
 - * Master Case Management
- + Medical:
 - * Medical (on-campus and off-campus referrals)
 - * Dental (off-campus referrals)
 - * Vision (mostly off-campus referrals)
 - * Pharmacy services (on-campus)
 - * Mental health (on-campus and off-campus referrals)
 - * Addictive disorders and substance abuse services (on-campus and off-campus referrals)
- + Job Placement Services:
 - * Legal services and ID recovery
 - * Life skills training
 - * Job skills training (includes interview and resume training)
 - * Job placement, coaching and enlisting business community support for jobs
- + Hygiene Services:
 - * 24/7 bathrooms
 - * Showers
 - * Hygiene skills training and services
 - * Hair cut services (to be presentable for job interviews)
- + Overnight Sleeping:
 - * Low demand sheltering
 - * Transitional living
- + Feeding:
 - * Establishment of a commercial kitchen
 - * Food and meals
 - * Coordination of meals (delivery and prep from non-profits and churches)
- + Other Support Services:
 - * Clothing closet
 - * Housing out-placement

- * Veteran services
- * Daytime activities
- * Property storage
- * Donation center
- + Administration:
 - * Administrative services
 - * Security
 - * Storage
 - * Volunteer coordination
 - * Community service work crews

CAYA must be a "Good Neighbor." A robust "buffer" around CAYA might need to be developed. Additionally, CAYA needs to be laid out in such away as to create positive ergonomic flow and defensible space.

For safety reasons, the queuing for intake must occur inside CAYA and not on the street.

Safety, health and hygiene are all negatively impacted by dirty, soiled and cluttered environments. Therefore, CAYA needs to embrace national best practices of *"Look, Feel and Smell"* standards:

- + all areas need to be organized neatly and uncluttered (look)
- + all areas need to be warm and nurturing (feel)
- + all areas need to smell like a nice home - should not smell dirty and soiled, nor should it smell like cleaning solutions (smell)

Having high standards dignifies the folks being helped while fostering higher standards for staff and volunteers. Individuals respond to their surroundings. Neat, clean and warm feeling environments lead to more positive outcomes than dirty, soiled and cluttered environments. Embracing a high environmental quality also helps in being a good neighbor.

How a facility is operated is as equally important to where a facility is sited. The goal is to reduce the hanging-out and minimize the "crumb-trail" between service agencies by encouraging individuals to come into programming.

High quality environments also increase resources to agencies in the following four ways:

- + increases volunteers
- + increases funding
- + increases staff member and volunteer productivity
- + extends the useful life of the physical plant and infrastructure

"Specialty service providers" and "referral service providers" should also be located at CAYA.

A master case management system needs to be built upon the existing Waterfront Rescue Mission program. Master Case Managers should conduct the initial intakes into the HMIS system, do initial and ongoing assessments, develop the individual recovery-action-plans and be proactive "navigators" of the recovery-action-plans. Master Case Managers would develop and customize all aspects of the recovery-action-plans for each homeless individual receiving services. Master Case Managers would then proactively monitor and manage each recovery-action-plan.

Task Force Approved:

Proposed Recommendation 5

Modify Existing Ordinances

The Challenge

The City of Pensacola has a set of ordinances that in part would likely not withstand legal challenge(s) for internal and external reasons, and the City ordinances are not aligned with the ordinances of Escambia County.

The City of Pensacola has a set of ordinances that are likely not "Pottinger" compliant and thus would likely lose a legal challenge if they were to be enforced. Therefore, it is recommended that City of Pensacola consider Pottinger compliance, dignity, respect and actual behavior as the core principles when modifying existing ordinances. Furthermore, the ordinances of the City of Pensacola and the ordinances of Escambia County should be closely aligned.

In order for any ordinances to be utilized, the ordinances would need to be "Pottinger" compliant (see Pottinger vs. City of Miami). Per the Federal U.S. Court of Appeals Eleventh Circuit in Atlanta "Pottinger" is the controlling legal interpretation of the Federal law relating to homeless individuals. Pottinger has several compliance aspects, but the critical standard that pertains to Pensacola and Escambia is there is no available alternative capacity within the shelter system. Simply stated, before an ordinance can be enforced there must be existing available capacity within the shelter system before someone can be sent to jail.

In order for ordinances to be effective, the ordinances need to be uniformed (or very closely aligned) between the City of Pensacola and the County of Escambia. If the ordinances are not closely aligned then many of the individuals experiencing homelessness will likely move to the jurisdiction that has the "least restrictive" ordinances.

In the professional opinion of the Consultant, the existing ordinances would likely not withstand a legal challenge.

Defensible, usable and functional ordinances should be developed in order to give law enforcement practical tools that can be successfully used to encourage individual diversion into safe housing.

For legal and fiduciary reasons, this advisory *Task Force* should not be the body that drafts such ordinances on a word-by-word basis. Instead, this *Task Force* should recommend "broad principles" for the ordinances. The word-by-word drafting should be done within the City Attorney's office in consultation with experts within the field of homeless law.

Task Force Approved:

Proposed Recommendation 6

Repeal Sections 8-1-22, 8-1-23 and 8-1-24 of the Code of the City of Pensacola

The Challenge

The City of Pensacola has a set of ordinances that in part would likely not withstand legal challenge(s) for internal and external reasons.

Action must first be taken on Task Force Recommendations 3 and 4 before the reviewed ordinances can be enforced.

Since the City of Pensacola has a set of ordinances that in part would likely not withstand legal challenge(s) for internal and external reasons, and since there first needs to be action taken on *Task Force* Recommendations 3 and 4, it is therefore recommended that Sections 8-1-22, 8-1-23 and 8-1-24 of the Code of the City of Pensacola be repealed until Recommendations 3 and 4 are carried out.

Exhibit 2 -
Program/Agency Site Visits, Tours, Meetings and Conference Calls (partiallisting)

Mollye Barrows
Studer Institute
Reporter

Carly A. Borden
Studer Institute
Multi-media Specialist

Mick Breault
President
Waterfront Rescue Mission

Jack R. Brown
Escambia County
County Administrator

Lila S. Cox, Ph.D.
Council Executive
Pensacola City Council

Amanda Crabtree
2-1-1 Director
Escambia United Way

Neil Daniels
HMIS Coordinator
EscaRosa Coalition on the Homeless (ECOH)

Thomas V. Dannheisser
First Judicial Circuit Escambia County
County Court Judge

Darlene F. Dickey
Escambia County
County Judge

Jimmy Donohoe
Sergeant
Pensacola Police Department

Brunie Emmanuel
The UniVision Group
Principal

John Findlay
Program Manager
Waterfront Rescue Mission

Phyllis Gonzalez
Community Development Administrator
Florida Department of Children and Families

Dennis Goodspeed
President and Chief Operating Officer
Lakeview Center

Deacon Bob Gregerson
Society of St. Vincent de Paul
Alfred-Washburn Center Spiritual Advisor

Jason Grizzard
Program Manager
Waterfront Rescue Mission

Bret Harford
Housing Monitor / Formally Homeless
Salvation Army Shelter / Escambia County

Hon. Ashton Hayward
Mayor
City of Pensacola

Thresa Hogue
Interim Shelter Director
The Salvation Army - Escambia and Santa Rosa Counties

John Johnson
Chair / Executive Director
Task Force on Improving Human Services / EscaRosa Coalition on the Homeless (ECOH)

Hon. Larry B. Johnson
District 4 City Councilperson
Pensacola City Council

Douglas W. Heatwole
Pensacola City Resident / Ecology and Environment, Inc.
Activist / Manager Gulf Coast Region

David Lewallyn
Escambia County
TEAM Court Program Coordinator

Elaine Mager
City of Pensacola
City Council Support Staff

Paul Meredith
Director of Ministry Programs
Waterfront Rescue Mission

Nathan Munk
Vice-Chair / Advocate
Task Force on Improving Human Services / Citizen of Pensacola

Hon. Sherri Myers
District 2 City Councilperson
Pensacola City Council

Linda L. Nobles
First Judicial Circuit of Florida
Circuit Judge

Eric Olson
Office of the Pensacola Mayor
Initiatives Coordinator

Gordon Pike
Corrections Director
Escambia County

Chuck Porter
Society of St. Vincent de Paul
Alfred-Washburn Center Director

Bob Rogers
Vice President of Ministry
Waterfront Rescue Mission

Chandra Ryan
Escambia Community Clinics, Inc.
Director of Clinical Services

Frank A. Sansone, Ph.D.
Member / Division of Social Work
Task Force on Improving Human Services / University of West Florida

Jody Shoop
Program Manager
Waterfront Rescue Mission

Don Turner
Escambia Community Clinics, Inc.
Executive Director

Kelli Thomas
Operations Director
Loaves and Fishes

Heavenly Blessings

Numerous Homeless Individuals Throughout Escambia County

Sean's Outpost - Homeless Outreach

Several Street Feeders

Exhibit 3 - The Seven Guiding Principles of Homeless Transformation

The Measuring Stick *Moving from Enablement to Engagement*

After visiting 237 homeless service providers in 12 states and Washington, DC, Dr. Robert Marbut established the following the *Seven Guiding Principles of Homeless Transformation* which he commonly found to be the best practices within communities across the USA. These *Seven Guiding Principles of Homeless Transformation* were used as key measuring sticks when reviewing homeless service providers in Volusia as well as the overall service network within Volusia County.

1. Move to a Culture of Transformation (versus the Old Culture of Warehousing):

Homeless individuals must be engaged and no longer enabled. Everybody within the service delivery system (eg general public, media, elected politicians, appointed officials, boards, staffs and volunteers of service agencies and most importantly the homeless themselves) must embrace a culture of transformation. A culture, that through the help of others, homeless individuals can transform and integrate themselves back into society. For moral and fiscal reasons, homelessness must become an unacceptable condition that is not tolerated in the USA.

2. Co-location and Virtual E-integration of as Many Services as Possible:

In order to increase success, all services within a service area must be e-integrated. Virtual e-integration improves coordination of services, enhances performance, reduces "gaming" of the system, engages individuals on the margin of society and increases cost efficiencies within and between agencies. Furthermore, whenever financially possible, services should be co-located. Co-location goes beyond virtual e-integration by increasing access and availability into a shorter period of time through the reduction of wasted time in transit and minimization of mishandled referrals. Co-location also increases the supportive "human touch."

3. Must Have a Master Case Management System That is Customized:

Because there are so many different service agencies helping homeless individuals (eg government at multi-levels, non-profits and faith-based), it is critical that ONE person coordinates the services an individual receives and to do so in a customized fashion. The types of service provided is critical, but what is more important is the sequencing and frequency of customized person-centered services.

4. **Reward Positive Behavior:**

Positive behavior of individuals should be rewarded with increased responsibilities and additional privileges. Privileges such as higher quality sleeping arrangements, more privacy and elective learning opportunities should be used as rewards. It is important that these rewards be used as "tools" to approximate the "real world" in order to increase sustainable reintegration into society. Every aspect of service delivery should be rooted in preparing the individual or family to have sustained success in permanent housing.

5. **Consequences for Negative Behavior:**

Too often there are no consequences for negative behavior of individuals. Unfortunately, this sends a message that bad behavior is acceptable. Within the transformational process, it is critical to have swift and proportionate consequences.

6. **External Activities Must be Redirected or Stopped:**

External activities such as "street feeding" must be redirected to support the transformation process. In most cases, these activities are well-intended efforts by good folks; however, these activities are very enabling and often do little to engage homeless individuals.

7. **Panhandling Enables the Homeless and Must Be Stopped:**

Unearned cash is very enabling and does not engage homeless individuals in job and skills training which is needed to end homelessness. Additionally, more often than not, cash is not used for food and housing but is instead used to buy drugs and alcohol which further perpetuates the homeless cycle. Homeless individuals who are panhandling should be engaged into the transformational process. Furthermore, most panhandlers are not truly homeless but are preying on the good nature of citizens to get tax-free dollars.

Exhibit 4 - Robert G. Marbut Jr., Ph.D. Bio2raphy

First as a volunteer, then later as a San Antonio City Councilperson and a homeless service agency President/CEO, Dr. Robert Marbut has worked on homeless issues for over three decades.

In 2007, frustrated by the lack of real improvement, and as part of the concept development for the Haven for Hope Campus, Dr. Marbut conducted a nationwide best practices study of homeless services. After personally visiting 237 homeless service facilities, in 12 states and the District of Columbia, he developed *The Seven Guiding Principles of Homeless Transformation*. Since then, Dr. Marbut has visited a total of 677 operations in 21 states plus Washington, DC and Mexico City, DF.

These Seven Guiding Principles of Transformation are used in all aspects of his work to create holistic, transformative environments in order to reduce homelessness.

Dr. Marbut was a White House Fellow to President George H.W. Bush and a former Chief of Staff to San Antonio Mayor Henry Cisneros.

He earned a Ph. D. from The University of Texas at Austin, Austin, Texas in International Relations (with an emphasis in international terrorism and Wahhabism), Political Behavior and American Political Institutions/Processes from the Department of Government.

He also has two Master of Arts degrees, one in Government from The University of Texas at Austin and one in Criminal Justice from the Claremont Graduate School. His Bachelor of Arts is a Full Triple Major in Economics, Political Science and Psychology (Honors Graduate) from Claremont McKenna (Men's) College.

Dr. Marbut also has completed three post-graduate fellowships, one as a White House Fellow (USA's most prestigious program for leadership and public service), one as a CORO Fellow of Public and Urban Affairs and one as a TEACH Fellow in the Kingdom of Bahrain and the State of Qatar (1 of 13 USA educators selected).

Contact Information:

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San Antonio, TX 78256

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MarbutR@aol.com
210-260-9696

September 29, 2014 (7:58am)

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COUNCIL ACTION TIMELINE

- December 12** Council tables motions to create ordinances to prohibit camping on public property and to prohibit activities in City restrooms (Sections 8-1-22 & 23 of the City Code respectively)
- May 9** Council approves first reading of proposed ordinances to prohibit camping on public property, to prohibit activities in City restrooms and to prohibit public elimination (Sections 8-1-22, 23 & 24 of the City Code respectively)
- May 23** Council approves first reading of proposed ordinance to prohibit aggressive panhandling (Section 8-1-25 of the City code)
- Council approves ordinances 17-13, 18-13 and 19-13 (Sections 8-1-22, 23 & 24 of the City Code respectively)
- June 13** Council approves ordinance 20-13 (Section 8-1-25 of the City Code)
- February 13** Council votes to amend Section 8-1-22 of the City Code (Prohibiting Camping on All Public Property of the City). Deletes the prohibition on sleeping out-of-doors "atop, and/or covered by materials such as a bedroll, cardboard, newspapers" and assigns law enforcement officers the responsibility to advise individuals of the penalties for violating the ordinance and of the available shelters.
- Council votes to form a Task Force on Improving Human Services (Resolution 02-14)
- February 27** Council votes not to consider any further amendments to Sections 8-1-22, 23, 24 & 25 of the City Code until it receives the report and recommendations of the Task Force. Proposed amendment to City Restroom – Prohibited Activities (8-1-23) is pulled from agenda.
- March 13** Council votes to amend Resolution 02-14. Reduces the maximum number of members from 11 to 9, adds a review of ordinances to the list of Task Force responsibilities, and changes the composition of the Task Force to reduce the chance that Florida's public records and open meeting regulations will interfere with the ability of Task Force members to conduct their regular business affairs. Amended resolution is 8-14.
- April 24** Council votes to contract with Marbut Consulting to support the work of the Task Force.

Council votes to amend Resolution 8-14, increasing the maximum number of members from 9 to 11

Sec. 8-1-22. Camping prohibited; exceptions

- (1) For purposes of this section, "camping" is defined as:
 - (a) Cooking over an open flame or fire out-of-doors; or
 - (b) Bathing in public for purposes of personal hygiene; or
 - (c) Sleeping out-of-doors under one of the following circumstances:
 - (i) Adjacent to or inside a tent or sleeping bag, or
 - (ii) A structure covered by materials such as a beavertail, caraboard, newspaper, or
 - (iii) Inside some form of temporary shelter.
- (2) Camping is prohibited on all public property, except as may be specifically authorized by the appropriate governmental authority.
- (3) Camping is prohibited on all property in the city used for residential purposes; provided, however, that camping is permitted on such property with the permission and consent of the property owner.
- (4) An individual in violation of this ordinance who has no private shelter, shall be advised of available shelter in the City of Pensacola or Escambia County, in addition to any penalties of law.
(Ord No. 17-13. § 1. 5-23-13)

Note: City Council voted to amend this ordinance on 02/13/2014 by deleting paragraph 1.c.ii.

Sec. 8-1-23. City restrooms-Prohibited activities.

It shall be unlawful for any person to perform any of the following activities in any restroom facility provided by the city or located on city-owned property:

- (a) Sleep;
- (b) Shave, bathe or shower; provided, however, that showering is permitted where shower facilities are specifically provided for public use;
- (c) Construct a bed or other shelter;
- (d) Prepare for consumption any food or drink;
- (e) Launder any article of clothing;
- (f) Ignite, light or stoke an open flame, fire, sterno or other flammable device or substance;
- (g) Mark upon or otherwise deface any surface of the facility.

(Ord No. 18-13. § 1. 5-23-13)

Sec. 8-1-24. Public elimination prohibited.

- (1) It shall be unlawful to urinate or defecate in a public space other than one set aside and designated for that particular purpose.
- (2) Violation of this section shall be as provided by section 1-1-8 of the Code of the City of Pensacola, Florida.

(Ord No. 19-13. § 1 5-23-13)

Sec. 8-1-25. Panhandling.

- (1) *Legislative findings:* The City Council of the City of Pensacola, Florida, hereby makes the following findings:
 - (a) Aggressive soliciting, begging or panhandling warrants justifiable alarm or immediate concern for the safety of persons or property and can cause apprehension and fear in the intended target of the soliciting, begging or panhandling.
 - (b) Soliciting, begging or panhandling on the public roadways or rights-of-way creates a safety hazard for both pedestrians and those travelling upon the roadways and rights-of-way, and poses a disruption to the free flow of traffic.
 - (c) The City of Pensacola has a significant interest in protecting the health, safety and welfare of those peacefully moving about within the city.
- (2) *Definitions.*
 - (a) *Arterial roadway* means a roadway providing service which is relatively continuous and of relatively high traffic volume, long trip length, and high operating speed. In addition, every United States numbered highway is an arterial road.
 - (b) *Begging* means, for purposes of this section only, the same as soliciting, below.
 - (c) *Community outreach services* means a public or private services provider that offers residential, rehabilitative, medical or social services assistance, including, but not limited to, mental health treatment, drug or alcohol rehabilitation or homeless assistance services for individuals in need thereof. One example of an entity that can help individuals access such services is First Call For Help.
 - (d) *Community redevelopment areas* means those areas of the city the city council has found to be areas of slum and blight as set forth in F.S. §§ 163.330-163.463. The city's community redevelopment area for the purposes of this act is the Urban Core Community Redevelopment Area described in Ordinance No. 13-84, bounded by the west by "A" Street; on the north by Cervantes Street; on the east by 17th Avenue, the L&N Railroad trestle and the mouth of Bayou Texar; and on the south by Pensacola Bay. The city council may establish additional community redevelopment areas pursuant to F.S. §§ 163.330-163.463.
 - (e) *Panhandling* means, for purposes of this section only, the same as soliciting, below.
 - (f) *Soliciting* means, for purposes of this section only, any request made in person on a street, sidewalk or public place, asking for an immediate donation of money or other thing of value, including the purchase of an item or service for an amount far exceeding its value, under circumstances where a reasonable person would understand that the purchase is a donation. Soliciting shall not include passively standing or sitting with a sign or other indication that one is seeking donations without addressing the request to any specific person.
- (3) *Soliciting prohibited in certain areas or under certain circumstances.* It shall be unlawful for any person to solicit, beg or panhandle in the city limits of the City of Pensacola in the following areas or under the following circumstances:
 - (a) On any day after sunset, or before sunrise; or
 - (b) When either the panhandler or the person being solicited is located at any of the following locations:
 1. At a bus stop.
 2. In any public transportation vehicle.
 3. In any public transportation facility.

4. In a vehicle which is parked or stopped on a public street or alley.
5. In a sidewalk cafe.
6. Within twenty (20) feet from any ATM machine or entrance to a financial institution.
7. Within twenty (20) feet of a public toilet facility_
8. From any operator of a motor vehicle that is in traffic on a public street; provided, however, that this prohibition shall not apply to services rendered in connection with emergency repairs requested by the owner or passengers of such vehicle; or

(c) In an aggressive manner, to include any of the following:

1. Touching the solicited person without the solicited person's consent.
2. Panhandling a person while such person is standing in line and/or waiting to be admitted to a commercial establishment.
3. Blocking, either individually or as part of a group of persons, the path of a person being solicited, or the entrance to any building or vehicle.
4. Following behind, ahead or alongside a person who walks away from the panhandler after being solicited.
- 5_ Using profane or abusive language, either during the solicitation or following a refusal to make a donation, or making any statement, gesture, or other communication which would cause a reasonable person to be fearful or feel compelled.
6. Panhandling in a group of two (2) or more persons, or

(d) Within five hundred (500) feet of the intersection of two (2) arterial roads in the Urban Core Community Redevelopment Area (CRA):

Main Street and Palafox Street

Bayfront Parkway and 9th Avenue

Garden Street and North Palafox Street

Chase and North Palafox Street

Cervantes and North Palafox Street

East Cervantes Street and 9th Avenue

East Gregory Street and 9th Avenue

East Gregory Street and Bayfront Parkway

East Chase Street and 9th Avenue

East Chase Street and Bayfront Parkway

North Alcaniz Street and East Chase Street

North Alcaniz Street and East Cervantes Street

North Davis Highway and East Cervantes Street

(4) *Penalties.* Violation of this section shall be enforced by application of the penalties set forth in section 1-1-8 of the Code of the City of Pensacola, Florida.

In addition, the officer issuing a citation under this article may elect to contact community outreach services, such as United Way's First Call For Help, in order to determine whether a referral can be made or services offered to assist the individual cited. In the event the officer is unable to contact community outreach services at the time of the officer's contact with the person accused of violating this section, the officer may supply the person with information sufficient for the person to make such contact at a later time.

(Ord No. 20-13. § 1 6-13-13)

ORDINANCE NO. 2014-

AN ORDINANCE OF SARASOTA COUNTY, FLORIDA, CREATING ARTICLE IV OF CHAPTER 90 OF THE CODE OF ORDINANCES OF SARASOTA COUNTY, FLORIDA, RELATING TO QUALITY OF LIFE CONCERNING HOMELESSNESS; CREATING SECTION 90-73 APPLICABILITY; CREATING SECTION 90-74 FINDINGS OF FACT; CREATING SECTION 90-75 DEFINITIONS; CREATING SECTION 90-76 CAMPING IN TEMPORARY SHELTERS; CREATING SECTION 90-77 STORAGE OF PERSONAL PROPERTY; CREATING SECTION 90-78 PUBLIC URINATION AND DEFECATION PROHIBITED; CREATING SECTION 90-79 PANHANDLING; CREATING SECTION 90-80 ENFORCEMENT AND PENALTIES; CREATING SECTION 90-81 SEVERABILITY; PROVIDING FOR AN EFFECTIVE DATE.

WHEREAS, the Board of County Commissioners seeks to discourage unlawful activity, including on private and public property;

WHEREAS, the Board of County Commissioners seeks to maintain a safe and orderly environment on private and public property;

WHEREAS, the Board of County Commissioners recognizes an individual's constitutionally protected liberty interest to be in or on public property of their choosing when such public property is generally open to the public;

WHEREAS, the Board of County Commissioners desires to avoid criminalization of the use of temporary shelters and storage of personal property on public property and public rights-of-way, and instead bring about voluntary compliance;

WHEREAS, the provisions of Chapter 705, Florida Statutes, governing lost or abandoned property do not address the issue of lost or abandoned property on lands or improvements in private ownership;

WHEREAS, the Board of County Commissioners seeks to protect persons from the threat of aggressive panhandling;

WHEREAS, on November 26, 2013, Dr. Robert G. Marbut, Ph.D. released his final written report entitled, "Homeless Services Gap Analysis";

WHEREAS, the final written report from Dr. Marbut recommends that the ordinances should be drafted in such a way as to promote engagement into holistic programs, and not "criminalize" the condition of homelessness; and

WHEREAS, the Board of County Commissioners seek to balance the need of protecting use of property with efforts not to criminalize the condition of homelessness.

NOW, THEREFORE, BE IT ORDAINED BY THE BOARD OF COUNTY COMMISSIONERS OF SARASOTA COUNTY:

SECTION 1. Article IV of Chapter 90 of the Code of Ordinances of Sarasota County, Florida, entitled "Strategic Plan for Homelessness," is hereby created.

SECTION 2. Section 90-73 of the Code of Ordinances of Sarasota County, Florida, is hereby created as follows:

Sec. 90-73. Applicability

This article shall be applicable to all of the unincorporated area of Sarasota County.

SECTION 3. Section 90-74 of the Code of Ordinances of Sarasota County, Florida, is hereby created as follows:

Sec. 90-74. Findings of Fact.

(I) Sarasota County population of homeless individuals has been documented by the following activities.

(a) In September 2013, a nationally recognized expert on homelessness, Robert G. Marbut Jr. Ph.D., oversaw a week-long survey in Sarasota County to count the single adult homeless population. The result of the survey identified 1,460 individuals, of those 655 individual were currently unsheltered. It is estimated of the unsheltered individuals, 120-150 persons are located in unincorporated Sarasota County.

(b) In January 2014, the Suncoast Partnership to End Homeless conducted the 2014 Point-in-Time Survey, which is a one day count of homeless individuals. The result of the survey identified 1,163 individuals.

(c) According to data collected by Sarasota County Health and Human Services, homeless individuals on average represent 21% of the Sarasota County Jail's population, 44% of admissions to the Addiction Receiving Facility, 28% of admissions to the Mental Health Crisis Stabilization Unit and 2.1% of all Sarasota County 911 emergency medical calls.

(2) The current financial costs to Sarasota County related to direct and indirect homeless services, through not-for-profit organizations, has been identified at \$2,753,268 annually.

(3) The financial costs to Sarasota County's Emergency Medical Service (EMS) to respond and transport homeless individuals to medical care has been identified at \$1,405,664 annually.

(4) The cost to incarcerate homeless individuals in the Sarasota County Jail has been identified at \$5,667,808 annually.

(5) The EMS and jail costs provide only crisis stabilization services and by nature are not designed to treat the root causes of homelessness.

(6) The local not-for-profit organizations regularly report to the Office of Homeless Services that while their services provide treatment, the lack of available housing and sheltering interfere with the ability to provide continuum of care services to those in need.

(7) Sarasota County Human Services has identified that while currently there are 1,004 beds in the community to include emergency shelter, transitional housing and permanent housing, all of these beds have restricted access. Sarasota County currently has zero unrestricted beds available for homeless individuals.

(8) Sarasota County currently has no facility with unrestricted beds to accommodate homeless individuals 24 hours a day, 7 days per week.

(9) On November 26, 2013, homeless expert Robert G. Marbut Jr. recommended to the Sarasota County Commission the establishment of a shelter with unrestricted beds where homeless individuals may remain 24 hours a day, 7 days a week to receive services to address their root causes of homelessness and divert their use of the jail and emergency room.

(10) Except in places provided therefore or where reasonably necessary, sleeping, lying down, or reclining on public streets, sidewalks and walkways interferes with the primary purposes of pedestrian and vehicle flow on the public street, sidewalk or walkway.

(11) Public urination and defecation contribute to unsanitary conditions, potential disease, and stormwater pollution.

(12) The storage of personal property on private or public property interferes with use of the property.

(13) The plight of homeless persons who must perform certain life-sustaining activities, such as sleeping outdoors due to a lack of available space in an Available Shelter, storage of personal property outdoors, or public urination, should not be resolved through criminal sanction, but rather by encouraging homeless persons to seek temporary lodging and aid from social services at an Available Shelter.

SECTION 4. Section 90-75 of the Code of Ordinances of Sarasota County, Florida, is hereby created as follows:

Sec. 90-75. Definitions

The following definitions shall apply to the interpretation and enforcement of this Article:

Abandoned Property shall have the same meaning as defined in Chapter 705, Florida Statutes.

Available Shelter shall mean a private or public shelter for a Homeless Person, with a bed or mat for sleeping and restrooms provided at no cost to the Homeless Person, within the territorial boundaries of Sarasota County, that treats homeless persons with dignity and respect, accepts those who may be impaired by the use of drugs and/or alcohol, imposes no religious requirements, and does not impose involuntary substance abuse or mental health treatment.

Beach means any sandy or rocky area located waterward or seaward of the vegetation line or a bluff. Where a functioning shore-parallel seawall or rock revetment exists, the beach shall constitute the sandy or rocky area located seaward or waterward thereof.

Homeless Person shall mean an individual that lacks a fixed, regular, and adequate night time residence or has a primary night time residency that is: (a) a supervised publicly or privately operated shelter designed to provide temporary living accommodations; (b) an institution that provides a temporary residence for individuals intended to be institutionalized; or (c) a public or private place not designed for, or ordinarily used as, a regular sleeping accommodation for human beings. The term does not include any person imprisoned or otherwise detained pursuant to general law.

Lost Property shall have the same meaning as provided in Chapter 705, Florida Statutes.

Public Property shall mean property owned, leased, operated or managed by a government or one of its agencies, divisions or entities, including but not limited to structures, conveyances, parks, Public Beach Park, Public Natural Area, Public Recreation Area, trails, playgrounds, streets, sidewalks, rights of way, libraries, docks, pavilions, parking lots, vacant lots, fenced land, posted land, easements, and other property generally used by the public.

Public Right-of-Way shall mean land in which the state, the Florida Department of Transportation, a county, or other public entity owns the fee or has an easement associated with any road, including the public sidewalks.

Public Beach Park means any public parkland contiguous to a Beach or separated by a roadway from a Beach that is located along the Gulf of Mexico and/or Big Sarasota Pass, Venice Inlet, or a reestablished Midnight Pass, including parking areas associated with the Public Beach Park.

Public Natural Area means any property owned or leased by Sarasota County or the municipalities for public use and preservation of its natural resources.

Public Recreation Area means any property owned, leased, or operated by Sarasota County or the municipalities and used for a public park including, but not limited to, parking areas and public accesses associated with the Public Recreation Area.

Public Restroom means a restroom which is dedicated to public use where any person may avail him or herself of a toilet or urinal and sink without requiring the permission of any other person or business.

Road shall mean the road surface, medians, travel lanes, turn lanes and all ways open to travel by operators of motorized vehicles within Sarasota County. The definition excludes private roads and roads that are not open to motor vehicle travel, and sidewalks open for pedestrian travel.

Road Surface shall mean the flat paved or concrete area of the road intended for vehicular use, including any bicycle or breakdown lanes, gutters, and any curb to the top of the curb abutting the paved or concrete area.

Sidewalk shall mean that portion of the Right-of-Way between the Road Surface and the adjacent property lines intended for use by pedestrians. A sidewalk may be paved or unpaved.

SECTION 5. Section 90-76 of the Code of Ordinances of Sarasota County, Florida is hereby created as follows:

Sec. 90-76. Camping.

(1) *Prohibition of Camping.* It shall be unlawful and a violation of the Code for any person to Camp, except as otherwise provided in this Code.

(2) *Camp or Camping Defined.* Camp or camping shall mean lodging out-of-doors, which must include demonstration of at least one of the following elements:

- (a) the laying down of bedding, such as a blanket, sleeping bag, bed roll, newspapers, cardboard, or similar material for sleeping purposes; or
- (b) the erection, use, or occupation of any tent, hut, lean-to, shack, temporary shelter, or the like.

(3) *Probable Cause.* Before issuing a summons or making an arrest under this section, a law enforcement officer must:

(a) determine that one or more of the following factors exist:

- (1) numerous items of personal belongings can be seen in and around the bedding, tent, hut, lean-to, shack, temporary shelter, or the like;
- (2) cooking activities are observed or admitted to by the occupant;
- (3) evidence of an existing or past fire is observed or admitted to by the occupant;
- (4) evidence of digging or earth breaking activities are observed or admitted to by the occupant;
- (5) evidence that the person is asleep or the occupant admits to sleeping in the bedding, tent, hut, lean-to, shack, temporary shelter, or the like; or

(6) any affirmative statement by the occupant that he or she has no other place to live.

(b) afford the person the opportunity to remove the bedding, tent, lean-to, shack, temporary shelter, or the like, without return to Public Property, Public Right-of-Way, or private property without the permission of the owner;

(c) find that Available Shelter exists;

(d) afford the person the opportunity for free transport to Available Shelter; and

(e) hear the person's refusal of the offer for free transport to Available Shelter.

(4) *Exceptions.* The prohibition in subsection (1) of this section shall not apply under any of the following circumstances:

(a) To any person using any Public Beach Park, Public Natural Area, or Public Recreation Area during posted hours of operation and in accordance with any posted rules.

(b) To any person who is using a camping area approved by the parks and recreation departments of the County or municipalities and in accordance with any posted rules.

(c) Any conduct which is in conformity with the conditions of any permit pursuant to this Code.

(d) To any person camping with the permission of the County Administrator, a City Manager, or the property owner.

SECTION 6. Section 90-77 of the Code of Ordinances of Sarasota County, Florida, is hereby created as follows:

Sec. 90-77. Storage of Personal Property

(1) *Storage of Personal Property.* It shall be unlawful for any person to place or store personal property in or on Public Property, Public Right-of-Way, or private property except with the permission of the property owner.

(2) *Removal of Personal Property.* A person shall not be charged with a violation of this section if the person removes or causes to be removed all prohibited items from any Public Property, Public Right-of-Way, or private property immediately and does not return any personal property to any Public Property, Public Right-of-Way, or private property except with the permission of the property owner.

(3) *Destruction of Personal Property of a Homeless Person.* With the exception of any personal property that poses a health hazard to officers or members of the public, in no event shall a law enforcement officer, code enforcement officer, or outreach worker destroy any personal property known to belong to a Homeless Person, or readily recognizable as property belonging to a Homeless Person (i.e., bedding or clothing or other belongings organized or packaged together in a way indicating it has not been abandoned) except as specified in this section.

(4) *Handling Personal Property of a Homeless Person.* A law enforcement officer, code enforcement officer, or outreach worker shall make a reasonable attempt to ascertain the rightful owner of the personal property stored in violation of subsection (1) and request its removal. When collecting and disposing of the personal property, whether found on public or private property, the procedure detailed in Chapter 705, Florida Statutes, shall be followed. All Abandoned Property may be disposed of consistent with Chapter 705, Florida Statutes. All Lost Property shall be moved to a secure indoor or outdoor location until claimed or otherwise disposed of through the procedure detailed in Chapter 705, Florida Statutes.

SECTION 7. Section 90-78 of the Code of Ordinances of Sarasota County, Florida, is hereby created as follows:

Sec. 90-78. Public urination/defecation prohibited; exceptions.

(1) *Prohibition.* It is unlawful for any person to urinate or defecate on any Public Property, Public Right-of-Way, or private property without the permission of the owner unless such urinating or defecating is made into a toilet or urinal connected to a septic system, central sewer system, or other sanitary disposal system, except as otherwise allowed in this Code.

(2) *Exceptions.* The prohibition in subsection (1) of this section shall not apply in any of the following circumstances:

(a) To any children under eight (8) years old;

(b) To any person when there is no Public Restroom available within a one-mile radius.

SECTION 8. Section 90-79 of the Code of Ordinances of Sarasota County, Florida, is hereby created as follows:

Sec. 90-79. Panhandling.

(1) *Panhandling Defined.* As used in this article, panhandling shall mean any solicitation made in person, in which a person requests an immediate donation or money or other gratuity from another person, and includes but is not limited to seeking donations:

(a) By vocal appeal or for music, singing, or other street performance; and,

(b) Where the person solicited receives an item of little or no monetary value in exchange for a donation, under circumstances where a reasonable person would understand that the transaction is in substance a donation.

Panhandling, however, shall not include the act of passively standing or sitting nor performing music, singing or other street performance with a sign or other indication that a donation is being sought, without any vocal request other than in response to an inquiry by another person.

(2) *Places of Panhandling.* At all times, it shall be unlawful to engage in an act of panhandling when either the panhandler or the person being solicited is located at any of the following locations:

- (a) at a bus stop;
- (b) in any public transportation vehicle or public transportation facility;
- (c) in a sidewalk cafe;
- (d) on private property, unless the panhandler has permission from the owner or occupant;
- (e) in a parking lot or garage owned or operated by the government, including entryways or exits and pay stations connected therewith;
- (f) in a Public Beach Park, Public Natural Area, Public Recreation Area, Beach, fairground, or sporting facility; or
- (g) within twenty (20) feet in any direction from an automatic teller machine, parking meter, parking pay station or entrance to a bank.

(3) *Time of Panhandling.* It shall be unlawful to engage in the act of panhandling on any day after sunset, or before sunrise.

(4) *Manner of Panhandling.* At all times, it shall be unlawful to engage in an act of panhandling in an aggressive manner, including any of the following actions:

- (a) Touching the solicited person without the solicited person's consent;
- (b) Panhandling a person while such person is standing in line and waiting to be admitted to a commercial establishment;
- (c) Blocking the path of a person being solicited, or the entrance to any building or vehicle;

(d) Following behind, ahead or alongside a person who walks away from the panhandler after being solicited;

(e) Using profane or abusive language, either during the solicitation or following a refusal to make a donation, or making any statement, gesture, or other communication which would cause a reasonable person to be fearful or feel compelled; or

(f) Panhandling in a group of two (2) or more persons.

SECTION 9. Section 90-80 of the Code of Ordinances of Sarasota County, Florida is hereby created as follows:

Sec.90-80. Enforcement and penalties.

(1) *Enforcement by Law Enforcement Officers.* This article shall be enforced by a Law Enforcement Officer. Violations of this section shall be prosecuted in the same manner misdemeanors are prosecuted pursuant to section 125.69, Florida Statutes, punishable by a fine not to exceed \$500.00 or by imprisonment in the County jail not to exceed 60 days or by both such fine and imprisonment. Each day of continued violation or noncompliance shall be considered as a separate offense. A Law Enforcement Officer shall secure all personal items of an arrestee in a manner consistent with Section 90-77 of *this Code*.

(2) *Civil Remedies.* Nothing in this article shall prevent or restrict Sarasota County from taking such other lawful action in any court of competent jurisdiction as is necessary to prevent or remedy any violation or noncompliance, including, but not limited to, an equitable action for injunctive relief or an action at law for damages.

(3) *Code Enforcement.* Nothing in this article shall be construed to prohibit Sarasota County from prosecuting any violation of this section pursuant to the procedures set forth in Chapter 162, Florida Statutes, and Chapter 2, Article VIII, of this Code.

(4) *Independence of Remedies.* All remedies and penalties provided for in this section shall be cumulative and independently available to the County and the County shall be authorized to pursue any and all remedies to the full extent allowed by law.

SECTION 10. Section 90-81 of the Code of Ordinances of Sarasota County, Florida, is hereby created as follows:

Sec.90-81. Severability.

It is declared to be the intent of the Board of County Commissioners that *if* any section, subsection, sentence, clause, phrase or provision of this ordinance is for any reason held or declared to be invalid, unconstitutional, inoperative or void, such ruling or holding shall not be so construed as to render invalid, unconstitutional, inoperative or void the remaining portions of

this ordinance. If this ordinance or any provision thereof shall be held to be inapplicable to any person, property, or circumstances, such holding shall not affect its applicability to any other person, property or circumstances.

SECTION 11. Effective date.

This Ordinance shall take effect immediately upon filing with the office of the Florida Secretary of State.

**PASSED AND DULY ADOPTED BY THE BOARD OF COUNTY COMMISSIONERS
OF SARASOTA COUNTY, FLORIDA, this ____ day of _____, 2014.**

BOARD OF COUNTY COMMISSIONERS OF SARASOTA COUNTY, FLORIDA

By: _____
Chair

ATTEST:

KAREN E. RUSHING, Clerk of Circuit
Court and Ex-Officio Clerk of the Board of
County Commissioners of Sarasota County,
Florida

By: _____
Deputy Clerk





3702 N. Pace Boulevard
Pensacola Florida 32522

www.ecoh.org
Tax Identification Number 59-2909065

Office: (850) 439-3009
Fax: (850) 436-4656

EscaRosa Coalition on the Homeless I-CARE PROGRAM EXPANSION PROPOSAL

ECOH conducted the annual Point in Time Count on January 25, 2017. Updated numbers showed there were 252 unsheltered persons in Escambia County. Of those, 157 reported having disabling conditions including mental health, drug or alcohol use, physical disabilities, or multiple and co-occurring disabilities. (*See PIT DATA attachment*). A recent study conducted by the Central Florida Commission on Homelessness revealed that the average annual costs to be homeless and cycling in and out of incarceration, emergency rooms, and inpatient hospitalizations ranged from \$31,065 to \$53,000 per person depending on need. However, it has been proven that housing a homeless individual first, and then wrapping various services around them, results in reduced costs to the community.

In January of 2017, ECOH implemented a pilot project called I-CARE. The program provides funds to rapidly house street homeless individuals and provide intensive case management from ECOH, mental health assessments from Lakeview Center and health assessments through the Escambia County Clinic. (*See Coordinated Street Outreach Initiative attachment*). To date, ten (10) households have been placed into permanent housing and two additional persons are in process of being housed. All those placed have income either through work or disability income, or they are in the process of applying for disability.

ECOH is requesting \$100,000 to expand the I-CARE Pilot project enabling us double the number of individuals we will serve and help them move from the streets into permanent housing.

ECOH will accept referrals directly from the street outreach team and coordinated entry in a centralized manner and conduct a vulnerability assessment. If eligible for the program, then the rapid rehousing services, health, mental and case management services are provided. Through the partnership with Lakeview Center and the Escambia County Community Clinic the individuals receive additional supports as needed. This additional funding will provide the resources to help move more people off the streets, reducing their impact on social services, hospitals, and the legal system. It will help fill the gap between being homeless and accessing safe affordable housing.

To reach additional chronically homeless individuals and place them in housing additional funds are needed for rental and utility deposits; up to the first three months' rent, rental application fees; coordinated assessment and referral, mental health and health care support and case management.

ECOH History and Partnerships

Originally organized in 1987 as the Escambia Coalition on the Homeless, the agency was formed to promote and coordinate community efforts to reduce homelessness as well as to establish an alliance of organizations, local government, agencies, institutions, and individuals interested in assuring the availability of shelter, healthcare, and related social services and facilities for the homeless in Escambia County. In March of 2000, the organization expanded its outreach and services to include Santa Rosa County and changed its name to the EscaRosa Coalition on the Homeless (ECOH). The Coalition serves as the Lead Agency for the US Department of Housing and Urban Development and the Florida Department of Children and Families' Office on Homelessness for both counties. As such it is the designated entity for local planning efforts to create a homeless assistance continuum of care system; receives federal and state funding that is then sub awards to entities providing services to the homeless as well as provides direct services to the homeless population.

Partnerships are key to the success of addressing homelessness. As stated above, the ECOH is partnering with Lakeview Center and the Escambia County Community Clinic for implementation of the pilot I-CARE project. In addition, as a part of the yearly Point in Time County (and U-Count day of service), the ECOH partners with multiple agencies to insure successful outreach to those both sheltered and unsheltered. (See ECOH Escambia County Services and Purpose Driven Coordination attachments). Those partners include: Salvation Army, Waterfront Mission, Loaves and Fishes, Holy Cross, and Alfred Washburn Center. The agency partners with Catholic Charities and 90 Works to provide homeless prevention services and rapid rehousing for homeless and implements the County Emergency Solutions Grant in Escambia County. ECOH provided the initial intake and coordination for the City of Pensacola's expanded Tenant Based Rental Assistance program. Lastly, the agency verifies homelessness for the Escambia County Tax Collector's office (for ID issuance) and the Early Learning Center (for child care vouchers).

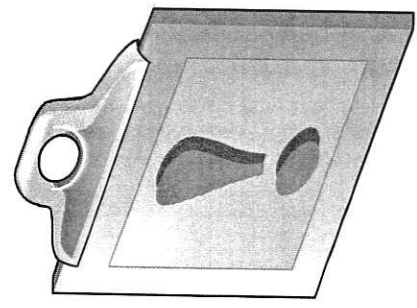
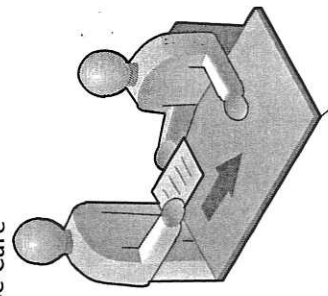
Activity	Budget Category	Amount
Rapid Rehousing, Utilities and Deposits - CLIENT SERVICES	Rentals and Leases	25,000
Mental Health and Health Care Assessment and Services - CLIENT SERVICES	Professional Services	10,000
Case Management and Coaching - CLIENT SERVICES	Salaries and Wages/Benefits	35,000
Coordinated Entry and Referral - CLIENT SERVICES	ECOH Coordinated Assessment Emergency Shelter Referrals and Stipends	25,000
Marketing	Awareness	5,000
TOTALS		100,000

GOAL	PERFORMANCE MEASURES	BASELINE
1. Double the number of persons receiving services through the I-CARE program.	The number of people served will increase from 12 to 24.	The number of persons receiving services through the I-CARE Pilot Program in first half of 2017.
2. Reduce the number of unsheltered chronic homeless in Escambia County by 15%.	75% of unsheltered chronically homeless persons housed will remain stably housed for 6 months and 50% will have retained their housing at the end of 12 months.	The number of unsheltered chronically homeless in the 2017 PIT count served by the program.
3. Reduce the number of repeat crisis services (ER Visits, Mental Health interventions) utilized by the chronically homeless by 15%.	The number of Emergency Room visits and mental health interventions by the clients will be reduced by 15% from the previous year.	The total number of Emergency Room and mental health interventions by the clients for the previous 12 month period.
4. Increase the number of chronically homeless utilization of Escambia County Community Clinic as their primary care home by 15%.	The number of primary care services accessed by the clients over a one year period will be increased by 15%.	The number of times a client accessed Escambia County Community Clinic for primary health care during the previous 12 month period.

LEVERAGED PARTNERSHIPS

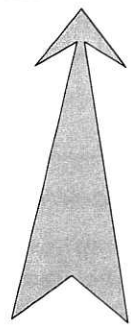
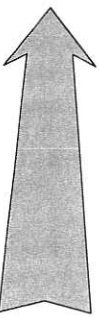
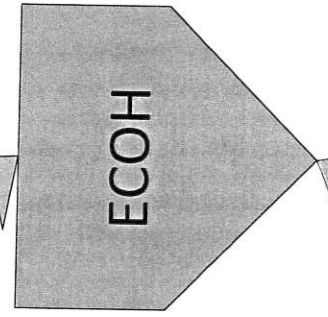
- Escambia Community Clinic (done)
- Lakeview Center Mental Health and Substance Abuse Care
- Shared Community Case Management
- Law Enforcement
- Emergency Shelters
- Private Market Housing
- Area Development and Section 8 Housing

ECOH'S PURPOSE DRIVEN COORDINATION



NEEDS

- Single Site Location (Marbut)
- Law Enforcement Support
- ECAT Support
- Local Government Support
- Permanent Special Needs Housing
- Affordable Housing
- Emergency Housing (Marbut)
- Case Management and Life Skills Coaches (Marbut)
- Additional SOAR Navigators



LEVERAGED RESOURCES

- Housing and Urban Development (Continuing)
- Health and Human Services (Continuing)
- Florida Housing (Continuing)
- Florida Department of Children and Families (Continuing)



**Resulting
IMPACT**

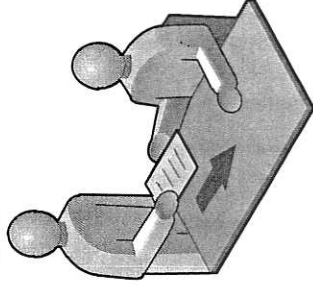
- Most vulnerable chronically homeless are housed
- Reduced costs to Health and Mental Health Care systems
- Reduction in Law Enforcement Costs

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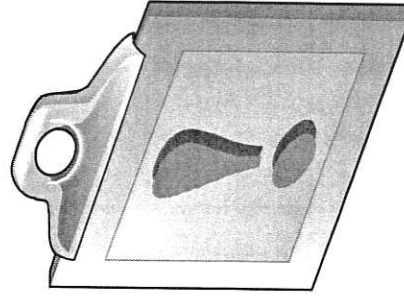
Escambia County (Pending)
Escambia County (Pending)

LEVERAGED PARTNERSHIPS

Escambia Community Clinic (done)
Lakeview Center Mental Health and Substance Abuse Care
Shared Community Case Management
Law Enforcement
Emergency Shelters
Private Market Housing
Area Development and Section 8 Housing

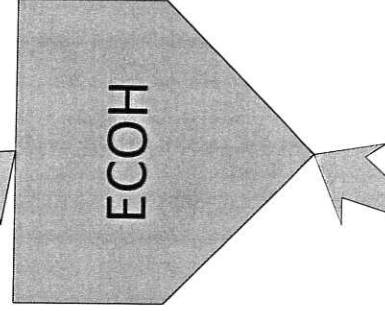


ECOH'S PURPOSE DRIVEN COORDINATION



NEEDS

Single Site Location (Marbut)
Law Enforcement Support
ECAT Support
Local Government Support
Permanent Special Needs Housing
Affordable Housing



Resulting IMPACT

- Most vulnerable chronically homeless are housed
- Reduced costs to Health and Mental Health Care systems
- Reduction in Law Enforcement Costs





City of Pensacola

222 West Main Street
Pensacola, FL 32502

Memorandum

File #: 17-00338

City Council

6/8/2017

DISCUSSION ITEM

FROM: City Council Member Jewel Cannada-Wynn

SUBJECT:

LONG TERM RECOVERY AFTER A DISASTER

SUMMARY:

City Council encourages the Mayor to enter into a Memorandum of Understanding between the Community Organization Active in Disaster, Inc. D/B/A Ready Alliance Coordinating for Emergencies (BRACE) and the City of Pensacola.

The City of Pensacola has in place short term recovery plans which go into effect after a disaster, however Long Term Recovery plans are more problematic.

Facilitating emergency preparedness, response, recovery and mitigation is of vital importance to safeguard the life and property of the citizens of Pensacola.

The mission of BRACE is to reduce loss of life, injury, property damage, environmental impact and economic loss due to disaster through fostering communication, cooperation, collaboration and coordination among community, faith-based, non-profit, private and public organizations active in one or more phases of emergency management.

The purpose of BRACE is to engage our community in disaster preparedness, response and recover. The City has determined it to be in the best interest of the citizens of Pensacola to enter into an agreement with BRACE in support of the City's efforts, to coordinate and implement emergency preparedness, response, recover, mitigation activities as well as providing access to resources needed during Long Term Recovery.

PRIOR ACTION:

NONE

STAFF CONTACT:

Don Kraher, Council Executive

ATTACHMENTS:

1) Long Term Recovery Guide

PRESENTATION: No



National
Voluntary Organizations
Active in Disaster

COOPERATION | COMMUNICATION | COORDINATION | COLLABORATION

LONG TERM RECOVERY GUIDE

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ACKNOWLEDGEMENTS & INTRODUCTION

ACKNOWLEDGEMENTS

Revision of the National Voluntary Organizations Active in Disaster (National VOAD) Long Term Recovery Guide has been a lengthy project, accomplished through the cooperation, communication, coordination, and collaboration of numerous National VOAD members, partners and committees. Were we to try to name everyone who had a hand in this project, we would surely leave someone out. So, to the many individuals and organizations who made a contribution we simply want to say, thank you! Thank you to all of the volunteers who put their time and effort into making this project a success.

INTRODUCTION

National Voluntary Organizations Active in Disaster (National VOAD) is a coalition of organizations that prepare for and respond to the recovery needs of America's communities in times of disasters. Members of the National VOAD collaborative include dozens of the most reputable national non-governmental organizations in the country and 55 State and Territory VOADs, representing local VOADs and hundreds of additional organizations. With over 40 years of respected service collaboration, the National VOAD member agencies provide skilled direct services along the continuum from disaster prevention and preparedness to response, recovery and mitigation. The National VOAD member agencies provide their services through comprehensive, coordinated volunteer resources in partnership with emergency managers. This cooperative effort has proven to be the most effective way for a wide variety of volunteers and organizations to work together in a crisis. For more information about National VOAD and its member agencies please go to <http://www.nvoad.org/>

Throughout this recovery guide you will find references and links to other National VOAD resources. Of particular interest are the National VOAD "Points of Consensus" documents which outline minimal standards, ethical principles or operational principles related to various functions of voluntary organizations in recovery. National VOAD "Points of Consensus" are developed and approved through careful, collaborative and respectful conversation. Organizations choosing membership in National VOAD agree to abide by approved Points of Consensus.

National VOAD members and partners have learned a lot over decades of experience in disaster response and recovery. Those hard-earned lessons are captured in this Long Term Recovery Guide with our fervent hope that your recovery group will add your own experience to ours as you learn and share the best ways to build a better community for everyone.

We do believe that we are all in this together, that together we can accomplish what none of us can achieve alone. National VOAD members are available to you as resources and partners as you take the difficult steps of forming your local long-term recovery effort. Please take the best of what we have to offer in experience and join us in the commitment to helping communities recover who have suffered disaster.

Those who have participated in the creation of this guide hope that it will be useful as you embark on your own community recovery. What follows is guidance—what you do with it is yours.

CHAPTER 1: DISASTERS AND LONG TERM RECOVERY

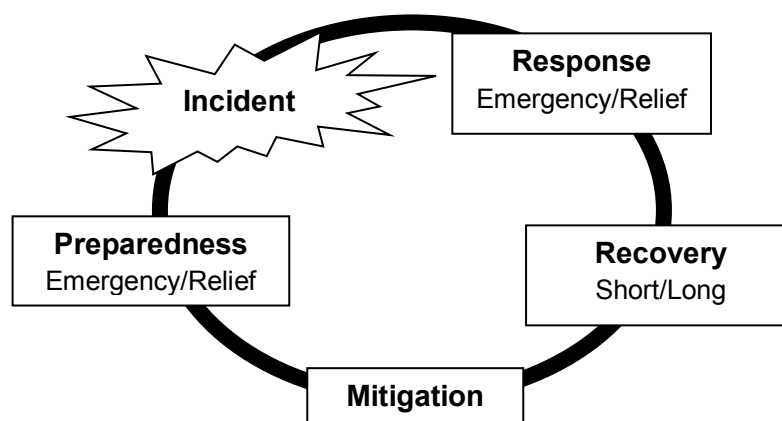
When organizations and/or individuals work together in disaster response and recovery, it's always helpful if we're speaking the same language. The next few pages will introduce basic terms and understandings about disasters, along with the processes and the agencies / organizations that build a community's capacity for long term recovery.

Disaster is a natural or human-caused incident that disrupts normal life, causing physical and/or emotional trauma and/or damage to property and/or community infrastructure. Disasters may include hurricane, tornado, wind storm, flood, tidal wave, tsunami, earthquake, volcanic eruption, landslide, mudslide, snow or ice storm, wild fire, explosion, acts of public violence or terrorism, or other human caused or technological events involving toxic and / or radiological materials, etc.

Recovery is the period following a disaster and the community's early response to that disaster, whereby things return to a new normal. After neighbors move from shock to action, communities organize by implementing plans and structures aimed at bringing help to affected individuals and families in a holistic, integrated process that brings needed resources to the most vulnerable. Recovery following each disaster is unique and may last weeks or years. Disasters are never welcome, but they give communities an opportunity to build back stronger. Often, damages sustained in disaster can be prevented from recurring by implementing a long-term recovery strategy grounded in risk reduction analysis and mitigation.

PHASES OF DISASTER

Communities are always in one of the phases of disaster, which often overlap or intertwine—preparedness, response, recovery and mitigation.



Preparedness

Preparedness includes activities that seek to prevent casualties, expedite response activities and minimize property damage in the event of a disaster. It is a continuous process for communities as they constantly strive to improve their readiness. Some examples of preparedness activities are:

- Community education and awareness.
- Assessment of community hazards and risks.
- Identification, recruitment, and training of volunteers in disaster response and recovery.
- Development and possible implementation of evacuation plans.

Response

Response includes activities that sometimes start before impact and cover the period during and immediately following the event. There are two phases of response:

Emergency

- First responders in the emergency phase will be local fire and police departments, and search and rescue teams. Evacuation plans may be implemented, depending upon the type of disaster.
- Others who may initially respond include family, neighbors, faith-based and community-based organizations. The emergency response is characterized by activities focusing on the preservation of life.

Relief

- Basic human needs are addressed, such as medical services and the provision of food, bulk distribution, clothing and temporary shelter.
- Initiation of emotional and spiritual care begins in this phase and continues throughout the entire recovery process.
- Basic cleanup of homes, businesses and streets begins.
- Work is done to minimize additional damage to property.
- Utilities begin to be restored.
- Application for assistance begins.
- People begin moving into temporary housing or return home.
- Human, material and financial resources begin to flow into the community.

Recovery

“Recovery is not only about the restoration of structures, systems and services – although they are critical. A successful recovery is also about individuals and families being able to rebound from their losses, and sustain their physical, social, economic” and spiritual “well-being.”¹

The goal of recovery is to bring a community back to a new normal after it has been devastated by a disaster.

1 National Disaster Recovery Framework Draft 02/05/10 p. 2

There are two phases of recovery:

Short term recovery

- Many emergency and relief programs complete their work.
- Restoration of infrastructure and vital life support systems happen in this phase.
- The community identifies local resources to form a long term recovery group (LTRG), and initiation of plans for permanent housing begins.

Long term recovery

- Transition occurs between the presence of national organizations and the local community.
- Implementation begins for disaster case management and recovery initiatives administered by the local community.
- Construction activities to include repairing, rebuilding and/or relocation of homes proceeds during this phase.
- Resumption of the routines of daily life characterizes this phase.

Human, material, and financial resources come into a community after a disaster, but will decrease as public awareness diminishes over time. A strong, well-organized Long Term Recovery Group can ensure that available resources are utilized so as to address recovery needs.

Mitigation

Mitigation includes activities that reduce the severity of a future disaster's effects on a community. As with preparedness, mitigation is a continuous process. Some examples are:

- Community education and awareness of hazards within the community
- Relocation of homes and businesses away from high-risk areas
- Development of a long term strategy that promotes sound building design / construction practices that improve the community's ability to withstand the impact of future disasters.
- Provision of help to local communities adopting flood plain ordinances
- Elevation or relocation of crucial utilities/appliances to safer places within the home

A disaster provides an opportunity for a community to reassess its risk and vulnerability to future hazards and implement mitigation plans to reduce future vulnerability.

GOVERNMENT'S ROLE – DISASTER DECLARATIONS

The impact that a disaster has on a community and the ability of that community to recover defines an incident as an emergency and/or major disaster. The emergency management system in the United States depends on the ability of local government to provide the first level of response. Should the magnitude of the incident require a response / recovery effort that exceeds the resources of the community, local government may request assistance from the next level of government. This process continues to the state and ultimately to the federal level.

Undeclared disasters

Recovering from most disasters in the United States does not require the assistance of the state or federal government. Communities deal with smaller disasters with the help of emergency responders and local non-profit organizations, using locally-identified resources.

State-declared disasters

Beyond the local community, state government has a responsibility to respond to the emergency needs of its citizens. To do this, each state works in concert with local governments, voluntary agencies, business/industry and others in the community to develop an all hazards Emergency Operations Plan (EOP). Should the severity of an emergency and/or disaster be at a level that will require a coordination of state as well as local government resources, the governor of a state will declare a state of emergency, activating the state's EOP. Once a state of emergency has been declared, the full resources of the state can be accessed in order to respond to the incident.

Federally-declared emergencies and disasters

The Robert T. Stafford Disaster Relief and Emergency Assistance Act, Public Law 93-288, as amended (the Stafford Act) was enacted to support tribal, state, and local governments and their citizens when disasters overwhelm the local capacity. This law establishes a process for requesting and obtaining a Presidential disaster declaration, defines the type and scope of assistance available, and sets the conditions for obtaining that assistance.

At the state's request, local, state, and federal officials conduct a joint Preliminary Damage Assessment (PDA) to estimate the extent of the disaster damage and its impact on individuals as well as community infrastructure. The damage estimates gathered during the PDA document the severity and magnitude of the incident and serve as an indicator for determining whether the resources needed for a response go beyond state and local government's capability.

Not all programs provided for in the Stafford Act are activated in every declared disaster. For more information on government programs refer to Appendix 3.

Whether your community experiences a disaster that is yours alone or one that is federally-declared, the response to it belongs to you. Your community always decides what recovery will look like and who will be included.

Federal programs may include the following:

Public Assistance (PA), Individual Assistance (IA), Mitigation, and/or Small Business Administration (SBA)

CHAPTER 2: ORGANIZING A LONG TERM RECOVERY GROUP

A long term recovery group (LTRG) is a cooperative body that is made up of representatives from faith-based, non-profit, government, business and other organizations working within a community to assist individuals and families as they recover from disaster.

LTRGs are as varied in their structure as are the communities in which they work. The personality and operation of each group is unique and reflects local needs, available resources, cultural diversity, leadership style, and community support. No matter how a group is structured or what it calls itself—unmet needs committee, interfaith, organization, coalition, roundtable, partnership, coordinating council, etc.—the goal is the same: to unite recovery resources with community needs in order to ensure that even the most vulnerable in the community recover from disaster.

EARLY ORGANIZING PARTNERS

In preparing for or responding to disasters in your community, it will be helpful to identify agencies and organizations that commonly provide disaster services. These organizations can become prospective partners for recovery, and may be able to assist in the formation and development of your long-term recovery group. Partner agencies may include local and/or state emergency management (EMA), the Federal Emergency Management Agency (FEMA), members of the local and/or state Voluntary Organizations Active in Disaster (VOAD), and members of National VOAD (refer to www.nvoad.org).

Additional stakeholders may include other members of local government, civic organizations, social service agencies, local houses of worship, community foundations, community health groups, mental health agencies, information and referral services, and the private sector.

Members of National VOAD can provide resources for organizing long term recovery groups.

Partner agencies can:

- Convene stakeholders to share information concerning the disaster and plans for recovery.
- Identify disaster-related unmet needs and coordinate resources to assist in recovery.
- Mentor and/or provide ongoing training throughout the recovery process.
- Provide financial and other resources that will be needed in the recovery.
- Provide the venue for meetings and/or office space.

LONG TERM RECOVERY GROUP FORMATION

It is important to build a strong foundation for long term recovery, which means taking the time to obtain buy in from as many local partners and stakeholders as possible. The following initial steps are suggested:

- Convene a meeting of prospective partners and other concerned stakeholders in order to discuss the impact that the disaster had on the community as well as possible approaches to recovery. It is important to invite experienced people to help provide guidance to your planning.
- Select from the group a facilitator, convener, temporary chair or steering committee, and agree on some basic ground rules so that an orderly meeting can be held.
- Collect information on the disaster. Before you can move forward, it will be important to understand the size and scope of the task you will be dealing with. Your state emergency manager and/or your FEMA VAL can obtain much of the information that you will need.

This information will help inform decisions regarding the scope of a long-term recovery group's work as well as the resources that will be needed. This information includes:

- Basic population demographics.
- Formal and informal community leadership structures and their roles in the disaster response.
- Geographic size of impacted area.
- Number of individuals and families affected.
- Number of owner-occupied homes affected and the level of impact.
- Number of rental properties affected.
- Number of businesses and public services affected.
- Other effects on individuals and families (high unemployment, etc.).
- Political and cultural subdivisions or jurisdictions involved.
- Vulnerable populations affected by the disaster, i.e. elderly, low income, disabled.

When there is a federal disaster declaration, the FEMA VAL (Voluntary Agency Liaison) assigned to your disaster can assist with the LTRG organizing in addition to bringing national stakeholders to the table.

DEVELOPING A MISSION STATEMENT

A mission statement is a formal, short, written statement of the purpose of the LTRG. The mission statement should guide the actions of the LTRG, state its overall goal for the recovery, provide a sense of direction, and provide a framework for overall decision-making. It's important to take the time to determine what your mission will be.

Sample mission statement:

The mission of the [LTRG] is to provide recovery services to individuals and families affected by [name of disaster] in [name of area] community. Services will be provided regardless of the individuals' race, creed, color, gender, disability or religious preference. The goal of [LTRG] is to see all of our fellow residents fully recover from the disaster.

SETTING UP THE STRUCTURE OF YOUR LTRG

It will become clear after your first meeting that some kind of organizational structure will be needed in order to be successful. The form that your LTRG takes can be highly structured (formal organization with board of directors, management team, and staff) or less structured (committee made up of representatives from local agencies involved in the recovery). There are challenges and benefits to each approach. The key is to identify stakeholders who are committed to the recovery of their community, and to the long term recovery process. This group should then deliberate the challenges and benefits and decide on the structure that works best for your community.

ESTABLISHING POLICIES

As your LTRG is forming it will be important to develop guidelines for who you will be helping as well as the kinds of services you will provide. Consider the following:

WHO ... are you going to help and how will they be considered eligible?

- Elderly?
- Renters?
- SBA loan denied?
- Low income?
- Single parent household?
- Disabled?

If you are going to get involved in home repair and reconstruction:

WHAT... is eligible to be repaired or replaced?

- Main structure only?
- Detached garages?
- Deferred maintenance / pre-existing conditions?
- Outbuildings?
- Mobile homes?
- Fencing?

ESTABLISHING A FRAMEWORK OF LTRG GOVERNANCE

Regardless of the structure of your LTRG, oversight and accountability (i.e. governance) is extremely important to a successful long term recovery process. Your LTRG will be handling financial resources, confidential information, and will be providing help and other resources to people in the community who have been traumatized by the disaster. How your LTRG proves itself to be trustworthy in the eyes of the community and your supporters, to a large degree, will determine whether or not you are successful. The governance structure can take different shapes, but usually includes a board of directors and/or executive committee whose primary responsibility is to set the direction for the group, and to provide ongoing oversight.

Members of the governing body should reflect the diversity of the disaster-affected community, and should possess leadership skills along with the ability to work collaboratively. Further, these members should have sufficient authority from the organizations they represent to be able to make commitments and/or speak on behalf of that organization. LTRG leadership may emerge from:

- Any organization providing resources in the recovery process.
- Community-based organizations that have extended their regular programs to include disaster recovery needs.
- Emergency management or government.
- Faith-based groups and organizations with disaster services.
- Private sector and civic groups.
- Religious leaders
- Volunteers with expertise in accounting, legal matters, grant writing, human resources, communications, marketing, building trades, etc.

The governing body should:

- Ensure that the LTRG adheres to the mission statement.
- Determine the operational structure for the LTRG.
- Develop a plan for staffing based on the structure adopted, and hire staff as needed (could be paid and/or volunteer).
- Develop short and long-term goals for the LTRG.
- Develop operational policies and procedures, which will include assistance guidelines and criteria for meeting disaster-related unmet recovery needs (policies need to be responsive to emerging needs and fluctuating resources).
- Identify and develop resources, including human, material and financial.
- Ensure fair and equitable distribution of resources.
- Determine a system of financial management, reporting and accountability.
- Determine whether or not to incorporate and how financial resources will be handled – will the LTRG utilize the non-profit status of one of its member agencies for receiving and handling financial contribution, or will it apply for its own 501(c) 3 status (*see below*)?
- Establish organizational bylaws as needed.
- Have no more than 12-15 members.
- Elect officers from within the body.
- Meet regularly, record minutes of its meetings, and make them available to the public.
- Develop a communications plan, thus ensuring that all stakeholders, including the general public, are kept informed about structure, policies and program development. In particular, it will be very important to the long term viability of the program that success stories are publicized early in the program.
- Obtain liability, officers and other insurance as needed.

HANDLING FINANCIAL RESOURCES

Your LTRG will operate as a not-for-profit entity, in some fashion. That means that you will be handling money entrusted to you by individuals, foundations and/or other organizations. As a result, all funds under your control must be administered through a fiscal agent that has legal not-for-profit status. There are two ways to accomplish this:

- The LTRG may seek out an existing not-for-profit agency within the community to serve as its fiscal agent. This would certainly be the best choice for an LTRG that is small or may be of short duration. The following should be in place:
 - The fiscal agent has internal safeguards and record protection procedures, as well as the ability to provide regular financial reports to the LTRG.
 - Annual external audits are conducted by the fiscal agent.
 - It is important that the agent agree to manage the funds at the direction of the LTRG. The funds are given to and remain the property of the LTRG and not the fiscal agent.
 - The LTRG should establish a written Memo of Understanding (MOU) with the fiscal agent (*see sample-MOU in Appendix 7*).

- Alternatively, the Internal Revenue Service grants 501(c) 3 status to not-for-profit agencies engaged in charitable, educational, or religious activities, thus allowing donors to claim a tax deduction for their gifts. Incorporating and obtaining legal 501(c) 3 status for your LTRG is not terribly complicated, but it does take some time and carries with it obligations for receipting and providing regular financial reporting. You should seek legal counsel for more information if you chose to become an incorporated not-for-profit agency.

ORGANIZATIONAL BYLAWS

As the mission statement helps to define the need, the philosophy, and the services that the LTRG will provide, the bylaws (even informal) will help identify how the LTRG intends to operate organizationally, and how it will relate to the larger community. Of particular importance within the bylaws is defining the governance structure for the LTRG.

If the structure for your LTRG is more formal and, in particular, if you chose to apply for your own 501(c) 3 status, then your bylaws need to likewise become more formal. It is recommended that you seek legal counsel should you go in this direction. Often within your community you will find attorneys that are willing to ☐in the long term recovery effort and offer their services pro bono.

Sample bylaws can be found in Appendix 7.

CHAPTER 3: LONG TERM RECOVERY ADMINISTRATION

Once the long-term recovery group has formed, established its mission and defined the structure under which it will operate, the next step is to begin managing day-to-day operations, and delivering services. Based on the LTRG structure and the resources of your partner agencies, your recovery program will be coordinated either by paid and/or volunteer staff, or through a mutual decision-making process involving the participating agencies. Oversight of this decision-making process will be the task of the LTRG governing body.

The success of your LTRG will be judged by how well it located resources (money, facilities, volunteers, personnel, in-kind donations), and how well it served the community (survivors helped, homes repaired and rebuilt, measurable impacts, etc).

MAJOR ELEMENTS OF THE LTRG OPERATION

Regardless of the structure of your group, there are a number of common elements that will embody its day to day operation. Each of these elements represents a critical building block that is important to the overall success of the program.

At the most basic level the long term recovery process involves:

1. Identifying individuals and families with unmet needs in your community
2. Providing case management in order to prioritize how those needs will be met
3. Delivering goods, services and funds to meet those needs

Identifying the unmet needs in your community

Central to your recovery program will be having a good understanding of the community's unmet needs and the population that you will be serving. Working with that population will be the responsibility of the case manager(s) (*refer to Chapter 4 – DISASTER CASE MANAGEMENT IN LONG TERM RECOVERY*).

Prospective clients for your recovery program will come through the intake process that your disaster case management program will initiate. Impacted individuals and families will also be identified through the early response efforts of local and/or national agencies (some of whom will be members of your long term recovery group). In addition, possible individuals and families with unmet needs can come from the FEMA registration lists. NOTE that access to this information is protected under the Privacy Act of 1974. Contact your FEMA Voluntary Agency Liaison (VAL) in order to learn more about how your LTRG may gain limited access to the information (reference the Routine Use provision of the Privacy Act).

An alternative approach for identifying and prioritizing unmet needs is to conduct a community wide unmet needs assessment. For information about National VOAD member agencies that can assist with this, contact the National VOAD office.

A community wide unmet needs assessment will consist of the following:

- Provides a systematic approach for a LTRG to determine unmet needs of disaster survivors
- Conducts door-to-door interviews and/or interviews at designated walk-in centers within the disaster-impacted area to determine vulnerable populations, and to identify "gaps" between needs and community recovery resources.
- Provides survey results and data in the form of accurate statistics
- Provides a user friendly database for accessing and sorting the information
- Provides an initial estimate of the total cost for recovery. This information can be used to support fundraising efforts.

Developing a preliminary budget

Financial resources can make or break a long term recovery program. Once again, the structure of your program will dictate the degree to which you will be involved in the financial side of recovery, but regardless of the structure, you will need funds with which you can operate. The LTRG itself and/or your partner agencies will need to identify and acquire not only the resources to meet the unmet needs in your community, but also those that will be needed to fund administrative expenses.

It is the responsibility of the governing body to develop a preliminary budget for the LTRG. The budget should show all of the expense areas that are anticipated, including client related expenses such as materials, services, paid contractors, volunteer related expenses, etc, and administrative expenses such as salaries, facility expenses, utilities, communications and other office expenses, etc.

This budget will be preliminary, and it is not surprising that most LTRGs have difficulty coming up with a comprehensive budget early in the program. But, it's important to begin to understand something about your need for resources. Having a budget will be important when you solicit funds from foundations and other organizations. Once the program is up and running the budget can be adjusted based on actual experience. It will be the responsibility of the governing body to monitor income and expenses and make adjustments as needed.

A well done community wide unmet needs assessment can provide valuable information for your preliminary budget in the area of client expenses. It will also give you a basis for estimating your administrative structure and associated expenses.

Administration

Depending on the structure of your LTRG, there will be a certain amount of administrative staff (paid and/or volunteer) and facilities (office, phone, etc) that will be needed. Many groups struggle because they neglect this factor, thinking that they can run a long term recovery effort on a shoestring.

Critical to long term recovery are the people who oversee the day-to day operations of the recovery program and guide the process. This group may consist of paid staff or volunteers from partner agencies.

Administration doesn't have to be expensive, but it needs to be present for a program to be successful.

Recruit and supervise competent staff [paid and/or volunteer]

- Assess both the need for and the availability of personnel
- Consider potential positions (paid or volunteer) that the LTRG will need in order to provide effective services and assistance to disaster clients. An LTRG may employ a program director (or coordinator), one or more case managers (frequently working for your partner agencies), a construction coordinator, and possibly a volunteer coordinator.
- Develop job descriptions for each position (*sample job descriptions can be found in Appendix 4*)
- Partner agencies around the table can sometimes provide part or fulltime staff.

Establish human resource policies:

- Implement administrative policies and procedures which may include paid and/or volunteer staff, salaries, payroll schedule, hours worked, paid and unpaid leave, holidays, job related expenses, reimbursements, employee benefits, sick leave, etc.
- Administer policies for handling grievances, complaint resolution, anti-discrimination practices, anti-harassment policies, drug testing, background checks, etc.

Locate facilities [equipment]:

- Office space (paid or donated) that is secure, visible and accessible to the disaster-impacted community.
- Volunteer housing, donated or fee-based, with consideration for any costs associated with housing, such as furnishing and food expenses (*See Chapter 6 – Volunteer Management*).
- Warehouse or supply depot (*See Chapter 8 – Donations Management*).

Resource development

The unmet needs in your community and the scope of your program will dictate the amount of financial, volunteer and other resources needed to carry out your mission. The earlier the LTRG begins its program the better – donors will be more apt to give when the disaster event is still fresh in the minds of the public.

Finding funds and other resources

The preliminary budget discussed above will begin to identify the kinds of resources needed to support your program, including human, material and financial. You will also need to develop a plan on how to locate those resources. The first place to look is within the local community itself. Every community has resources (or assets), and should always take the lead with its own recovery. “Asset mapping” is a technique for identifying those local resources.

Asset mapping

- Start with what is present within the community: local government, volunteers, referral services, disaster response and other social service agencies, media outlets, foundations, corporations, large churches and other religious institutions, etc.
- Identify individual client capacities and abilities for recovery (this can be accomplished through the disaster case management process and/or a community wide unmet needs assessment process)
- Promote connections or relationships between individuals, between individuals and organizations, and between organizations, encouraging them to share resources as they help to meet the needs of the wider community.

- Stress local determination, investment, creativity, and control
- Create directories of social services, or augment directories that may be maintained by Information and Referral (IQR) agencies within the community (*see sample Long Term Recovery Agency Survey in Appendix 6*).
- *For more information concerning asset mapping see the link in Appendix 8.*

Fundraising

Once you have developed your preliminary budget and have evaluated the resources from within the local community, you can now start to identify sources for funds that are outside the community:

- Access the available public funding streams (FEMA, SBA, HUD / HHS block grant funds, disaster unemployment, workforce development, etc.). Your FEMA VAL can help with this, along with local and state government officials.
- Develop a plan to raise the additional funds needed, including personal and family resources, grants from community and/or corporate foundations, planning special community fundraising events, direct mail appeals, state or national faith based organizations, civic organizations, etc.

MAJOR PROGRAM ELEMENTS

Identifying the unmet needs in your community, developing a budget, setting up an administrative structure, and figuring out where your resources are coming from are, in a sense, all preparatory steps to the real work of long term recovery. The heart of the day to day program comes in managing cases, allocating resources, and delivering services. Following are the major program elements that will describe most of that day to day work. For further information, refer to each chapter as noted:

Disaster case management in long term recovery – See Chapter 4

Construction management in long term recovery – See Chapter 5

Volunteer management in long term recovery – See Chapter 6

Communications in long term recovery – See Chapter 7

Donations management in long term recovery – See Chapter 8

Spiritual care in long term recovery – See Chapter 9

Financial controls and reporting – See Chapter 10

MEASURING AND EVALUATING RESULTS

Monitoring your program and evaluating results regularly will ensure the ongoing success of the LTRG. In addition to confirming that indeed progress is being made, it will also help to encourage support from donors and continued community involvement, and will provide data that will be useful for planning future possible responses. Program results can include the following:

- Number of families receiving help through your LTRG
- Number of families returned to safe and secure permanent housing
- Decreased vulnerability in the community
- Increased community resilience, etc.

Reviewing results

Conduct transparent periodic reviews and evaluations of open cases as well as cases that have been closed in order to measure the progress of your program. Possible questions for the review process:

- Are we sticking to our mission?
- Have we identified the most vulnerable in the community?
- How well have we been able to locate the resources and services needed?
- Are we staying on budget and allocating available resources effectively?
- How many clients have been assisted?
- What kind of assistance has been provided?
- How many homes have been repaired and/or rebuilt so that clients can be returned to their homes?
- How many volunteers have participated in the recovery process that resulted in how many hours of work?
- Are we working in ways that will mitigate the effects of future disasters, and will the community be more resilient as the result of our efforts?
- What things are going well with the program?
- What things might be done differently?
- What might be done to better prepare us for response to the next disaster?

Final Evaluation

In addition to ongoing reviews, the leadership of the LTRG should conduct a final evaluation of the program. This evaluation should include input from:

- client surveys
- LTRG partners, board and staff
- donors
- local government including state and local emergency management

The final evaluation should examine how the mission, goals and objectives of the LTRG were maintained and accomplished.

Your donors, partners and the community as a whole deserve to be thanked, so don't be afraid to celebrate once your program is complete. Make the client story the centerpiece in written and spoken word, surrounded by the visual effects of a pictorial record, and remind the community to thank the agencies and grassroots groups who embraced their neighbors in need.

CHAPTER 4: DISASTER CASE MANAGEMENT IN LONG TERM RECOVERY

Recovery is not only about the restoration of structures, systems and services – although they are critical. A successful recovery is also about individuals and families being able to rebound from their losses, and sustain their physical, social and economic well-being.¹

Disaster recovery encompasses interventions at the community level as well as with individuals and households. While there is inter-dependence between the recovery of the community's infrastructure and the recovery of individuals and families within that community, the mechanisms for their recovery are distinctly different.

Disaster casework and disaster case management are functions in support of empowering and of addressing the basic needs and recovery needs of individuals and families.

DISASTER CASEWORK

Disaster Casework is early intervention provided by skilled helpers who aid survivors in taking next steps in their recovery. Interventions include providing accurate and timely information and referral, identifying resources to meet urgent needs, and screening for disaster program eligibility, including long term disaster case management.

This early intervention:

- helps to minimize the risk of duplication of benefits which may pose barriers for recovery
- assists in the restoration of pre-disaster social service benefits for qualified individuals
- provides clients with information on the importance of record keeping for future assistance.

Disaster Casework

- is often initiated in the relief phase of disaster response
- may complement disaster case management in the recovery phase.

The disaster caseworker (DCWr) empowers the disaster survivor to effectively access the resources available in accordance with the sequence of assistance for disaster recovery. Generally, Disaster Caseworkers have short term relationships with disaster survivors. The casework process does not necessitate continuity of care from the same caseworker. However, Disaster Caseworkers promote continuity of care by assisting with the transitioning of cases to case managing organizations (*from relief casework to long term recovery case management*) when needed and requested by clients.

Disaster Caseworkers:

- provide information and referral (I&R)
- offer short-term planning, and referrals for basic and immediate needs
- may transition the client to long-term disaster recovery case management.

¹ National Disaster Recovery Framework Draft 02/05/10 p. 2

DISASTER CASE MANAGEMENT

Disaster Case Management is a time-limited process by which a skilled helper (Disaster Case Manager) partners with a disaster-affected individual or family (Client) in order to plan for and achieve realistic goals for recovery following a disaster.

This comprehensive and holistic Disaster Case Management approach to recovery extends beyond providing relief, providing a service, or meeting urgent needs.

The Disaster Case Manager serves as a primary point of contact, assisting the Client in coordinating necessary services and resources to address the client's complex disaster recovery needs in order to re-establish normalcy. Disaster Case Managers rely on the Client to play an active or lead role in his/her own recovery.

The disaster case management process involves:

- Outreach
- Screening and Intake for Case Management Services
- Assessment of Disaster Recovery Needs
- Recovery Planning
- Action and Advocacy (Coordination □ Implementation)
- Monitoring Recovery Progress
- Closure

Providing **information and referral** □ □ **R** □ is an activity performed throughout this process.

Disaster Case Managers □ **DCMgrs** □ directly provide, refer, or otherwise arrange for individuals and families to receive needed services and resources identified in the recovery plan through the following actions:

- verifying unmet recovery needs by obtaining records and/or contacting vendors □
- networking with other organizations to guide client through sequence of delivery without duplication of benefits or services □
- advocating with and for clients by activities including but not limited to:
 - preparing for and making case presentations on behalf of client □
 - actively participating in long term recovery groups where such exist □ and
 - providing support and advocacy with governmental and non-governmental agencies and organizations when necessary.

Disaster Case Management personnel are qualified as determined by the Organization by life experience, skills, education, and training to access and coordinate services for the populations served. Disaster Case Managers may be Employees or Volunteers. Disaster case managers demonstrate helpful inter-personal skills and ethical conduct.

Disaster Case Managers adhere to the following underlying **values** for service:

- Caring and compassion for all people is the foundation for all we do.
- Work is accomplished in a respectful, non-judgmental, and non-discriminatory manner.
- Trust, mutual respect, and equal partnerships of survivors and community service providers are essential elements of our work.
- All people have inherent dignity, worth and autonomy.
- Human relationships are essential to hope and healing.
- Integrity is an essential component of our work and service in helping survivors navigate through the sequence of disaster assistance.

Disaster Case Managers have specialized knowledge and skills regarding:

- disaster recovery resources
- advocacy and case presentation
- assessment of survivors and disaster recovery planning
- potential impact of the disaster on the Client's over-all well-being and ability to cope and
- recovery needs of vulnerable populations following disasters.

Disaster Case Managers and Organizations respect the client's right to privacy, protect client's confidential information, and maintain appropriate confidentiality when information about the client is released to others.

DISASTER CASE MANAGEMENT □ LONG TERM RECOVERY GROUPS

The interaction between disaster case managers and long term recovery groups is a vital one in disaster recovery. LTRGs often coordinate recovery resources for voluntary agencies in a community during the long-term recovery process. It is therefore imperative that clear, collaborative processes and policies are in place for case managers to access such resources on behalf of clients.

There is no single "correct" way for the collaboration of disaster case management and LTRGs to be structured, as the most appropriate structure is dependent upon the nature of the disaster, the local community, the resources available, and the voluntary agencies working on the recovery. The following points should be considered:

- The Disaster Case Manager is the primary point of contact, assisting the client in coordinating necessary services and resources to address the complex disaster recovery needs. Therefore, the case manager serves as the central link between the individual and family and the LTRGs.
- LTRGs must ensure that resource allocation is only provided to clients that have been approved through the case management process.
- Identifying client information presented through the unmet needs process should be maintained as confidential. The LTRG shall not provide case specific information to any other entity external to the LTRG.
- Each LTRG should have an unmet needs review process with members experienced in reviewing cases and approving funds according to pre-determined criteria.
- There should be a fair and equitable process through which disaster case managers from various organizations may present cases to the LTRG in order to access recovery funds on behalf of their clients.
- There should be a common LTRG unmet needs application that disaster case managers in the community complete with their clients in order to access funds.
- LTRGs have the responsibility of providing orientation related to case presentation, including the forms and resources specific to the LTRG unmet needs process.
- LTRGs are most effective when they are supported by a case management advisory group. Subject matter expertise of this group may serve one or more of the following functions:
 - Provide support, guidance, resource development, and opportunities for training.
 - Offer the opportunity for peer review of cases to be presented to the unmet needs table.
 - Liaise with the other functions and committees of the LTRG.
 - Appoint a representative to serve within the LTRG leadership structure.

The optimal LTRG structure is dependent upon the needs of the local community as well as the scale, nature, and resources of the disaster and recovery efforts. There are a number of ways that disaster case managers can be in relationship with LTRGs, including but not limited to those below.

- Disaster case managers from various voluntary agencies access the LTRG through an established unmet needs committee, but operate case management services separately from the LTRG administration and infrastructure.
- Voluntary agencies may pool their resources and hire one or more disaster case managers to work as employees of the LTRG.
- One or more voluntary agencies may offer to provide case management services to individuals and families on behalf of the LTRG.

LTRGs are encouraged to consider other factors, including but not limited to:

- conflict of interest and dual relationships
- capacity of the disaster case managing organization to provide services throughout the recovery phase
- capacity of the disaster case managing organization to support the disaster case management personnel
- capacity of the case managing organization to implement services in accordance with National VOAD Disaster Case Management Committee Guidance
- applicable State and Federal laws for hiring, retention and termination of staff relative to the time-limited nature of disaster recovery
- equitable access to recovery resources whether the case manager is a representative of the LTRG or of a voluntary organization

For more information regarding disaster case management please refer to <http://www.nvoad.org/> and see the **National VOAD Disaster Case Management Committee Guidance** and the **National VOAD Disaster Case Management Committee Points of Consensus**.

CHAPTER 5: CONSTRUCTION MANAGEMENT IN LONG TERM RECOVERY

Construction Management in Long Term Recovery consists of overseeing repairing or rebuilding of client homes to safe, sanitary, secure and functional condition. This may include repairing an existing home, rebuilding a destroyed home or relocating a home for clients that have been through the proper case management and are eligible for assistance. Appropriate Construction Management and oversight during the construction phase is extremely important. Planning for Construction Management must begin as the LTRG is forming because early decisions will affect the success of the LTR construction efforts.

The following chapter outlines crucial issues and considerations that must be addressed during this phase.

WHY... do we need Construction Management?

Construction Management ensures that construction is effective, efficient, timely, and that quality workmanship meets code requirements. Consider the following keeping in mind that each state or local community may have additional laws and regulations that exceed the International Residential Code (IRC) for each of the following:

- Local zoning restrictions
- Building codes – all new and repair construction must meet local codes
- Repair, remove, and/or disposal of hazardous material, i.e. lead, asbestos, mold, etc.
- Mitigation – houses should be better prepared to withstand a future disaster
- Floodplain levels – house must be elevated above the local floodplain levels
- Cost – Houses must be safe, sanitary, secure, and functional, but also should be cost-effective
- Volunteer labor vs. Contractors – Who will do the construction?
- Special client needs

WHEN... does Construction Management get involved?

- Construction Management (the first involvement) will assist Case Management by completing an estimate of repair.
- Case is fully funded and approved by the long term recovery group for repair or rebuilding.

COMPONENTS OF CONSTRUCTION MANAGEMENT

1. Construction Management – *for sample job description see Appendix 5*

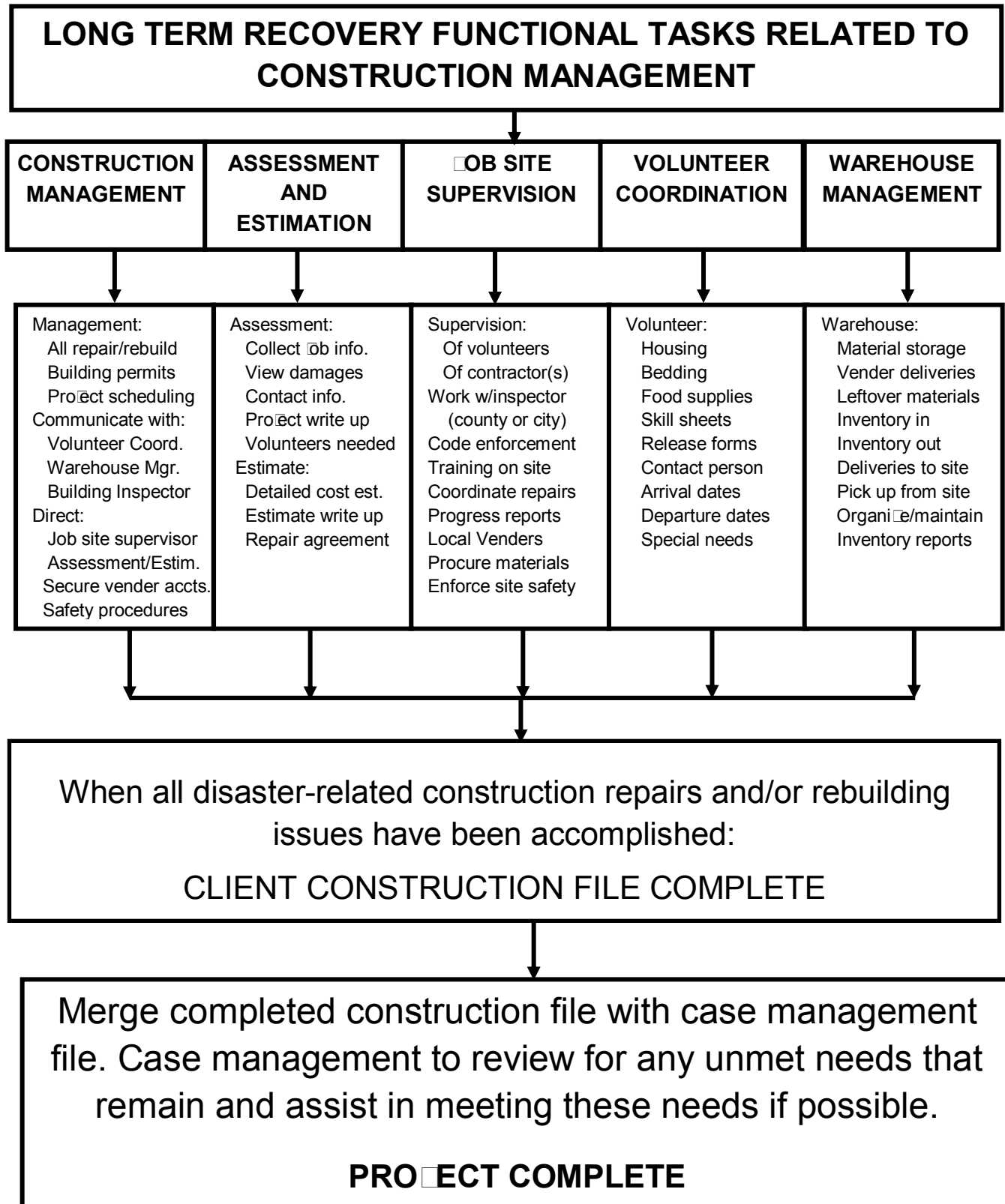
The Construction Manager will typically oversee the entire process of Construction Management Responsibilities and the need for additional staff may vary depending upon the scope of the response.

2. Assessment and Estimation – *for sample job description see Appendix 5*

Assessment and Estimation are vital to the repair and rebuild process and must occur during Case Management. Assessment and Estimation determine the cost-of-repair when developing a recovery plan for the client. This fundamental information informs funding decisions for each client. Construction Assessment includes details of the entire repair process, should outline volunteer and contract labor needs including the time required from start to completion of the project. Estimation includes a list of materials needed to complete the project. The estimate used for funding the project should include sales tax and a 10-15% overage for incidentals and unanticipated needs.

3. **Job Site Supervision** – for sample job description see Appendix 5

Qualified supervision needs to be in place for each job site in order to ensure quality workmanship, safety, efficiency and code compliance. Supervision will direct volunteers, contractors, tools, equipment and materials addressing issues quickly and ensuring continued progress on the job site.



Where to find skilled leadership

Locating construction managers, estimators, and/or job site supervisors can be difficult after a disaster, whether they are paid or volunteer. Some suggestions:

- Long term (extended stay) volunteers with construction knowledge
- Retired individuals experienced in that field
- “Gifted” staff from for-profit or not-for-profit entities, even for a limited time, until other options can be secured
- If funding is available, hire local staff whenever possible

Confidentiality

Confidentiality is important in construction management. For a review of this issue, see the chapter on Case Management.

Risk Management

Risk Management is a method of limiting risks and liabilities while ensuring a safe working environment for the volunteers. A document should be developed by your LTRG outlining the Risk Management policies for the organization.

Liability Insurance should be provided by the LTRG or by volunteer agencies.

- Every volunteer should sign an appropriate *Release of Liability* form.
- A *Release of Liability* should be obtained from the homeowner prior to starting work on the client's property.

It is good to have Standard Safety Practices for construction work. These typically include things such as age limits, working with power tools, working at heights and working with dangerous or hazardous materials. Many National VOAD agencies that do construction management have Standard Safety Practices that could be used as a reference for a LTRG in setting up a Risk Management plan.

Volunteer Age Limits

There are different views on the topic of age limits of construction volunteers. The following are some considerations:

- Federal, state and sometimes local labor laws place restrictions on youth under 18 working on construction sites, using power tools, and working at heights. Take these into consideration when making guidelines regarding youth volunteering on construction jobs.
- Younger, less skilled volunteers need good supervision, and local LTRGs will need to decide if they have the capacity to provide the necessary supervision to ensure that volunteers are safe and projects are done right.
- Verify insurance policy coverage if youth will serve as volunteers.

Statement of Understanding

A Repair Agreement, often called a *Statement of Understanding*, should be prepared and signed by every client that requires any type of repair/rebuild. The *Statement of Understanding* should include client contact information, project location, client responsibilities, scope of work, and signature of satisfaction. This document sometimes includes the Client's Release of Liability, as well. See the sample *Statement of Understanding* in Appendix 6.

Deferred Maintenance and Pre-Existing Conditions

Deferred Maintenance or pre-existing conditions (resulting from wear and tear, prior disasters, and/or neglect) will often be an issue throughout the recovery process. Even when deferred maintenance problems are present and not directly disaster related, the disaster will often exacerbate the problems. Issues that will demand that deferred maintenance be addressed are:

- Code Requirements
- Mitigation Requirements
- Safety or imminent danger issues
- The need to bring a home to a Safe, Sanitary, Secure and Functional condition

Building to Codes

It is recommended that all rebuilding or repairs are in accordance to the IRC (International Residential Code, which is a minimum standard) and local codes, with local codes prevailing if there is a discrepancy between the two.

Mitigation in Long Term Recovery

Mitigation is the ongoing effort to reduce a disaster's effect on people and property. This means taking action to reduce or eliminate long-term risk from hazards and their effects.

Building for increased wind speeds in coastal zones, for fire resistance in areas of fire danger, or earthquake resistance in seismic zones are all examples of recommended mitigation practices.

Ideas, best practices, and tips are available in various places, including the following web sites:

- FEMA's Mitigation Best Practices website, <http://www.fema.gov/plan/prevent/bestpractices/index.shtm>
- Federal Alliance for Safe Homes (FLASH), <http://www.flash.org/>

Tracking and Record Keeping for Construction Projects

Thorough tracking and record keeping is necessary for good management of construction projects. Project tracking and record keeping should include but is not limited to:

- Project Status:
 - Status may include (R) Ready, (IP) In progress, (H) Hold, (C) Complete, (CL) Closed
- Volunteers Hours:
 - Volunteer hours are very important to log and submit to local emergency management. The value of volunteer labor may be used to offset the State cost share after a federally declared disaster. Refer to FEMA for those dollar amounts per volunteer hour and the eligibility for cost share for the state.
 - Volunteer hours, seen as in-kind donation, can also be effective when applying for some grants.
 - Several automated databases exist to track volunteer hours.
- Financial tracking and record keeping:
 - Track construction expenses on all jobs separately to avoid overspending on any funded project.

Collecting and reporting volunteer hours is highly recommended.

- Contract Labor:
 - When using contract labor it is recommended to keep records/copies of at least the following:
 - Starting and completion dates
 - Any permit they have pulled
 - Licenses
 - Liability insurances
 - Warranties
- Permits and Inspections
 - It is recommended, when using volunteer labor, that the homeowner pulls their own permits, making the homeowner the contractor. When the LTRG pulls permits it becomes the contractor, and therefore is liable for all the activities related to the project.
 - All permits and inspections should be copied and recorded.

Documents and Sample Forms

In addition to what has already been discussed, following are sample documents and forms used in Construction Management that can be found in Appendices 6 and 7:

- Right of Entry and Release of Liability Waiver
- Assessment Worksheet
- Estimator's Check List (3 pages)
- Work Group Information Record

For more information regarding construction management please refer to <http://www.nvoad.org/> and see the **National VOAD Repair and Rebuild Points of Consensus**.

CHAPTER 6: VOLUNTEER MANAGEMENT IN LONG TERM RECOVERY

INTRODUCTION

“Some people are fortunate enough to earn their livelihoods in jobs that directly help to create a more peaceful, just and sustainable world. But much of the efforts to make life better for our communities and our world are done by volunteers -- people who work for a better world without pay. Volunteers ARE creating a better world, one person and one act of kindness at a time.” -- [Robert Alan](#), American Writer/Artist/Social Activist

National Voluntary Organizations Active in Disasters (National VOAD) recognizes that volunteers are inherently valuable and, when properly coordinated, make up an essential part of the human resources needed to respond to disasters of all magnitudes. In times of disaster, people are drawn to help their neighbors physically, spiritually, and emotionally. We believe volunteers' skills are best utilized and are most effective when they volunteer as part of an established organization trained in disaster response activities. However, we realize that not all volunteers will be affiliated with an organization and trained prior to a disaster. We acknowledge that they too are a valuable resource and should receive the same level of care. In addition, we acknowledge that volunteer organizations have the right to select volunteers in agreement with their Mission, Code of Conduct and Statement of Faith.

When referring to volunteer involvement it is helpful to use consistent terminology. The following terms and definitions are recommended:

- **Affiliated volunteers** are attached to a recognized voluntary or nonprofit organization and are trained for specific disaster response activities. Their relationship with the organization precedes the immediate disaster, and they are invited by that organization to become involved in a particular aspect of emergency management.
- **Unaffiliated Volunteers**, also known as Spontaneous, Emergent, and/or Convergent Volunteers, are individuals who offer to help or self-deploy to assist without fully coordinating their activities. They are considered “unaffiliated” in that they are acting independently, as an individual or group, outside of the recognized coordination system of the impacted jurisdiction(s).
- **Convergent Groups** include individuals that may have a distinguishable identity, organizational structure and a collective desire to assist. These groups do not have an affiliation. They are considered “Convergent” in that they are acting independently, as an individual or group, outside of the recognized coordination system of the impacted jurisdiction(s).

Volunteers are a key component to disaster response and should be managed and treated as a valuable resource throughout all the phases of disaster. While successful use of volunteers is important in preparation, response and mitigation, particular issues will arise in long term recovery.

During long term recovery, it is preferable for volunteers to work through the local *Long Term Recovery Group* (LTRG), or an agency collaborating with the LTRG. This will help ensure that resources are managed appropriately and unmet needs are addressed more effectively.

Since volunteers come with many different skills, it is important for LTRGs to place volunteers in roles to fit their abilities. Those skills and abilities may include but are not limited to, debris removal, cleaning out homes, repairing/rebuilding homes, case management, program leadership, office skills as well as professional services such as legal advice, accounting, and computer expertise.

Volunteer service is a valuable asset offered to the disaster survivors, but can also serve an important role for LTRGs seeking additional funding. Volunteer hours are considered an in-kind donation and can be leveraged by LTRGs when applying for grants.

IMPORTANT ELEMENTS IN A VOLUNTEER PROGRAM

Volunteer Make Up:

- Will there be age limits, and what kind of work will be available?
- Will you supply supervision or are the volunteer teams self-managed?
- What are the appropriate numbers of volunteers? This is determined by the amount of work, the available housing, and supervision.
- Short term volunteers: usually in the area for one day to one week
- Long term volunteers: usually in the area for two weeks to several months

Legal Considerations:

- Liability and medical insurance
- Client Confidentiality
- Release of liability

Hosting Volunteers:

- Accommodations
 - Typical sites to accommodate volunteers include churches, unused buildings, homes, apartments, camps, schools, tents (may need signed agreements with property owners).
 - Should there be a cost? If so, what does it cover?
 - Are separate arrangements available for males and females?
 - Keep in mind the age group of the volunteer. The younger volunteer may be fine with sleeping on the floor with a bed roll which may not suite the more mature volunteer.
 - Showers?
 - Laundry?
 - Kitchen facility?
 - Internet/phone?
 - RV hook-ups?
- Will you provide meals?
- Community hospitality? (Discounts from local businesses?)
- Maps of area and emergency facilities
- Gifts? (T-shirts, small thank you to express volunteer appreciation)

VOLUNTEER MANAGER / COORDINATOR

The Volunteer Manager/Coordinator is a vital link in connecting valuable resources to those with unmet needs. Working closely with the volunteers, disaster survivors and agencies/donors, the task of the Volunteer Coordinator is to utilize volunteer help where it will address the greatest need. This will require close collaboration between the volunteer coordinator, case manager and construction coordinator (see *sample job description Appendix page 5*).

Agencies that are managing volunteers for a recovery should be included at the LTRG table. A Volunteer Manager/Coordinator will oversee a number of functions which may include:

- Communications with volunteers
- Accommodations
- Orientations
- Debriefings
- Recognition
- Evaluations

For samples of forms and documents used by Volunteer Management, please refer to Appendices 6 and 7.

For more information regarding volunteer management please refer to <http://www.nvoad.org/> and see the **National VOAD Volunteer Management Points of Consensus.**

CHAPTER 7: COMMUNICATIONS IN LONG TERM RECOVERY

Having a good communications strategy is essential for the success of an LTRG. A recovery group that tells a timely, accurate and compelling story can make the most of opportunities to connect with donors and volunteers. Further, keeping the community informed as disaster recovery progresses will also promote good will and mitigate the effect of rumors or possible complaints from individuals who have not received help (often for very good reasons). Because of this it is important to develop a relationship with the media – they can be your best friend.

Good communications is:

- Clear - simplicity in the message
- Concise - the shorter the message, the more likely the audience is to absorb it
- Consistent - the message is based on the LTRGs mission
- Collaborative – the message encourages involvement by many in the community
- Credible – the message produces confidence in the LTRG and its program
- Contextual - the message takes place within an environment that is expected, familiar and comfortable to the audience
- Compelling - the message has meaning to the audience and motivates
- Creative – the message employs established channels of communication and look for new ones

When putting together a good communications strategy, there are multiple audiences that need to be considered:

- Partner agencies and members of the LTRG – monthly, quarterly and annual reports should be provided summarizing cases closed, work completed, cases remaining, funding needs, LTRG finances, etc.
- Volunteers - Communicate regularly with volunteers to encourage future participation
 - Maintain a volunteer database by specialty areas, skill level, and availability.
 - Publicize your volunteer needs through local media and through national venues such as National VOAD
- Other stakeholders in the community including government, donors, etc.
 - Organize and facilitate public meetings to provide information and receive feedback
 - Maintain a list of donors, government officials, and special interest groups
 - Establish communication protocols based on prearranged agreements with identified partners and donors
 - Respond to requests and inquiries in a timely fashion
 - Protect client confidentiality when communicating recovery stories

When dealing with the media, following are some guidelines:

- Appoint, educate and support a designated media contact person
- Develop and maintain media contact lists and call logs
- Issue periodic press releases - inform media about LTRG successes and needs
- When communicating with the media, be sure to highlight the work of your partners and LTRG member organizations
- Respond to media requests and inquiries in a timely fashion

Use pictures instead of just words

Effective communications means using pictures as much as possible. Remember to get a signed consent form from clients and/or volunteers before publishing their photo.

CHAPTER 8: DONATIONS MANAGEMENT IN LONG TERM RECOVERY

Understanding donations management is another key component to every community's recovery effort. Responders who understand their community's needs communicate the importance of cash donations in helping to meet those needs. Responders who know how to effectively manage donated goods are more efficient at leading their community toward recovery. Effective communicators and collaborators are more successful in fulfilling needs because they invest in relationships with other responders (including local and state government) as well as the media. Offers of donations will be at their peak immediately after a disaster and can overwhelm a recovery effort. For this reason, the earlier the LTRG can communicate its needs to prospective donors the better.

Some of the questions that the LTRG need to ask when dealing with donations are:

- How will we handle cash donations?
- Will we handle donated goods?
- What is needed and when will it be used?
- Where will we store donated goods?
- How will we staff?
- How will we manage (record keeping, etc) the donations?
- Who will oversee distribution?
- What equipment will we need to receive goods?
- Will we need to handle transportation of donated goods?
- Can donations be shared with other partners?
- What do we do with surplus or unneeded donations?

It is difficult to anticipate every need in a recovery program ahead of time. As we noted in the introduction to this guide, there are several phases of a disaster. Each of these phases will require different donations to match the needs that arise for that period. Examples of donations that could be needed during the recovery phase would include:

- Cash
- Building supplies
- Hand tools
- Personal protection equipment
- Appliances
- Furniture and beds
- Professional construction related services (e.g. architects, structural engineers, electricians, HVAC specialists, etc.)

Cash is always the best form of donation. When LTRGs are able to buy needed items, they are also reinvigorating a hurting local economy. Make sure your LTRG has a cash policy in place to insure proper record keeping.

WAREHOUSING AND DISTRIBUTION

In many cases your recovery effort may not require a large warehouse, although storage of unused building materials from construction sites will be needed (*for more information please refer to the Chapter 5 - Construction Management*). In a large donations program, a warehouse is used to receive bulk items and may serve as a staging area to sort and repackage supplies to be sent to a distribution center. The warehouse is not generally open to the public. Distribution centers are intended for clients to pick up supplies.

Warehousing

Depending on the size of your donations program or disaster, you may find it necessary to operate a multi-agency or a state warehouse. Assuming that your program will have the need for a warehouse, there are numerous places where you can look in order to find donated space, beginning with your state or regional VOAD. VOAD members may have relationships in place to secure space, such as local businesses, local or state government, local realtors or investment companies. Most LTRGs are able to find warehouse space where you will not have to pay rent.

When selecting a warehouse there are several issues to keep in mind.

- Location
- Access
- Size and configuration
- Operating costs including rent (if any), insurance and utilities
- Staffing needs

Having easy truck access to the building is important, but it is equally important that your LTRG have after-hour access to the building as well. Sometimes you are bound by the hours of operation of the donor who has provided free space.

When choosing your warehouse, keep in mind how many loading docks you will need. If you are responding to a large-scale regional disaster you will want to be centrally located for the convenience of all the counties involved.

It is also important to determine your liability coverage on the building, equipment and staff.

Other items to consider are:

- Who pays the utilities?
- What equipment will be needed to operate (forklift, shelving, box truck, pallet jacks, etc.)?
- Are forklift operators required to be certified?

Distribution

Distribution centers are the points of contact with potential clients. Some distribution centers may resemble a thrift store. However, only families affected by the disaster are permitted to select and remove items for personal needs. Most distribution centers are only open during the response phase but may be open through the recovery depending on need. Make sure the distribution center has easy access and is located near the disaster area. Remember, some potential clients may have lost their transportation and will be on foot.

The distribution center may be the place where you make the first contact with clients who are in need. Your LTRG may consider having a caseworker at each distribution site to begin the case management process. It is important to keep complete, confidential records of all clients served and goods distributed.

Considerations:

- Flexible hours of operation
- Staffing
- Bags and boxes for clients
- Equipment (carts, dollies, pallet jacks, etc.)
- Secure filing cabinet for confidential information

Distribution Centers vs. PODs

Distribution Centers and PODs (Points of Distribution) are two distinct operations that function in different phases of disasters but can resemble each other in some situations.

PODs usually are set up immediately after a large disaster event in centralized locations where the public can pick up life sustaining commodities. These commodities usually include shelf stable food, water, ice and other items as needed.

These PODs usually stay open and serve the public until certain parts of the community infrastructure are back up and running enough to support and sustain the food, water, and other needs as in normal times.

Distribution centers are then set up in conjunction with the case management process providing for longer term survivor needs.

Staffing

When preparing to open a warehouse or a distribution center you may wish to contact one of the National VOAD members who are experts in warehousing. National VOAD members who are experts in this area may be able to assist your LTRG by providing training and may provide staffing as well. Make sure your LTRG leadership is informed of local and state guidelines for volunteer and labor codes. In many cases, volunteer and paid staff may have different labor guidelines.

When training staff, insist upon safety first. Be respectful and courteous of disaster survivors and free of discrimination.

Transportation

Liability issues surrounding transportation are always of great concern, but transportation is an essential part of warehousing. As decisions are made about transporting goods, keep in mind:

- Is your LTRG insured to transport?
- Would a local trucking company donate services?
- Is there a local VOAD member with transportation equipment and experience?
- Do you have a file of licensed drivers with background checks?
- How will fuel cost be covered?
- When using a donated vehicle confirm proof of insurance, registration and valid license plate.

Unsolicited donations

Remember, not all unsolicited donations will be needed. Chapters could be written from the experience of your fellow LTRGs around the country about the agony of dealing with unnecessary items. You DO need to be selective when receiving goods and determine if donated items in good condition and whether they are new or used items. It is okay to say, "No."

Some general guidelines that apply to all donations:

- Receipt all donations
- Send thank you notes
- Keep track of inventory
- Only accept appropriate donations
- Ask local media to appeal to the community for items needed
- Churches and vacant retail stores are great locations for distribution
- Make requests known to all disaster partners
- Consider carefully before accepting clothing. Suggest alternatives to clothing donors: host a yard sale and donate the funds, give clothing to thrift store and make a donation of the tax deductible amount to the LTRG, provide clothing to groups who help with career counseling
- Accept prepared foods to distribute only from commercial distributors. Be careful, local restaurants may try to get rid of food due to loss of refrigeration.

For more information regarding donations management please refer to <http://www.nvoad.org/> and see the **National VOAD Donations Management Points of Consensus.**

CHAPTER 9: SPIRITUAL CARE IN LONG TERM RECOVERY

Spiritual care has an important role in all phases of a disaster, including short-term response through long-term recovery. Assessing and providing for the spiritual needs of individuals, families and communities can kindle important capacities of hope and resilience. Specific strategies for spiritual care in this stage can bolster these strengths.²

The transition from the emergency relief stage of disaster to long term recovery can be painful and confusing for a community. Survivors of disaster will naturally and quickly build a view of the community after disaster with reference to the many agencies and organizations that have appeared during the emergency phase to help. Some agencies that specialize in emergency response may have visibly different roles in long term recovery. Some people who responded initially may not be replaced when they finish their deployments. Disaster response agencies provide important long term recovery assistance—nevertheless, transformation to long term recovery in the community may be accompanied by feelings of abandonment. This is an especially important time for spiritual care providers to attend to such feelings.

While a disaster may have initially evoked feelings of rage, dismay and shock, the transition to long term recovery may involve feelings of exhaustion, confusion and despair. Spiritual care providers will care for individuals, families and the community in many of the same ways in the long term stage as in the emergency phase, but with attention to the transforming feelings. Some key spiritual care activities that can focus the needs of this stage include:

- Community Spiritual Assessment
- Spiritual Care Interventions to kindle Hope
- Attention to emotional and spiritual issues around Anniversary Times
- Organized Community Services of Memorial and Remembrance
- Retreat Opportunities for Care Givers

COMMUNITY SPIRITUAL ASSESSMENT

The transition to long term recovery in a disaster can be a fitting juncture to consider performing a community spiritual assessment. The principle behind a community spiritual assessment is simply to identify spiritual needs for which the community may not have ready assets. It will help to identify these needs in a concrete way that can be articulated while designing the long term recovery plan. Numerous agencies and organizations with an interest in spiritual care will endeavor to meet these identified needs.

A community spiritual assessment could be performed by an inter-disciplinary group made up of community faith leaders, disaster response personnel and community volunteers. They could meet to discuss the community's needs and assets around the following dimensions of concern:

² "National VOAD Spiritual Care Points of Consensus"

Holistic Dimensions

- **Public Health Dimensions** - Has the disaster involved injury or death? Was there an interruption in food supplies? Has the disaster threatened the community public health? Has the disaster jeopardized safe water supplies?
- **Psychological Dimensions** - How intensely is the community traumatized by the disaster? Are there adequate numbers of mental health professionals in the area? Were the mental health professionals in the area adversely affected by the event?
- **Psychosocial Dimensions** - What are the key material and personal resources that this community possesses? Is the economy of the community threatened by the disaster? Were large numbers of people unemployed by the disaster?
- **Neighboring Community Dimensions** - Do the neighboring communities possess resources that can assist at this time? In what ways are neighboring communities also affected by this disaster? Are there adequate numbers of volunteers? Are the volunteers taxing the resources of the community?
- **Ethnic and Cultural Dimensions** - In what ways does the community's ethnic make-up affect the way various groups perceive the disaster and response? Do any of the ethnic groups present in the community require special consideration?
- **Societal Issues Dimensions** - How do class, ethnic, gender, language or educational barriers affect the way this community is perceiving the disaster? Are there populations that may feel they don't have a voice?
- **Community Leadership Dimensions** - How equipped to handle the demands of disaster recovery is the community leadership? Have they worked through similar events in the past?

Spiritual Dimensions

- **Beliefs and Meaning** - Are there predominant religious expressions in the community? In what way do minority religious expressions need special consideration? Do the various religious communities interpret disaster in distinct ways?
- **Vocation and Consequence** - Does this community have a vision for itself distinct from this disaster? Has the disaster threatened, bolstered or altered that vision?
- **Community History and Story** - What themes are prevalent in this community's history? Are there previous challenges, setbacks, disasters?
- **Courage and Growth** - Are courage and altruism being exhibited during this disaster? Is there a sense of transformation present?
- **Ritual and Practice** - Has the community organized corporate ritual experiences during the disaster? Is there a plan for continued ritual expression, e.g. anniversaries?
- **Community Cohesion** - Does the community seem cohesive and unified during recovery? Are there significant groups or persons external to community cohesion?
- **Spiritual Leadership** - How equipped are spiritual leaders to handle the demands of disaster recovery? Have they worked through similar events in the past?

The community spiritual assessment can identify areas in the community's spiritual life that have assisted during the disaster as well as areas that may benefit from further development and attention. Numerous agencies and organizations have the ability to attend to these areas through training, consultancy, deployable personnel and other resources.

Spiritual Care Interventions can kindle hope

The concept of hope may be as difficult to explain and define as the concept of spirituality. This may be the case because the two are somehow connected. Hope seems to be a capacity to hold—in a present time of struggle—a sense of wholeness and strength that rests in a transcendent force. For some people, this force may be a sense of the Divine. For others, this force may be a sense of the strength of community. It must be somehow transcendent from the “self.” Gabriel Marcel described hope this way:

“Hope consists in asserting that there is at the heart of being, beyond all data, beyond all inventories and all calculations, a mysterious principle which is in connivance with me.”

and further:

“There can be no hope that does not constitute itself through a we and for a we. I would be tempted to say that all hope is at the bottom choral.”

Hope is the central capacity that contributes toward personal and communal resiliency. It enables individuals, families and communities to endure great hardship with courage. The maintenance of hope during times of struggle is a central priority of spiritual care providers. The loss of hope is despair.

Despair is one of the most crippling human spiritual conditions. It can adversely affect many other areas of physical, mental and spiritual health. Despair can begin to take root when tasks seem insurmountable and conditions seem unsolvable. Therefore, some of the most powerful interventions that can be performed by spiritual care providers are interventions that specifically stimulate a sense and experience of hope in individuals and communities.

Seeking opportunities to appreciate a form of beauty is one powerful intervention. Natural and created beauty both infuse our spirits with a sense of strength and energy which transcends temporal concerns. Especially when times are hard and burdens are heavy, people must take time to enjoy sunsets and flowers, music and meaningful personal interactions.

Survivors also draw hope from prayer, meditation in one’s sacred writings, connecting with a community of faith and/or consulting with a spiritual care provider. A spiritual care provider can facilitate a guided conversation around specific themes with an individual or a family. People are encouraged to verbalize tangible examples of successes during other periods of difficulty in several areas, including:

- Personal—One’s personal life history
- Family—The broader history of one’s parents, grandparents and ancestors
- Cultural—The experience of one’s nation, ethnicity and culture
- Spiritual—The history of one’s faith group or spiritual perspective.

These arenas represent concentric circles of existence and meaning in life. When one brings to mind examples of success in the face of adversity, a renewed and bolstered sense of hope emerges that can sustain an individual, family and community throughout the current crisis.

ATTENTION TO EMOTIONAL AND SPIRITUAL ISSUES AROUND ANNIVERSARY TIMES

Anniversaries of disasters require special concern for emotional and spiritual care providers. Even long after the initially strong feelings of fear, anger and pain have passed, an anniversary of the event can trigger these feelings again. This may be true both for victims of the disaster and for volunteers and staff of disaster response agencies who responded to the disaster.

Community spiritual care providers and faith leaders should be attentive to the special care that may be helpful for their congregants and for themselves during these times. Community memorial services can be helpful in giving voice to and space for some of the strong feelings prompted by an anniversary.

Management and leadership of disaster response agencies should consider planning emotional and spiritual support for their volunteers and staff. It is equally important to communicate that such support is available to all who find themselves experiencing overwhelming feelings associated with the event or its anniversary.

Organizing community services of memorial and remembrance

Public community gatherings to mark transitions and anniversaries are crucial to long-term healing following a disaster. These events can punctuate the feelings of a community and speak aloud that which is can be hard to articulate.

Tremendous care and sensitivity must be taken when planning for public community services of memorial and remembrance. The language used and images and symbols invoked must be appropriate for an inter-faith audience. The representatives and leaders who take part must represent a broad cross-current of the community. The format must be accessible to people from diverse religious backgrounds, especially those who may not be accustomed public religious gatherings.

Successful and appropriate services involve the community members, survivors of the disaster, and local faith leaders both in the planning and in the implementation of the event. These persons can speak to the feelings that need memorializing and guide the planning in ways that lead to an event that the entire community embraces.

While anniversaries are important on a communal level, they are also important on individual levels. Spiritual Care Providers who provide long term care to persons who have lost loved ones may pay attention to anniversaries, holidays and other milestones in life—recognizing that these can be tender times during a grieving process. Even verbal acknowledgement that these times can be challenging can bolster the spirit of a grieving person.

Retreat opportunities for caregivers

Spiritual care providers are vulnerable during times of disaster and must be cared for, too. One valuable spiritual care provision for the care providers themselves is the availability of retreat opportunities during the long term recovery stage. This may be especially important for local community faith leaders, LTRG leadership, and local political leaders who are tempted to endure long working hours for extended periods of time at the expense of their own self-care. Several disaster response agencies have experience sponsoring and offering these opportunities. The retreats can include education about self-care and coping with the needs of the long term recovery stage, but they best center on providing a time of quiet rest and replenishment for the participants.

For more information regarding disaster spiritual care please refer to <http://www.nvoad.org/> and see the resource ***Light Our Way*** and the **National VOAD Disaster Spiritual Care Points of Consensus**.

CHAPTER 10: FINANCIAL CONTROLS AND REPORTING

An LTRG must assure its donors of its responsible use of resources. Effective financial management and controls will make it difficult or impossible for organizational funds to be used improperly and will help to ensure regular and accurate reporting. It is the responsibility of the governing body, along with your fiscal agent, to ensure that good financial controls are in place.

Financial controls and systems are one of the first things a new LTRG should consider and implement, as the current climate of heavy scrutiny makes grants contingent upon an identified process for receiving funds, disbursing funds, and reporting the use of funds. A good financial control system will focus on transparency and accountability.

Key considerations are as follows:

HANDLING MONEY

- All incoming-funds should be independently seen, recorded, banked, and accounted for by two or more persons.
- Someone other than the person who opens mail should compare each incoming check with issued receipts.
- All expenditures should be approved by someone other than the person who signs checks.
- Someone other than the person who issues checks should do monthly bank reconciliation.
- Require at least two signatures on all checks.
- Checks should never be signed “ahead” by one or more of the signatures.

FINANCIAL REPORTING

- A Balance Sheet presenting the LTRGs assets and liabilities should be produced at least quarterly.
- A monthly Statement of Income and Expenses, with line item detail of project/program income and expenses, should compare the current period’s fiscal performance as well as the year-to-date income and expense performance to the annual budget.
- In addition to demonstrating a level of leadership and vision, a simple analysis of budget variances (i.e. “why did we over- or under-spend in a particular area?”) is helpful in keeping an LTRG on track and in future programmatic decision-making
- Financial reports should present information in the same format in each reporting period.

THE AUDIT PROCESS IN FINANCIAL MANAGEMENT

- In the organizing stages, an LTRG should look to the community for a CPA (or professional bookkeeper) willing to serve as a consultant to the Board. An unbiased, trained set of eyes reviewing financial controls and procedures on a regular basis (perhaps as often as quarterly) during the formative stages of the LTRG can make sure a solid money-handling and reporting system avoids problems. Your CPA consultant may be willing donate audit services for the annual audit.

- Make the audit process the foundation of your financial controls. Audits by certified public accountants assure the Board (who has ultimate responsibility) and funders that an organization has adequate controls, but an annual audit may be too late if proper controls have not been implemented early on.

REPORTING TO DONORS

- Reporting to donors and contributors is hard work that goes beyond the “asking” to include 1) reporting the use of donated funds and goods and 2) interpreting that use in terms of the numbers of families assisted, the nature of the assistance provided that if not provided would have deterred reasonable recovery for the recipient, and on-going identification of emerging needs.
- Some donor organizations designate funds and/or require written or electronic reports at particular stages of expenditure. These requirements should be met in a timely manner.
- Other donor organizations will not require such tight reporting, but should receive regular reports (i.e. updates on emerging victim/survivor needs, funding needs, and monthly financial reports).
- All financial donors of substance should receive copies of annual audits.
- All financial donors should receive a comprehensive closing report of finances and assistance programs.

OTHER CONTROLS

- An LTRG receiving large quantities of in-kind material or equipment donations for its own use or redistribution should develop and implement a system of secure files for legal documents proving ownership and inventory.
- Train board members and staff on the financial management system implemented in order to assure their understanding of the financial reports.
- Staff may be able to better manage program budgets and protect their casework needs if there is a transparent sharing of financial reports.
- Establish policies on retention of financial records.

CHAPTER 11: WHEN THE WORK IS FINISHED

WHAT HAPPENS NEXT?

As the Long Term Recovery Group sees that they have completed the work of assisting clients in accomplishing their recovery plans, the next logical question is “What happens next?” How does the LTRG know when it’s ready to do a final evaluation? The following are some indicators that might help with that decision:

- All known cases have been completed.
- Financial, material and/or volunteer resources are exhausted.
- The enthusiasm and energy of the leadership is gone and/or there is no one willing to provide leadership
- Partner organizations and member agencies are no longer participating.
- A pre-agreed to end date for the program has been reached.

If one or more of these indicators are present, the LTRG is probably ready to start thinking about making a transition. Following are some examples of what the future might look like:

- Maintain the LTRG in a reduced form for a future disaster
- Transition to a mitigation organization in order to reduce vulnerability and increase resilience in the community
- Transition to a local or regional VOAD in order to maintain the local partner network, and to provide disaster preparedness training
- Agree that the “mission has been accomplished” and close down the LTRG

As the LTRG is considering its direction for the future, discretion is important. Clients may become nervous about the organization changing its direction, as might donors and other stakeholders. Timing and appropriate communication are critically important.

In addition, before you are ready to close up shop or transition to a new future, there are several things that must be done. Closing down the recovery program may carry with it certain legal obligations in addition to a lot of housekeeping items.

Following are some essential considerations related to making the decision to shut down:

- Stated mission, goals and objectives have been accomplished in accordance with the by-laws
- Final evaluation has been completed
- All cases have been transferred or referred to other agencies or closed
- Celebration of accomplishments has taken place
- Financial audit has been completed
- A physical inventory of tools and equipment has been completed
- Report to the LTRG partners, the community, donors, etc. has been distributed
- Remaining assets have been put in storage for the next disaster or liquidated
- Records gathered and stored, including:
 - Financial, employee and Client Records
 - Letters of agreement
 - Accident Reports
 - Records of Volunteers

DECIDING THE FUTURE

Once housekeeping has been taken care of, you are ready to consider questions related to the future of the LTRG. Factors that you'll want to consider include:

- What are the future disaster risks in your community?
- Are there resources available to support an amended mission (such as mitigation), and will they be forthcoming?
- What impacts have been made on the community's resilience, and what additional mitigation actions can be put in place?
- What partners and stakeholders are available for continued communication, collaboration, coordination, and cooperation?
- Is there a need for advocacy, community development, etc.?
- Who else is doing preparedness education and training in the community?

Possible future directions for your LTRG would include the following:

1. Maintain the LTRG in a reduced form for the future

This may be done in conjunction with or alongside some of the other options, and makes starting the recovery process after the next disaster easier. Here are some of the activities that would help to make sure the LTRG was ready for the next disaster:

- Annually review the recovery plan and update as needed
- Maintain communication with quarterly, semi-annual or annual meetings
- Maintain relationships
- Do a special project
- Define relationship to CitiZenCorps
- Strengthen relationship with Emergency Management

2. Transition to a mitigation organization

This option is helpful if the community has vulnerabilities that are likely to be exacerbated by future disasters. Mitigation and disaster education help reduce the vulnerabilities and increase the resilience of the community. The LTRG has developed the processes which can be applied to other areas and has the relationships that can encourage advocacy in key areas. Possible activities would include:

- Investigate the availability of mitigation funding through government or foundations.
- Establish or collaborate with a Housing Resource Center/Housing Development Corporation
- Establish or collaborate with an affordable housing task force
- Evaluating possible community hazards
- Maintain and strengthen partner relationships, including Emergency Management
- Participate in the Hazard Mitigation Program and others
- Participate in local planning

3. Transition to a regional VOAD

This option is valuable to broaden and strengthen the relationship between organizations and agencies in communities. They will be better prepared to offer services in all phases of the disaster cycle. The local/regional VOAD is also related to the state VOAD and through them to National VOAD. This gives communities more access to resources that can be supportive in the case of a future disaster.

Activities might include:

- Maintain existing partner relationships, and invite other agencies to join in
- Develop a stronger relationship with Emergency Management
- Develop a relationship to CitiZenCorps
- Share experience with other communities
- Anticipate hazards and prepare
- Prepare for recovery
- Develop a written recovery plan
- Hold table top exercises
- Conduct cross training among and between agencies
- Develop Geographic Information Systems Mapping
- Map the assets of the community
- Contact the appropriate State VOAD or National VOAD

4. Agree that the mission has been accomplished and totally close the LTRG

Sometimes it is appropriate for an LTRG to close its doors. The work has been completed, and the community has celebrated its accomplishments. For communities where disasters are a rare occurrence, this is probably the right thing to do. For disaster vulnerable communities, on the other hand, this could be short-sighted. When the next disaster occurs the LTRG formation process will have to start all over again. So, prior to shutting down, a plan for maintaining some of the history, including lessons learned, would be an excellent idea.

5. Deciding on another option that might be different for your community

Be Creative! Around the country there are organizations that have tried the various models described above, and have been successful. Whether or not they will work in your community will depend on you and your partners. Time, energy, leadership, resources, advocacy and funding are all key issues to be considered as the LTRG makes a decision to carry out the new or revised mission, goals, and objectives.

IMPLEMENTATION

After you have made a decision about the future direction, you are ready to make the transition. Return to the process that the LTR group used in the beginning and develop an updated plan.

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Appendix 1**COMMONLY USED ACRONYMS IN DISASTER WORK**

AB	American Baptist
AAA	Area Agency on Aging
ABM	American Baptist Men
ACS	Adventist Community Services
ARC	American Red Cross
ARRL	American Radio Relay League
BDM	Brethren Disaster Ministry
BFE	Base Flood Elevation
CAN	Coordinated Assistance Network
CAP	Community Action Program or Civil Air Patrol
CBO	Community Based Organization
CDBG	Community Development Block Grant
CDCC	Cooperative Disaster Child Care
CDR	Christian Disaster Response
CERT	Community Emergency Response Team
CMHC	Community Mental Health Center
COA	Council On Aging
CRWRC	Christian Reformed World Relief Committee
CSS	Catholic Social Services
CWS	Church World Service
DED	Department of Economic Development
DFO	Disaster Field Office
DH	Disaster Housing
DHS	Department of Human Services
DMH	Disaster Mental Health or Department of Mental Health
DNN	Disaster News Network
DOB	Duplication of Benefits
DRC	Disaster Recovery Center
DRO	Disaster Recovery Organization
DUA	Disaster Unemployment Assistance
EA	Emergency Assistance
EFS	Emergency Food and Shelter
EMA	Emergency Management Agency
EMR	Emergency Minor Repair
EOC	Emergency Operations Center
ERS	Emergency Response Specialist (with CWS)
ESF	Emergency Support Functions

ERV	Emergency Response Vehicle
FAAT	FMA Acronyms, Abbreviations and Terms
FB	Farm Bureau
FCIC	Federal Crop Insurance Corporation
FCO	Federal Coordinating Officer
FDM	Friends Disaster Ministry
FEMA	Federal Emergency Management Agency
FHA	Federal Housing Administration
FIA	Federal Insurance Administration
FmHA	Farmers Home Administration
FSA	Farm Services Agency
FRP	Federal Response Plan
HMGP	Hazard Mitigation Grant Program
HUD	Department of Housing and Urban Development
HSUS	Humane Society of the United States
HVAC	Heating Ventilation and Air Conditioning
IA	Individual Assistance Program (FEMA)
ICISF	International Critical Incident Stress Foundation
ICS	Incident Command System of Incident Coordination System
IFG	Individual and Family Grant Program
IHP	Individuals and Household Program (FEMA)
JFO	Joint Field Office
IRFF	International Relief Friendship Foundation
LDR	Lutheran Disaster Response
LDS	Latter Day Saints
LEPC	Local Emergency Planning Committee
LSS	Lutheran Social Services
LTR	Long Term Recovery
LTRC	Long Term Recovery Committee
LTRG	Long Term Recovery Group
LTRO	Long Term Recovery Organization
MDS	Mennonite Disaster Service
NDRF	National Disaster Response Framework
NEMIS	National Emergency Management Information System
NFIP	National Flood Insurance Program
NFO	National Farmers Organization
NGO	Non-Governmental Organization
NIMS	National Incident Management System
NOVA	National Organization for Victims Assistance
National VOAD	National Voluntary Organizations Active in Disaster

NWS	National Weather Service
ONA	Other Needs Assistance
OSHA	Occupational Safety and Health Administration
PA	Public Assistance Program (FEMA)
PDA	Preliminary Damage Assessment or Presbyterian Disaster Assistance
PIO	Public Information Officer
ROI	Release of Information
SB	Southern Baptist
SBA	Small Business Administration
SCO	State Coordinating Officer
SITREP	Situation Report
SEMA	State Emergency Management Agency
SSBG	Social Service Block Grant
TH	Temporary Housing
TRO	Transitional Recovery Office
TSA	The Salvation Army
UCC	United Church of Christ
UMCOR	United Methodist Committee On Relief
USDA	United States Department of Agriculture
VA	Veteran's Administration
VAL	Voluntary Agency Liaison
VISTA	Volunteers in Service to America
VITA	Volunteers in Technical Assistance
VOAD	Voluntary Organizations Active in Disaster

Appendix 2

COMMON TERMS AND DEFINITIONS

Advocacy: Pleading the client's cause or getting support for the client

Affected Structure: A structure that received damage but is usable for its intended purpose

Applicant: An individual or family who submits an application or request for disaster assistance.

Articles of Incorporation: A legal document that creates a specific type of organization, a corporation, under the laws of a particular state.

Assessment: The evaluation and interpretation of measurement and other information to provide a basis of decision-making.

Base Flood: A flood having a one percent chance of being equaled or exceeded in any given year—also known as the 100-year flood plane

Base Flood Elevation (BFE): This elevation is the basis of the insurance and floodplain management requirements of the National Flood Insurance Program (NFIP).

Building Code: Set of regulations intended to set a mandatory standard for construction.

Building Inspection: An examination(s) to ensure that the building's structural and mechanical integrity based on local building code.

Building Permit: A document obtained from the local Building Inspections Department, and records the construction activities.

Buyout: The property acquisition after a disaster in which the community buys private property, acquires title to it, and then clears it.

Bylaws: As the Mission Statement helps define the need, the philosophy, and the actions the group will take, a set of bylaws (even informal) will help the group identify how it intends to operate and relate within and outside of itself.

Coordinated Assistance Network (CAN): a web-based network of people, information and tools to assist agency collaboration. Tools include: Client Registry, Resource Database, Community Calendar, Disaster Library, Forums and Content Management.

Construction Management: The process of overseeing repair or rebuilding of client homes.

Crisis Counseling: The application of individual and group treatment procedures that are designed to improve the mental and emotional health and their subsequent short or long-term psychological and behavioral conditions resulting from a major disaster or its aftermath.

Deferred Maintenance: An existing need for normal repair and rehabilitation that has been postponed, unfulfilled or delayed causing a decline in a structure's physical condition and thus value of the structure, prior to the disaster.

Disaster Casework: Early intervention to disaster survivors including accurate and timely information and referral, resources for urgent needs, and screening for disaster program eligibility, including long term disaster case management.

- Disaster Case Management:** A time-limited process by which a skilled helper (Disaster Case Manager) partners with a disaster affected individual or family (Client) in order to plan for and achieve realistic goals for recovery following a disaster. This comprehensive and holistic Disaster Case Management approach to recovery extends beyond providing relief, providing a service, or meeting urgent needs.
- Disaster Mental Health:** Services that take into consideration the unique aspects of trauma by natural or human-caused disaster.
- Disaster Recovery Unmet Need:** Any un-resourced item, support or assistance that has been assessed and verified by representatives of voluntary organizations as being *necessary in order for the survivor to recover* from the disaster.
- Donations:** Voluntary offerings by the public, business, or organizations for the benefit of the disaster-affected area. Donations may be classified as “financial donations” or “in-kind” donations.
- Donations Management:** Donations Management is the capability to effectively coordinate the use of Donated goods in support of the response and Long Term Recovery phases of disaster management.
- Duplication of Benefits (DOB)** Duplication of Benefits occurs when assistance is granted to a disaster victim for which other designated resources are available. Example 1: payment of home repair costs when personal insurance would have taken care of the cost. Example 2: payment of costs that a federal or state assistance program would have addressed. When public money is involved, DOB may be a legal issue. When voluntary agency money is involved, DOB will take already limited resources.
- Eligible Community or Participating Community** A community for which the Federal Insurance Administrator has authorized the sale of flood insurance under the National Flood Insurance Program.
- Emergency Operations Center (EOC)** The protected site from which civil governmental officials (municipal, county, state or federal) exercise direction and control in an emergency.
- Emotional Spiritual Care:** Assessing and providing for the Emotional and Spiritual needs of individuals, families, and communities by nurturing spiritual and emotional needs with respect for cultural and religious diversity.
- Federal Disaster Assistance:** Aid to disaster victims or local or state governments by federal agencies under provisions of the Disaster Relief Act of 1974 as amended.
- Floodplain:** Low lands adjoining the channel of a river, stream, watercourse, or ocean, lake or other body of water, which have been or may be inundated by floodwater, and those other areas subject to flooding (FEMA Higher Education Project).
- Hazard Mitigation:** Any cost-effective measure that will reduce the potential for damage to a facility from a disaster event.
- Incident Command System (ICS)** A formal understanding of coordinating response to an event by delineating tasks/functions and the person(s) who have the authority/responsibility to carry out those tasks.
- Individual Assistance (IA)** Supplementary Federal assistance provided pursuant to a Presidential Declaration of emergency or major disaster under the Stafford Act to individuals and families adversely affected.
- Individuals and Households Program (IHP)** Under Presidentially declared disasters, the program that enables families and individuals to receive assistance for eligible disaster-related expenses such as essential home repairs.
- Interfaith:** Local congregations and worshipping communities working together for long term recovery.

- Major Damage:** A structure that has received substantial damage and will require considerable time to repair, but is technically and economically feasible to repair.
- Minor Damage:** A structure that has received such damage that it is no longer usable for its basic purpose, but can be easily repaired and made useable in a short time.
- National Donations Management:** Network is a web-based donations management network for use during times of disaster response and recovery. This system streamlines the unsolicited donations are offered, accepted, processed, tracked, distributed and acknowledged. The Network's virtual approach allows government and nonprofit users to see in real time the in-kind donations offers available for immediate distribution.
- National Emergency Management Information System (NEMIS)** An integrated database system providing local processing support for FEMA assistance programs and support activities.
- National Voluntary Organizations Active in Disaster (National VOAD)** A partnership in disaster response and planning, National VOAD has 53 national member organizations, 55 state and territorial VOADs and a growing number of local VOADs and COADs. *See also Voluntary Organizations Active in Disaster.*
- Preliminary Disaster Assessment:** A damage assessment by a team of governmental (federal, state, local) inspectors viewing the disaster impact for purposes of projecting impact relative to various declaration requirements.
- Nonprofit Organization:** Any non-governmental agency or entity that currently has either
- An effective ruling letter from the U.S. Internal Revenue Service, granting tax exemption under Section 501(c), (d), or (e) of the Internal Revenue Code of 1954, or
 - Satisfactory evidence from the state that the non-revenue producing organization or entity is a nonprofit organized or doing business under state law.
- Recovery Plan:** The disaster recovery plan outlines time-limited tasks for both client and disaster case manager.
- Resiliency:** The ability of an individual, organization, or community to quickly recover from change or misfortune. It is commonly thought of as an ability to "bounce back".
- Right of Entry:** Usually associated with a document a client will sign indicating others may enter the premises
- Services Provided:** Material or non-material resources or services delivered to a client.
- Situation Report (SITREP)** A document that is developed and distributed during response as a means for disseminating a current situation assessment.
- Small Business Administration (SBA)** Provides loans for disaster related damage at lower than market rate for, home rebuilding or replacement, business rebuilding, personal property loss, or economic injury disaster loss
- Social Service Block Grant (SSBG)** Social Service Block Grant/Title IV of the Social Security Act that provides funds to states for a broad range of social services, Example: adoption assistance, foster care placement, home-based services for the elderly and the disabled such as meals on wheels, adult day care, and domestic violence counseling

Stafford Act: Robert T. Stafford Disaster Relief and Emergency Assistance Act, PL 100-707, signed into law November 23, 1988, amended the Disaster Relief Act of 1974, PL 93-288. This Act constitutes the statutory authority for most federal disaster response activities especially as they pertain to FEMA and FEMA programs.

Substantial Damage: Damage of any origin sustained by a structure whereby the cost of restoring the structure to its before-damaged condition would equal or exceed 50% of the market value of the structure before the damage occurred.

Temporary Housing: Housing accommodation provided on a temporary basis by the federal government to eligible individuals or families made homeless by a major disaster or emergency.

Tribal Government: Any Federally-recognized governing body of an Indian or Alaska Native tribe, band, nation, pueblo, village, or community that the Secretary of Interior acknowledges to exist as an Indian tribe under the Federally Recognized Tribe List Act of 1994, 25 U.S.C 479a. This does not include Alaska Native corporations, the ownership of which is vested in private individuals.

Urgent Need: Any basic need which, if unmet, may pose a threat to an individual's or family's immediate health and safety.

Voluntary Organizations Active in Disaster (VOAD): A network that provides the venue for voluntary organizations with disaster response and recovery operations to collaborate, coordinate, cooperate and communicate. State VOADs work in non-disaster times to promote training and preparedness; they work in times of disaster to facilitate coordination of response and recovery efforts. VOADs are present at national, state and sub-state levels.

At the state level, the VOAD may include local member agencies that do not have a national program. The state VOAD often serves as advocate and liaison between member agencies and the state government agencies. Recognized state VOADs have a charter and agreement with the National VOAD. See *National Voluntary Organizations Active in Disaster*.

Volunteer Reception Center: The Volunteer Reception Center (VRC) is activated following a disaster, and serves as the starting point for both volunteers and people or agencies needing volunteer assistance.

Appendix 3

FEDERAL DISASTER PROGRAMS

FEMA Individuals and Households Program (IHP)

IHP provides money and services to people in the disaster area when losses are not covered by insurance and property has been damaged or destroyed. It is meant to help with critical expenses that cannot be covered in other ways. This assistance is not intended to restore damaged property to its condition before the disaster. Disaster assistance available from FEMA includes:

Housing Assistance

1. Temporary Housing (a place to live for a limited period of time):
Money is available to rent a different place to live, or a government-provided housing unit when rental properties are not available.
2. Repair:
Money is available to homeowners to repair damage from the disaster to their primary residence that is not covered by insurance. The goal is to make the damaged home safe, sanitary, and functional.
3. Replacement:
Money is available to homeowners to replace their home destroyed in the disaster that is not covered by insurance. The goal is to help the homeowner with (a portion of) the cost to replace their destroyed home.
4. Permanent/ Semi Permanent Housing Construction:
Direct assistance or money for the construction of a home. This type of help occurs only in insular areas or remote locations specified by FEMA, where no other type of housing assistance is possible.

Other Needs Assistance

Money is available to repair damaged personal property or to pay for disaster-related necessary expenses and serious needs caused by the disaster. This includes:

1. Disaster-related medical and dental costs
2. Disaster-related funeral and burial costs
3. Clothing
4. Household items (room furnishings, appliances)
5. Tools (specialized or protective clothing and equipment) required for your job
6. Necessary educational materials (computers, school books, supplies)
7. Fuels for primary heat source (heating oil, gas, firewood)
8. Disaster-specified clean-up items (wet/dry vacuum, air purifier, and dehumidifier)
9. A vehicle damaged by the disaster
10. Moving and storage expenses related to the disaster (moving and storing property to avoid additional disaster damage while disaster-related repairs are being made to the home)
11. Other necessary expenses or serious needs as determined by FEMA

While some disaster assistance funds are available through IHP, most disaster assistance from the Federal government is in the form of loans administered by the Small Business Administration.

Four additional programs may be available during a federally declared disaster if the State requests any/all of these:

FEMA Disaster Legal Services (DLS)

The purpose of Disaster Legal Services (DLS) is to provide legal assistance to low-income individuals who, prior to or as a result of the disaster, are unable to secure legal services adequate to meet their disaster-related needs.

Legal advice is limited to cases that will not produce a fee (i.e., those cases where attorneys are paid part of the settlement, which is awarded by the court). Cases that may generate a fee are turned over to the local lawyer referral service. The assistance that local lawyers provide typically includes:

1. Help with insurance claims for doctor and hospital bills, loss of property, loss of life, etc.
2. Drawing up new wills and other legal papers lost in the disaster
3. Help with home repair contracts and contractors
4. Advice on problems with landlords
5. Preparing powers of attorney.

CONDITIONS LIMITATIONS OF DISASTER LEGAL SERVICES

1. Presidentially-declared major disasters. DLS is for survivors of Presidentially-declared major disasters *only*.
2. Non-discrimination. All forms of FEMA assistance are available to any affected household that meets the conditions of eligibility. No Federal entity or official (or their agent) may discriminate against any individual on the basis of race, color, religion, sex, age, national origin, disability, or economic status.

Disaster Unemployment Assistance (DUA)

The purpose of Disaster Unemployment Assistance (DUA) is to provide unemployment benefits and re-employment services to individuals who have become unemployed as a result of a major disaster and who are not eligible for regular State unemployment insurance (UI).

GENERAL REQUIREMENTS

To be eligible for DUA, individuals must:

- Not be eligible for regular UI
- Be unemployed as a direct result of the disaster
- Be able and available for work, unless injured as a direct result of the disaster (see conditions below)
- File an application for DUA within 30 days of the date of the announcement of availability of DUA and,
- Have not refused an offer of employment in a suitable position.

CONDITIONS OF UNEMPLOYMENT

One of the following conditions of unemployment or inability to perform services in self-employment must have occurred as a direct result of the disaster:

1. The individual has had a week of unemployment following the date the major disaster began
2. The individual is unable to reach his/her place of employment
3. The individual was scheduled to start work and the job no longer exists or the individual was unable to reach the job
4. The individual became the major support of the household because the head of the household died as a direct result of the disaster
5. The individual cannot work because of an injury caused as a direct result of the major disaster or
6. The individual lost a majority of income or revenue because the employer or self-employed business was damaged, destroyed, or closed by the federal government.

Applicants must register with the State's employment services office before they can receive DUA benefits.

FEMA – Crisis Counseling Program (CC)

In the event of a Federally-Declared Disaster which includes Individual Assistance (IA) Federal Emergency Management Agency (FEMA) Crisis Counseling Program Grants are written and submitted to FEMA by DMHS, DSHS with input from proposed contractors, FEMA and local government. Information used to estimate the contractor budget is primarily gathered from the proposed contractor. These Federal Grants are divided into two categories:

The first, the Immediate Services Program (ISP), begins upon declaration of a Federal Disaster. This is a 60-day Grant that begins upon date of federal declaration to provide Crisis Counseling services to anyone impacted by the event. This outreach based Program includes individual and group counseling, mental health screening, education and referral, and interaction and coordination with local government.

The second component of the Crisis Counseling Program, the Regular Services Program (RSP), is an up to 9-month crisis counseling follow-up to the ISP. This Grant requires justification obtained during the ISP. Transfer to the RSP should be clinically transparent in terms of service provision.

CCP assists individuals and communities in recovering from the effects of natural and human-caused disasters through the provision of community-based outreach and psycho-educational services.

The CCP is guided by the following key principles. It is:

1. Strengths Based— CCP services promote resilience, empowerment, and recovery.
2. Anonymous—Crisis counselors do not classify, label, or diagnose people—no records or case files are kept.
3. Outreach Oriented—Crisis counselors deliver services in the communities rather than wait for survivors to seek their assistance.
4. Conducted in Nontraditional Settings— Crisis counselors make contact in homes and communities, not in clinical or office settings.
5. Designed to Strengthen Existing Community Support Systems—The CCP supplements, but does not supplant or replace, existing community systems.

FEMA – Disaster Case Management Program

The Disaster Case Management Program (DCMP) is a federally-funded program of the Department of Homeland Security's Federal Emergency Management Agency (FEMA) in partnership with the U.S. Department of Health and Human Services Administration for Children and Families (ACF). In the event of a presidentially declared disaster that includes Individual Assistance, the Governor of the impacted state may request the DCMP through direct federal services and/or a federal grant.

DCM is a time-limited process that involves a partnership between a case manager and a disaster survivor (also known as a "client") to develop and carry out a Disaster Recovery Plan. This partnership provides the client with a single point of contact to facilitate access to a broad range of resources. The process involves an assessment of the client's verified disaster caused unmet needs, development of a goal-oriented plan that outlines the steps necessary to achieve recovery, organization and coordination of information on available resources that match the disaster-caused needs and the monitoring of progress toward reaching the recovery plan goals, and when necessary, client advocacy.

FEMA – Hazard Mitigation (HM)

The Hazard Mitigation Grant Program (HMGP) provides grants to States and local governments to implement long-term hazard mitigation measures after a major disaster declaration. The purpose of the HMGP is to reduce the loss of life and property due to natural disasters and to enable mitigation measures to be implemented during the immediate recovery from a disaster. The HMGP is authorized under Section 404 of the Robert T. Stafford Disaster Relief and Emergency Assistance Act.

National Disaster Recovery Framework (NDRF)

The National Disaster Recovery Framework (NDRF) is not a program, but rather a guide that creates stronger support for disaster-impacted state, local and tribal jurisdictions as they recover from disasters through a flexible, more inclusive structure. The NDRF is designed to enable disaster recovery managers to operate in a unified and collaborative manner as they work to restore quality of life, rebuild infrastructure, and revitalize economic and environmental vitality in the aftermath of disasters.

The National Disaster Recovery Framework introduces six new [Recovery Support Functions](#) that provide a structure to facilitate problem solving, improve access to resources, and foster coordination among State and Federal agencies, nongovernmental partners and stakeholders. Each Recovery Support Function has coordinating and primary Federal agencies and supporting organizations that operate together with local, State and Tribal government officials, nongovernmental organizations (NGOs) and private sector partners.

Small Business Administration (SBA) Disaster Assistance Loans

SBA provides low interest disaster loans to homeowners, renters, businesses of all sizes and private, nonprofit organizations to repair or replace real estate, personal property, machinery and equipment, inventory and business assets that have been damaged or destroyed in a declared disaster.

USDA Rural Development Program

Section 504 Direct Loans

Rural Housing Repair and Rehabilitation Loans are funded directly by the Government through the Section 504 Program.

Funds are available to very low-income residents living in non-metropolitan areas.

Program objective is to help very low income owners of modest single family homes repair those homes.

Funds are available to improve or modernize a home, make it safer or more sanitary, or remove health and safety hazards.

National Emergency Grants (NEG)

Issued and funded by the Department of Labor, the disaster NEGs require that the Federal Emergency Management Agency (FEMA) has declared a disaster area eligible for public assistance and is only available to states.

The initial purpose of Disaster projects is temporary job creation to provide clean-up, restoration, and humanitarian assistance to communities that have been affected by a disaster event -- to help provide food, clothing, shelter, and related humanitarian services and to perform demolition, cleaning, repair, renovation and reconstruction of damaged and destroyed public structures, facilities, and lands, located within the designated disaster area. The use is wide open as long as it meets the needs of the community and the local jurisdiction.

Temporary disaster jobs are limited to public and private non-profit agencies. Initial award will be restricted to 6 months (or 1,040 hours) from the date of grant award.

U.S. Department of Housing and Urban Development (HUD)

HUD's Community Development Block Grant (CDBG) and HOME programs give states and communities the flexibility to redirect millions of dollars to address critical needs, including housing and services for disaster victims. HUD is currently contacting State and local officials to explore streamlining the Department's CDBG and HOME programs in order to expedite the repair and replacement of damaged housing.

Granting immediate foreclosure relief – HUD granted a 90-day moratorium on foreclosures and forbearance on foreclosures of Federal Housing Administration (FHA)-insured home mortgages.

Making mortgage insurance available – HUD's Section 203(h) program provides FHA insurance to disaster victims who have lost their homes and are facing the daunting task of rebuilding or buying another home. Borrowers from participating FHA-approved lenders are eligible for 100 percent financing, including closing costs□making insurance available for both mortgage and home rehabilitation– HUD's Section 203(k) loan program enables those who have lost their homes to finance the purchase or refinance of a house along with its repair through a single mortgage. It also allows homeowners who have damaged houses to finance the rehabilitation of their existing single-family home□

Offering Section 108 loan guarantee assistance – HUD will offer state and local governments federally guaranteed loans for housing rehabilitation, economic development and repair of public infrastructure.

Information on housing providers and HUD programs – The Department will share information with FEMA and the State on housing providers that may have available units in the impacted counties. This includes Public Housing Agencies and Multi-Family owners. The Department will also connect FEMA and the State to subject matter experts to provide information on HUD programs and providers.

Registration for Military and Civilian Personnel

Military Personnel and their families affected by a federally declared disaster should contact their commanding officer or call Military One Source at 1-800-342-9647 to speak to a consultant.

Uniformed and civilian personnel may be reimbursed for damage to, or loss of, personal property under the Military Personnel and Civilian Employees' Claim Act (MPCECA).

If there are questions regarding this assistance, please refer them to their commanding officer or the MPCECA claim office (within the Office of the Staff Judge Advocate) at the nearest installation of the Service to which they are assigned. If they need additional information, please refer them to <http://www.militaryonesource.com>.

Health and Human Services (HHS) – Social Services Block Grants

Social Services Block Grant (SSBG) funds are to enable each State to furnish social services best suited to meet the needs of the individuals residing within the State. Such services may be, but are not limited to: daycare for children or adults, protective services for children or adults, special services to persons with disabilities, adoption, case management, health-related services, transportation, foster care for children or adults, substance abuse, housing, home-delivered meals, independent/transitional living, employment services or any other social services found necessary by the State for its population. Services funded by the SSBG as far as practicable under the conditions of that State are directed at one or more of five goals: achieving or maintaining economic self-support to prevent, reduce or eliminate dependency□achieving or maintaining self-sufficiency, including reduction or prevention of dependency□preventing or remedying neglect, abuse or exploitation of children and adults unable to protect their own interest, or preserving, rehabilitating or reuniting families□preventing or reducing inappropriate institutional care by providing for community-based care, home-based care or other forms of less intensive care□and/or securing referral or admission for institutional care when other forms of care are not appropriate or providing services to individuals in institutions.

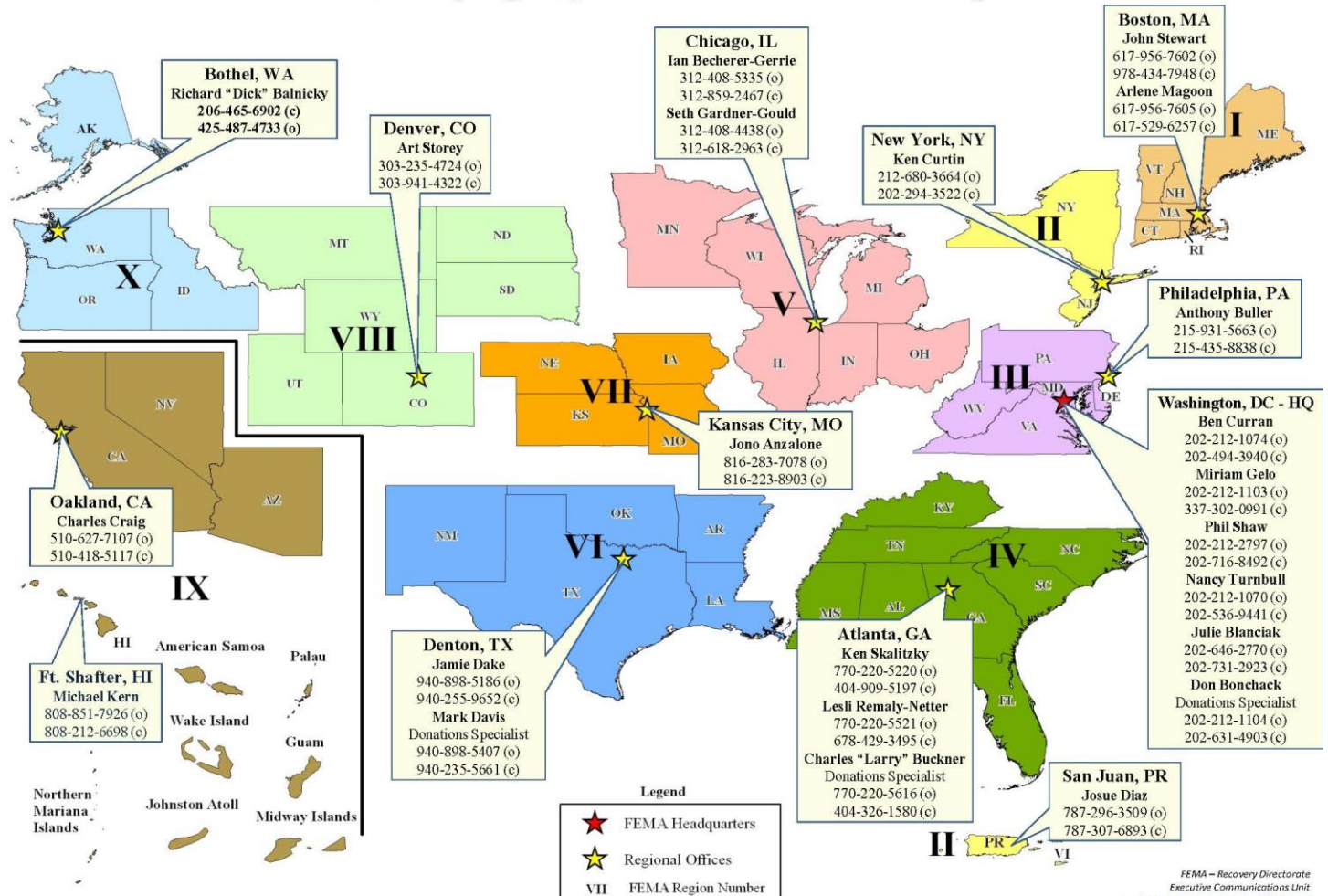
Internal Revenue Service

The IRS does not offer a specific program in response to disaster, however, the IRS may send outreach teams to encourage and assist people in taking advantage of tax laws that provide refunds and/or tax reductions after disaster-related losses.

Appendix 4



FEMA Voluntary Agency Liaisons and Donations Specialists



FEMA – Recovery Directorate
Executive Communications Unit
Email: FEMA-Recovery-Reports@fema.gov
Washington, DC – 4/22/2011

Appendix 5

SAMPLE JOB DESCRIPTIONS

- 1. LTRG Executive Director / Director / Coordinator**
- 2. Construction Manager**
- 3. Construction Estimator**
- 4. Job Site Supervisor**
- 5. Volunteer Coordinator**

Executive Director/ Director/Coordinator (*Sample Job Description*)

General Description: Directs and coordinates the effective implementation of the mission, goals, and strategies of LTRG as established by the governing body

Duties:

- Assists the governing body in developing and implementing the operational policies, programs, and training events which meet identified needs before, during, and after a disaster
- Assumes responsibility as the chief development and fundraising officer of the organization
- Attends all governing body meetings and serves as staff resource to governing body LTRGs
- Develops public relations program
- Organizes and presides at the LTRG Network meetings
- Reports on-going statistical and descriptive information regarding programs, operations and finances to the governing body
- Serves at the disposition of the governing body
- Works to build relationships with other coalitions
- Works with community groups, agencies and faith groups in developing inclusivity.

Qualifications:

- Demonstrated empathy for people in disasters
- Effective public relations skills
- Excellent administrative skills with minimum of 3-5 years' experience
- Experience in successful ecumenical coalitions
- Demonstrated flexibility in changing circumstances
- Excellent health
- Active member of faith community
- Ability to travel around state

Construction Manager (Sample Job Description)

Responsible To: LTRG Director

Basic Function:

- Works with the Construction Manager and or LTR Director and volunteers to assist a community recover from a disaster
- Oversee the repair or rebuild of client homes to a safe, sanitary, secure and functional condition within the guidelines and expectations of the LTRG
- To be aware of the spiritual environment in which you work and serve
- Specific Responsibilities
- Conduct project inspections and provide estimates for labor and materials
- Secure all components needed to complete home repair projects including timely acquisition of materials, equipment and tools
- Supervise the work of all volunteers and contractors in order to ensure safety, quality workmanship and high moral
- Assist disaster survivors in home repair—providing guidance, supervision, technical advice and expertise
- Coordinate the efforts of volunteers, contractors and inspectors in order to complete the project in a timely manner
- Orient volunteers to project expectations and assign specific jobs according to their skills and abilities.
- Maintain accurate records of construction progress and financial accounts for each project
- Complete all essential documentation and reports, including home repair agreements
- Manage and control building funds, tools, and equipment
- Demonstrate and teach construction skills and techniques to volunteers and disaster survivors

Qualifications:

- Minimum 5 years experience in general construction
- Basic knowledge in plumbing, electrical and HVAC
- Working knowledge of local and International Building Code
- Modest computer skills
- Experience supervising construction projects
- Problem solving experience
- Experience estimating entire construction projects
- Ability to work with people of all ages, ethnic and religious backgrounds

Construction Estimator (Sample Job Description)

Responsible to: Construction Manager

Basic Function

- Works with the Construction Manager and or LTR Director and volunteers to assist a community recover from a disaster
- Conducting project assessments and estimates for needed materials and labor
- To be aware of the spiritual environment in which you work and serve

Specific Responsibilities

- Complete necessary assessments and itemized project estimates
- Complete and explain the statement of understanding with the homeowners, as needed
- Meet with appropriate building inspectors and have a good working knowledge of standard codes and construction
- Cultivate effective relationships with partner agencies, inspectors, vendors, and the community
- Ability to work with all ages, denominations, and cultures
- Complete necessary reports to Construction Manager and or Long Term Recovery Director

Qualifications

- Minimum of 5 years experience in general construction
- Basic knowledge in plumbing, electric and HVAC
- Basic knowledge of the International Building Code
- Modest computer skills
- Ability to do an itemized estimate
- Experience in problem solving
- Experience in estimating entire construction project

o o site Supervisor o Sample o o Description

Responsible to: Construction Manager

Basic Function

- Works with the Construction Manager and or LTR Director and volunteers to assist a community recover from a disaster
- Conducting project inspections for needed materials and labor
- Coordinating the supply of materials, equipment, tools, volunteers, and contractors required for the completion of the home repair project
- To be aware of the spiritual environment in which you work and serve

Specific Responsibilities

- Arrange for timely supply of all materials, tools and equipment to the work site
- Coordinate contractors or other agency repairs as well as volunteers to ensure the project proceeds in a timely manner
- Assign, supervise, and on site training of the volunteer workers in ways that ensure safety, quality workmanship and high morale while providing service to disaster survivors.
- Complete necessary reports to Construction Manager and or Long Term Recovery Director
- Meet with appropriate building inspectors and good working knowledge of IBC and local codes and construction
- Complete and explain the statement of understanding with the homeowners, as needed
- Cultivate effective relationships with partner agencies, inspectors, vendors, and the community
- Ability to work with all ages, denominations, and cultures

Qualifications

- Minimum of 5 years experience in general construction
- Basic knowledge in plumbing, electric and HVAC
- Basic knowledge of the International Building Code
- Modest computer skills
- Experience in problem solving
- Skilled in coordinating multiple volunteers with multiple projects

Volunteer Coordinator (Sample Job Description)

Title: Volunteer Coordinator

Supervisor: Long Term Recovery Coordinator/Director

Classification: Volunteer or paid position

Date: Starting date needed

The volunteer coordinator is the pivotal point of contact for all incoming volunteer teams. Responsible for speaking first to potential volunteers by phone or by email, the coordinator makes the initial impression. This person must have good communication skills and good organizational skills. This person must stay up to date on the work that needs to be done in order to help recruit teams.

General Responsibilities

- Keep records of volunteer activities
- Communicate with teams and Construction Manager
- Arrange for team accommodations
- Maintain knowledge of overall recovery process for the specific disaster
- Act as liaison to other recovery organization for sharing and receiving volunteers

Specific Responsibilities

- Create "Volunteer Packet", including about not limited to introduction to the organization, team preparation and debriefing, health or other site-specific disaster information, volunteer forms (i.e. Skill Sheet, Liability release, medical release and information,
- Arrange for team housing when needed
- Keep local community updated on volunteer needs and incoming teams
- Encourage local churches to provide for teams (food, lodging, church services, etc.)
- Keep records on number of teams, number of volunteers, number of hours worked and on which projects. This is done in cooperation with the Construction Manager
- Schedule teams with construction manager to match appropriate sites with teams.
- Keep current information on construction and volunteer needs.
- Keep LTRG updated on needs and activities of volunteers
- Post volunteer schedule in a clearly visible area of the office
- Communicate to teams the location of work sites, directions to sites (as needed by Construction Manager), and local amenities
- Orient volunteers providing all pertinent information. (Refer to Orientation Check List and LTR Hospitality Documents)
- Provide some form of recognition to teams who have served (thank-you note, certificate, appreciation dinner, etc.)

Needed Skills

- Good telephone skills and pleasant voice
- Clear communication of directions and other information to teams, construction Manager, and housing sites
- Flexibility and ability to multi-task
- Good organizational skills
- Knowledge of data management software, such as Microsoft Access and Excel
- Ability to solve problems independently, effectively, and creatively.
- Ability to communicate effectively both verbally and in writing.

I have read and understood the volunteer position responsibilities and standards for my volunteer position.

Employee's/Volunteer's Signature

Date

Supervisor's Signature

Date

Appendix 6

SAMPLE FORMS

- 1. Long Term Recovery Group Survey**
- 2. Client Statement of Understanding**
- 3. Right of Entry and Release of Liability Waiver**
- 4. Assessment Worksheet and Estimator's Checklist**
- 5. Individual Volunteer Skill Form**
- 6. Individual Release of Liability Form**
- 7. Medical Information for Individual Volunteers Form**
- 8. Parent Release and Consent Form**
- 9. Medical Release Form for Minors**
- 10. Volunteer Trip Evaluation Sheet**
- 11. Workgroup Information Record**
- 12. Volunteer Group Intake Form**
- 13. Volunteer Time Sheet**

Long Term Recovery Group Survey

Agency/Organization Name:		
Agency/Organization Primary Phone Number:		
Agency/Organization Physical Address:		
Agency/Organization Mailing Address:		
Agency/Organization Website Address:		
Agency/Organization Email Address:		
Agency/Organization Emergency Site Physical Address:		
Agency/Organization Emergency Access Phone Number:		
Agency/Organization Director Name:		
Agency/Organization Director Office Phone Number:		
Agency/Organization Director Cell Number:		Text Message: ☐ Yes ☐ No
Agency/Organization Director Primary Email:		
Agency/Organization Director Alternate Email:		
Agency/Organization LTRG Liaison Name:		
Agency/Organization LTRG Liaison Cell Number:		Text Message: ☐ Yes ☐ No
Agency/Organization LTRG Liaison Email:		
Agency/Organization LTRG Liaison Alternate Email:		

Statement of Understanding with Homeowner

I, _____, am the owner of the property at _____ I give permission to volunteers of Long Term Recovery Group to work on my property for the purpose of restoring my home and recovering from the damage caused by _____ in my neighborhood. I understand Long Term Recovery Group has no insurance coverage for protection against legal claims or liability damage suits that might arise in or from their volunteer work on my home and property. Therefore, in consideration of the voluntary services rendered, or to be rendered to me or on my premises by members of the above organization, I hereby waive any and all claims or demands that may arise or accrue to me, growing out of any action or omission by said organization or any of its members or helpers in rendering such voluntary service and specifically covenant not to sue it or them for any of said acts or omissions.

Homeowners Responsibilities:

Scope of Work: (Use additional forms if needed)

I understand that any changes to the above listed repairs must be discussed and approved by the funding agents and the construction manager and only those repairs listed will be completed.

Homeowner's Signature: _____ Date _____

Mailing Address: City:

State: Zip: Phone

Long Term Recovery Group Representative:

Witness:

The above list of repairs has been completed to the best ability of the volunteers and to my satisfaction.

Homeowner's Signature: _____

Witness:

(This Volunteer Management Sample Form is also needed by Construction Management for planning and assigning volunteers)

RIGHT OF ENTRY AND RELEASE OF LIABILITY WAIVER

Home Owner Name:

Day Telephone: Night Telephone:

Address:

I am the owner and occupant of the above listed property. I give permission to volunteers from the (Long Term Recovery Group) to work on my property for the purpose of repairing my home. I understand that these are not professionals working for profit, and that no warranty is made as to the quality of work done.

In consideration of the volunteer services to be rendered to me or on my property by the volunteers, I, the undersigned, release and agree to hold harmless the (Long Term Recovery Group) and any related agency, from any liability, injury, damages, accident delay or irregularity related to the aforementioned volunteer services.

This release covers all rights and causes of action of every kind, nature and description, which the undersigned ever had, now has, or, but for this release, may have. This release binds the undersigned and his/her heirs, representatives and assignees.

In general the work to be done is described as

Owner Signature:

Date

Witness or Representative of the Organization

Signature

Date

ASSESSMENT WORKSHEET

Estimator Name:

Date:

Disaster Type ☐ Month Occurred:

Case No.

Client Name:

Address of Affected Property:

Client's Present Address:

Phone Number(s):

Needs: *(Include overview of work to be done, special needs, brief story of the homeowner and family)*

Materials Needed:

(Estimate only - See attached)

Financial Help Needed? Yes or No

Volunteers Needed:

(How many and skills needed)

Estimated Time to Completion:

ESTIMATOR'S CHECK LIST

(p. 1 of 6)

Homeowners name Estimator's name Homeowners address Date **ROOF REPAIR**Square feet of roof Sheathing

	Squares	Drip Edge	Vents	Soffit	Fascia	Valley Lin Ft	Truss Damage	Gutters LF	Clips	2x6 or 2x8
Color										
Quantity										
Comments										

WALLS

	Pre cut	2x4	2x4 Treated	2x6	2x6 Treated	2x8	2x8 Treated	2x10	2x10 Treated
Top Plate									
Bottom Plate									
Studs ☐ Cripples									
Headers									
Joist									
Comments									

ESTIMATOR'S CHECK LIST

(p. 2 of 6)

SIDING

	Sq Ft	Pieces	Color	Starter	J-Channel	Nails	Vinyl Corners	Insulation	1x4 or 1x6
Wood									
Vinyl									
T-111									
Stucco									
Brick									
Hardie									
Other									
Comments									

HEATING AND AC

Window Units	Central Air	Heat Pump	Furnace	Comments
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WINDOWS

	Replacement	Double Hung	Aluminum	Other	Comments
Length x Width					

ESTIMATOR'S CHECK LIST

(p. 3 of 6)

DOORS

	Side	Swing	Location	Location	Location	Location	Comments
Exterior							
Interior							

INTERIOR ROOMS

	Side	Dry Wall	Paneling	Insulat.	Flooring	Subfloor	Casing	Base board	Ceiling
Kitchen									
Living									
Bath									
Bed 1									
<i>Closet</i>									
Bed 2									
<i>Closet</i>									
Bed 3									
<i>Closet</i>									
Bed 4									
<i>Closet</i>									
Bath 2									
Utility									
Hall									

ESTIMATOR'S CHECK LIST

(p. 4 of 6)

WALL FINISHES

	Quantity		Quantity	Comments
Drywall		Paneling		
Moisture Resist		Inside Corners		
Screws		Outside Corners		
Tape		Divider molding		
Mud		Nails		
Corner bead				
Nails				
Primer				
Paint				
Caulk				

BATH ROOMS

	Quantity	Size	Rt or Left		Quantity	Size	Rt or Left
Toilet				Tub			
Vanity				Shower			
Basin				Surround			

ESTIMATOR'S CHECK LIST

(p. 5 of 6)

KITCHEN AND APPLIANCES

Cabinets		Stove	Water Heater
Color		Gas or Electric	Gas or Electric
Upper Lin Ft		Width	Gallons
Lower Lin Ft		Range Hood	
Sink		Width	
Faucet			
Plumbing			
Wiring		Refrigerator	
Dishwasher		Width	
Disposal			
Comments			

DECKS AND STEPS

	Lin. Ft.	Comments
Handrail		
Steps		Height in inches from grade
Ramp		Height in inches from grade

ESTIMATOR'S CHECK LIST

(p. 6 of 6)

FLOORING

Subfloor	¾" Plywood		Comments
	Treated ¾" Plywood		
Joist	2x6	Treated 2x6	Comments
	2x8	Treated 2x8	
	2x10	Treated 2x10	
Rim Joist	2x6	Treated 2x6	
	2x8	Treated 2x8	
	2x10	Treated 2x10	

FLOOR COVERINGS (LENGTH ☐ Width = Sq Ft, divided by 9 = Sq Yds)

Vinyl		Glue		Carpet	
Peel ☐ Stick		Glue		Pad	
Hardwood	Refinish or Replace?			Tac Strip	
Underlayment (4'x8' Lauan)		Underlayment Nails/Staples		Seam Tape	
Comments					
Overall Comments					

Individual Volunteer Skill Form

Date: / / Name: Address: Phone () Cell ()

To use your time and talents to the greatest benefit while you are volunteering, please indicate which of the following skills you have and also the level of skill you have using the following chart.

0 = I am unable to do or am not interested in this skill
 1= I don't know how but am willing to learn/try
 2 = I have done it before but still need help to do
 3 = I can do a good job by myself
 4 = I can do a good job and a=can guide/teach others

Skill Level**Skill**

Architect

Carpenter (General)

Carpenter (Framing)

Carpenter (Trim)

Clean-up worker

Concrete

Contractor..... I hold a license in the state of _____

Drywall hanger

Drywall finisher (taper)

Egress Window

Electrician..... I hold a license in the state of _____

Engineer

Flooring-Carpet

Flooring-Underlay

Flooring-Vinyl

Heating/cooling..... I hold a license in the state of Heavy equipment operator

Insulation

Mason

Painting

Plumbing..... I hold a license in the state of

Roofer

Shingle Metal

Other

Individual Release of Liability Form

Please read before signing, as this constitutes the agreement as a volunteer and the understanding of your working relationship as a volunteer with the Long Term Recovery Group

I acknowledge and state the following:
I have chosen to travel to to perform clean-up/construction work designed to repair damaged homes.

I understand that this work entails a risk of physical injury and often involves hard physical labor, heavy lifting, and other strenuous activity, and that some activities may take place on ladders. I certify that I am in good health and physically able to perform this type of work.

I understand that I am engaging in this project at my own risk. I assume all risk and responsibility as well as related costs and expenses for any damage or injury to my property or any personal injury, which I may sustain while involved in this project.

In the event that my supervising (LTRG) arranges accommodations, I understand that they are not responsible or liable for my personal effects and property and that they will not provide lock up or security for any items. I will hold them harmless in the event of theft, or for loss resulting from any source or cause. I further understand that I am to abide by whatever rules and regulations may be in effect for the accommodations at the time.

I understand the need for confidentiality, and will not discuss, photograph or otherwise disclose identifying information about the occupants of the house I am working in without prior permission from (LTRG) and the family. This includes any reference to names, addresses, or other identifiable information.

By my signature, for myself, my estate, and my heirs, I release, discharge, indemnify and forever hold (LTRG) and any other related Disaster Response Agency, together with their officers, agents, servants and employee, harmless from any and all causes of action arising from my participation in this project, including travel or lodging associated therewith, or any damages which may be caused by their own negligence.

PLEASE PRINT

Name: Date:

Address:

Person to contact in case of emergency:

Address:

Phone ()

Cell: ()

Work ()

Medical Information for Individual Volunteers

(Every volunteer MUST complete this form (including minors))

A copy should go in the packet to the work organization and a copy in the Team Leader's file on site

NAME Blood Type

Prescriptions currently being taken:

Name Dosage Frequency

Name Dosage Frequency

Name Dosage Frequency

Name Dosage Frequency

Allergies

Name of contact person at home Relationship

Street Address City State Zip

Home Phone Cell Phone

Health Insurance Company

Policy Number (Attach copy of Insurance Card)

Physical Limitations or issues:

I am a diabetic ☐ Yes ☐ No I have a history of seizures ☐ Yes ☐ No

Provide helpful health information

I consider myself healthy enough to fulfill my responsibilities on this volunteer trip ☐ Yes ☐ No

Signature of Volunteer Date

☐ Adult ☐ Youth If a youth, parent or guardian's signature _____

Parent Release ☐ Consent Form

Name of Volunteer _____

I hereby give permission for my child to serve in Disaster Response project coordinated by _____ in the event of an emergency during the duration of the trip. I hereby give consent to a licensed physician to hospitalize, secure proper treatment, anesthesia and/or surgery for my child named above. (Attach a copy of the Insurance Card)
I understand that I am responsible for his/her own medical insurance and will not hold _____ liable for any injury or damage to my child while engaged in the disaster project.

Parent/Guardian Print _____

Signature _____

Home Phone _____ Work Phone _____ Cell Phone _____

Your relationship to participant _____ Email _____

Insurance Company _____

Does your child have any physical limitations that might affect his/her work?

List any allergies or medications

Special Needs if any _____

Notary: State of _____ County of _____

On this _____ day of _____, 20____, _____ personally appeared before me.

☐ Whose identity I verified on the basis of _____

☐ Who is personally known to me

☐ Whose identity I verified on the oath/affirmation of _____

a credible witness to be the signer of the foregoing document and he/she acknowledged the he/she signed it.

Notary Public

Medical Release Form for Minors

Minor's Name Date

Date of Birth Insurance Company

Policy (include copy of Insurance Card)

Emergency Contacts Name: Relationship

Address City

State Zip

Home Phone () Work Phone () Cell ()

Permission to give Aspirin ☐ Yes ☐ No Permission to give Tylenol ☐ Yes ☐ No

List Allergies

Medication(s) Dosage Frequency

Describe any medical conditions or limitations

Team Leader's Name Trip Destination

Parent or Guardian Authorization

I , authorize to consent to any necessary
Parent or Guardian *Trip Leader*

examination, anesthetic, medical diagnosis, surgery, or treatment and/or hospital care rendered to the minor under the general supervision and on the advice of any physician or surgeon licensed to practice medicine by the state in which they practice, during the duration of the trip identified above.

Signature of Date

Notarization or Parent or Guardian Authorization

Notary: State of County of On this day of 20, personally appeared before me.

whose identity I verified on the basis of

whose identity I certified on the oath/affirmation of a credible witness, to be the signer of the foregoing document, and he/she acknowledged that he/she signed

who is personally known to me.

Volunteer Group Intake Form

Date / / Office working with them Completed by

Group Name

Address

Phone () Fax ()

Contact Name

Address

Home Phone () Work Phone () Fax ()

Trip Details

Confirmed on / / Confirmed By

Male Adults ☐ Female Adults

Male Youth ☐ Female Youth Group Total

Arrival Date / / Departure Date / / Last Work Date / /

Arriving By Car Bus Plane Needs Ride to Worksite Y N

Volunteer Packet Sent / / Volunteer Packet Returned / /

(consists of Individual Volunteer Release, Youth Release, Individual Skill Sheet)

Volunteer Time Sheet

Group Name Group Number

Volunteer Name Volunteer Number

Date / / Client Name/ID

Work Address

Starting Time Ending Time Total hours worked

☐ Architect	☐ Egress Windows	☐ Heating/cooling
☐ Clean-Up	☐ Electric	☐ Heavy equipment
☐ Carpentry	☐ Engineering	☐ Insulating
☐ Concrete	☐ Floor carpet	☐ Masonry
☐ Construction Layout	☐ Floor Underlay	☐ Paint
☐ Drywall-hang	☐ Floor Vinyl	☐ Plumb
☐ Drywall-finish	☐ Framing	☐ Roofing
☐ Other	☐ Cabinets	

Comments:

Date / / Client Name/ID

Work Address

Starting Time Ending Time Total hours worked

☐ Architect	☐ Egress Windows	☐ Heating/cooling
☐ Clean-Up	☐ Electric	☐ Heavy equipment
☐ Carpentry	☐ Engineering	☐ Insulating
☐ Concrete	☐ Floor carpet	☐ Masonry
☐ Construction Layout	☐ Floor Underlay	☐ Paint
☐ Drywall-hang	☐ Floor Vinyl	☐ Plumb
☐ Drywall-finish	☐ Framing	☐ Roofing
☐ Other	☐ Cabinets	

Comments:

Appendix 7

SAMPLE DOCUMENTS

- 1. LTRG MOU for fiscal agent.**
- 2. LTRG Bylaws**
- 3. Sample Volunteer Letter**
- 4. Sample Volunteer Orientation**

SAMPLE LTRG MOU FOR FISCAL AGENT

Long Term Recovery Group LTRG Name

And

Agency Name existing 501 C3 Fiscal Agent

The purpose of this memorandum is to enable the (Agency Name)
to act as the fiscal agent of the (LTRG Name)

The LTRG Name will:

- Instruct donors to make checks payable to the (Agency Name) and designated for the benefit of the (LTRG Name)
- Establish such procedures and/or forms and appropriate financial officers to authorize the (Agency Name) to write checks to vendors of services or supplies delivered to the (LTRG Name) or the LTRG's clients
- Maintain its own system for honoring designations on the use of particular donations and sub-accounts for the various, separate activities of the (LTRG Name).
- Receipt all donations to the donor and indicate that the donation is a tax deductible donation to the (Agency Name) and designated for the benefit of the (LTRG Name)
- Receive funds from various sources to support the recovery activities of the (LTRG Name) and deliver said donations to the (Agency Name) for deposit

The Agency Name will:

- Deposit all (LTRG Name) money in an FDIC insured bank
- Establish a "pass through" account and such bookkeeping procedures as shall isolate the funds designated for the (LTRG Name) from those of the agency or other entities for whom the agency holds funds
- Provide monthly, quarterly, and annual reports to the (LTRG Name) detailing receipts, expenditures, and balances on hand to the (LTRG Name)
- Receive all money donated to the (LTRG Name)
- Send a copy of the deposit receipt to the (LTRG Name)
- Write and mail checks to vendors of services or supplies when authorized to do so by the (LTRG Name)

This memorandum constitutes the entire agreement between the parties, and shall remain in force for the duration of the recovery operation or until the parties shall mutually agree to alter or terminate the understanding.

In executing this MOU, the (LTRG Name) assumes all responsibility for the appropriate receipt and expenditure of the funds entrusted to it.

The (Agency Name) agrees only to act as the fiscal agent of the (LTRG Name) and does not assume any of the rights or obligations of the (LTRG Name).

LTRG Name Representative

Agency Name Representative

Date: _____

Date: _____

Sample Bylaws

ARTICLE 1 Long Term Recovery Group Name

Section 1: The name of the committee shall be (Name)

ARTICLE 2 Purpose of the LTRG

Section 1: The (Name of Group) sets forth these operational procedures to establish and maintain a network within and on behalf of the faith-based, non-profit, governmental, business and other organization and agencies which will provide a coordinated recovery effort to the (Date, type of disaster, affected counties □ State)

Section 2: (Name of Group) will provide coordinated management of the long-term recovery to residents and provide additional long-term assistance to individuals affected by the disaster who do not have adequate personal resources for basic needs as a result of the disaster.

Section 3: (Name of Group) will provide spiritual, emotional, physical and financial resources to those affected by the disaster regardless of race, creed, color, gender, sexual orientation, disability or religious preference.

ARTICLE 3 Membership

Section 1: Each participating faith-based (diocese, presbytery, conference, *et.al.*), non-profit, governmental, business, and other organization and agency providing financial support, material, and/or labor for the work of (Name of Group) is considered a Member Organization.

ARTICLE 4 Eligible Voters

Section 1: Only one (1) representative of each Member Organization shall be eligible to vote on matters coming before (Name of Group).

ARTICLE 5 Meetings of the LTRG

Section 1: All meetings of (Name of Group) will be at the call of the Director or any two of the (Name of Group) Steering/Executive Committee Members.

Section 2: Regularly scheduled meetings of (Name of Group) may be established. Notice of these meetings, giving the time and place and the proposed agenda, shall be electronically transmitted or given by written notice to all Individual Members.

Section 3: Special Meetings of (Name of Group) may be called, providing the call shall clearly state the purpose for the meeting and the time and place shall be given electronically or by written notice at least one week (7 days) in advance to all Individual Members.

ARTICLE 6 Quorum

Section 1: A quorum for transaction of business shall consist of at least 50% plus one voting Individual Members present.

ARTICLE 7 Officers

Section 1: There shall be elected from the Individual Members of (Name of Group):

1. A Chair shall preside at all meetings, as well as be the chief executive officer of (Name of Group) and perform other functions as deemed necessary by the Steering/Executive Committee. A member of the Steering/Executive Committee shall preside in the absence of the Chair or at other times as deemed necessary by the Chair.
2. A Secretary who shall record and preserve all minutes of the meetings and perform other functions as deemed necessary by the Steering/Executive Committee. If unable to attend a meeting, the Director or presiding steering committee member shall appoint a secretary pro tem for that meeting.
3. A Treasurer who shall receive, deposit and account for any financial matters of (Name of Group), providing regular financial reports to the Members, and perform other functions as deemed necessary by the Steering /Executive Committee.

ARTICLE 8 Steering /Executive Committee

Section 1: The Steering/Executive Committee of (Name of Group) shall provide direction.

Section 2: The Steering/Executive Committee shall meet at the call of the Chair to perform such actions related to administrative overview of the affairs of (Name of Group), including but not limited to:

1. Hiring, evaluating and terminating of staff, whether compensated or volunteer.
2. Engaging and executing contracts and agreements.
3. Public relations
4. May call regular and special meetings.

Section 3: Except as otherwise required by law or these Operational Procedures, the Steering/Executive Committee shall have all the authority of (Name of Group) in the management of (Name of Group) during such time as (Name of Group) is not meeting and may authorize contracts and agreements as required.

Section 4: A simple majority of the Steering/Executive Committee must be present to conduct business.

ARTICLE 9 Sub-committees and Task Forces

Section 1: (Name of Group) may create such temporary or permanent sub-committees and task forces made up of its members or other persons as agreed upon. These sub-committees and task forces shall have such authority as (Name of Group) directs.

Section 2: The following are sub-committees of (Name of Group):

1. **Finance Committee:** (Donations and Fund Raising) – Works to secure grants, donations and other resources for (Name of Group) and coordinates with other entities (e.g., manufacturers, suppliers, etc.) to secure donations and funding.

2. **Construction Committee:** Oversees the coordination and scheduling of all rebuilding projects for cases approved by the (Name of Group) process – a project manager function.
3. **Case Management Committee:** Reviews cases for submission to the Unmet Needs Committee. This committee also provides and/or marshals professionals to provide counseling to address emotional and spiritual needs of clients.
4. **Unmet Needs Committee:** Receives and acts on referrals from Case Management Committee. Consists of members and non-members bringing money (cash financial support), materials (donations, equipment, supplies furniture, appliances, etc.), or muscle (volunteer labor crews and expertise) to meet the needs of individuals who have been served by the case management process.

Section 3: Additional Sub-committee information

1. Sub-committees may consist from as few as one, to many members.
2. Membership of sub-committees may consist of both (Name of Group) members and other subject matter experts.
3. Each sub-committee will be chaired or co-chaired by a member or members of (Name of Group).
4. Each sub-committee will be staffed by a “Coordinator.”
5. In some cases, the sub-committee “staffing” and the chair may be the same person.
6. Staffing may be provided by hired staff, loaned staff, grant-funded positions, contracted services, volunteers, or any combination of the above.

ARTICLE 10 Vacancies and Nominating Process

Section 1: Any Officer vacancy shall be filled by a special election in accordance with these procedures concerning meetings of (Name of Group).

Section 2: The Steering/Executive Committee shall determine the appropriate process for securing nominations from among the members for vacancies of any of the offices, announcing the nomination process and conducting an election.

ARTICLE 11 Fiscal Agent

Section 1: If a Fiscal Agent is deemed necessary for (Name of Group) shall be (Name of Organization with a 501c3)), which shall accept and disperse donations on behalf of (Name of Group) as directed by a vote of the Individual Members of the LTRG.

ARTICLE 12 Financial Reports

Section 1: Financial reports will be produced in accordance with direction of the Steering/Executive Committee and will be subject to approval of the Individual members.

ARTICLE 13 Rules

Section 1: Business of (Name of Group) will be conducted in accordance with *Robert's Rules of Order*.

ARTICLE 14 Selection Criteria (Client)

Section 1: Selection Criteria of clients shall be established and approved by (Name of Group), a written set of “criteria of assistance in priority order” to guide the work of (Name of Group) and the case management process. These criteria or guidelines for distribution of funds may be amended in response to changing circumstances by vote at a regular or special meeting of (Name of Group) called in accordance with these Operational Procedures.

ARTICLE 15 Amendments

Section 1: These Bylaws may be amended, subject to the charter of the Corporation and the laws of the state of (Name), at any annual meeting or special meetings of the Corporation by a two-thirds vote of the voters present, providing that a full written account of the proposed changes have been sent to all Corporate Members two weeks (14 days) prior to the meeting.

ARTICLE 16 Dissolution of LTRG

Section 1: An exit strategy will be developed that allows for the dissolution of (Name of Group), that insures all cases are closed or forward to a member agency for completion and the dispersion of assets shall be determined by the Steering Committee/Executive Committee and it's membership.

APPROVED:

AMENDED:

Sample Volunteer Letter

(To be filled out by the Long Term Recovery Group)

Dear Volunteer:

We would like to thank you for your interest in coming to your area to be a part of the rebuilding efforts from your disaster. I hope that in this letter I can address some of your concerns as you are prepare to come to the area, either as an individual or as a team.

As you start to prepare to come it is recommended that you have 2-3 different dates that might work for you or your team so that we can use one of those dates to schedule you or your team. You will be contacted by one of our construction coordinators to actually set that date.

If you are planning this as a youth mission trip there are many things to keep in mind as you plan. The youth must be at least 16 yrs of age, with a signed parental release. You also need a good adult/youth ratio. We recommend 1 adult to 4 youth and definitely no more than 1 adult to 5 youth. It is also best to have some of the adults with some construction knowledge. The better supervised the youth and the better the skill of the adults the better your trip will be.

At this time housing of volunteers will probably be in a church and the accommodations will vary from church to church. You will most likely be sleeping on cots. You also might have to travel to another facility to take a shower. We are also going to try to not use only one church so we don't tie up their facilities for an extended period of time.

Tools to bring will be the basic hand tools for construction and a list will be enclosed in this packet. There will be some tools available through the Lutheran Disaster Response or other organizations that will be also working in the area. Every effort will be made to have the special tools required to do specialized tasks.

If this is your first mission trip you are bound to be anxious and that is normal. The homeowners that you may be working with have experienced a very emotional event in their lives and the volunteers do much to bring healing to their lives. And you will find yourself going home with a different meaning to life.

Personal items, such as, sheets, towels, dishes and the like will vary depending on the place you will be staying. The noonday meal should be a packed lunch that can be eaten on the job site. Other meals, especially breakfast, will probably be prepared by you. Coolers can be provided, but you may also bring your own. That will be discussed with you by phone as your date gets scheduled and your housing arrangements are made. But the most important thing to bring with you and your group will be flexibility and patience. We have encouraged the local churches to help us welcome our volunteers and we will try to schedule a potluck type of meal during your stay.

We are setting up a response in two different counties that received the majority of the damages for Hurricane Ivan and it is early in the planning stages so there are still many things being set up for the volunteers as well as the projects. Our office is in a community in between the two counties where the repairs are taking place and we, or a representative, will meet you to insure that you get settled in to your housing arrangements. The morning of your first work day we will meet you to ensure there is no problem in getting to your jobsite(s). We would like to schedule the mission trips as soon as possible so we know what our calendar is going to look like.

Thank-you for your interest in a mission with (Your Agency) and your patience as we start getting your mission trip scheduled. Volunteers are Jesus' hands, feet and face in the time of need and a true blessing and miracle to the homeowners who have suffered loss from Hurricane Ivan.

Blessings,

Your Name

Your Address

Your Title

Your Phone Number

Your Fax Number

Sample Volunteer Orientation

Welcome

- Introduce leadership
- Encourage volunteers to ask questions as needed

Disaster History and Community Information

- Volunteers are interested in ways the disaster affected your Community.
- Entertainment and recreation available in your area
- What are the “special” or little known facts about your Community
- If there are dangerous animals, insects, or other creatures the volunteers need to be aware or possibly cautious of
- The Community appreciates the work the volunteers are doing
- Local businesses they may need to use while in your Community
- Local medical services and facilities

Paper Work

- Remember to ask the volunteer to complete all forms legibly.
- The “Volunteer Skill Sheet”, for each volunteer, should be received 2 weeks prior the “trip” so the work can be scheduled that best meet the needs of the LTRG and skill of the volunteer.
- Collect all completed forms
- Release of Liability
- Adult
- Youth
- Picture Release
- Confidentiality Release (If the volunteer is working with Client information)
- Other documents developed by the LTRG or housing facility
- Volunteers that drive any LTRG vehicles driver's license need copied
- Task sign-up sheet will help with the scheduling of duties needed
- Ethical Guidelines Document will help the volunteer understand and better follow “house rules”
- No judgments-we are here to help/serve
- No proselytizing
- Be sensitive of others feelings, and respectful of others belongings
- Leave things better than you found them
- Remember privacy issues and ask to take pictures, before you do

Safety Issues

- Encourage the volunteers to drink plenty of fluids-especially water
- Instruct the volunteers they need to wear or use all safety equipment needed for your specific task
- Remind the volunteers that if they are uncomfortable with a tool or task-say so.
- Remind the volunteers they need to have the proper training needed before the use of a tool, or performance of a task

Vehicle Use

- Only specified drivers can use LTRG vehicles
- All driving laws must be followed
- All driving violations while driving an LTRG vehicle is the responsibility of the driver
- The LTRG vehicle can only be used with the permission of the LTRG staff
- The LTRG vehicle is for local use only

Miscellaneous

- Always let one person know where you are, at all times
- The “buddy system” is encouraged
- Housing area is clean and everything put in it’s place and ready for next group
- Remind the volunteer they need to return all tools-clean and in working order
- Remind the volunteers that all project sites should be left clean and ready for next volunteer group

Hospitality

- Make the volunteers feel welcome with smiles and warm greetings—volunteers that have a positive experience, share their story with friends, and encourage others to come.
- Have enough meaningful work and tasks to keep all volunteers engaged and active. But remember “busy work” will discourage some volunteers, especially the more highly skilled volunteer.
- Have all forms ready to be signed and enough places prepared with pens.
- Ask everyone in the group(s) to wear a nametag.
- Explain schedule of mealtimes, devotions, and quiet times.
- Talk about food and drink preferences, needs and wants. If the LTRG is providing the food, offer a variety of foods.
- Explain lunch procedure and availability of snacks and drinks.
- Take time for introductions. Depending on group size and arrival times, you might want to do this in more than one sitting.
- Explain shower policy (where, amount of hot water, etc.) Ask everyone to remember to spray the shower after use.
- If there is a laundry facility, give information.
- Explain other pertinent needs and post rules of the housing facility.
- Ask group to inform you early in the week if they plan on going out for dinner one evening, or other outing(s) that would change work schedule.
- Find out what their estimated time of departure will be at the end of the week.
- If available, encourage group to see something in local area (beach, museum, etc.).
- If kitchen help is needed, ask for a volunteer in the beginning.
- Be aware of gender issues. Some women may want to go out and work on project rather than cook. Some men may be better at helping to cook and enjoy it more. Do not assume.
- Be flexible and keep your sense of humor.
- Remind volunteers about hats and t-shirts available. (Volunteers appreciate these items, whether for an appreciation gift or purchase.)
- Remind volunteers about helping to keep area clean. Tell where cleaning supplies are kept. Just as with summer camp, help clean before you leave to go home.
- Make the volunteers feel they are valued. Be generous with compliments. Make a certificate of appreciation for each one is a way to show volunteers they have been appreciated, a picture board of individual volunteers or volunteer groups is another.

Appendix 8**WEB RESOURCES**

American Planning Association.....	www.planning.org/research/postdisaster/
CAN (Coordinated Assistance Network).....	http://www.can.org
Census and Demographic Information.....	http://factfinder2.census.gov
Community Development Block Grant (CDBG), Housing & Urban Development (HUD).....	www.hud.gov/cdbg
Corporation for National and Community Service (CNCS).....	http://www.nationalservice.gov/
Disaster Assistance.gov.....	www.disasterassistance.gov
Disaster News Network	www.disasternews.net
Farm Service Agency.....	http://www.fsa.usda.gov/FSA/
Federal Alliance for Safe Homes (FLASH).....	www.flash.org
Federal Domestic Assistance.....	www.cfda.gov
Federal Emergency Management Agency	www.fema.gov
International Association Emergency Management.....	http://www.iaem.com/
Legal Services Corporation.....	http://www.lsc.gov/
National Flood Insurance Program.....	http://www.floodsmart.gov/
National Voluntary Organizations Active in Disaster (National VOAD).....	www.nvoad.org
Natural Hazards Center	www.colorado.edu/hazards
Poverty	www.census.gov/hhes/www/poverty.html
Rural Development.....	http://www.rurdev.usda.gov/Home.html
Small Business Administration (SBA).....	http://www.sba.gov/disaster/



City of Pensacola

222 West Main Street
Pensacola, FL 32502

Memorandum

File #: 17-00362

City Council

6/8/2017

DISCUSSION ITEM

FROM: City Council Member Jewel Cannada-Wynn

SUBJECT:

SUMMER YOUTH EMPLOYMENT PROGRAM

SUMMARY:

The City Council encourages the Mayor's Office to establish a Summer Youth Employment Program to be implemented beginning the summer of 2018.

The purpose of the program is to engage youth in activities that support work based learning, the development of leadership skills as well as providing youth with an activity during the summer that will result in a positive growth experience.

Cities across the country provide different models/approaches in establishing a summer youth program. Escambia County, through an initiative of Commissioner Lumon May has developed a program that will start the summer of 2017. In the past, summer youth programs were a vital part of the youth experience in Escambia County and provide essential income for disadvantaged youth.

In order to address poverty in our community, a summer youth program is essential. The program for the City of Pensacola could start with fifty (50) youths between the ages of 14-19. Exact details of the program will be worked out within the Mayor's Office and should be complete by March of 2018. Employees would work between 20-40 hours a week for a period of 4-6 weeks. Costs for the program would run between \$99,000 and \$105,000.

PRIOR ACTION:

None

STAFF CONTACT:

Don Kraher, Council Executive

ATTACHMENTS:

1) None

PRESENTATION: No



City of Pensacola

222 West Main Street
Pensacola, FL 32502

Memorandum

File #: 17-00155

City Council

6/8/2017

SUBJECT:

CITY ADMINISTRATOR COMMUNICATION - ERIC W. OLSON

INSPECTION SERVICES PRESENTATION - BILL WEEKS, INSPECTIONS SERVICES
ADMINISTRATOR



City of Pensacola

222 West Main Street
Pensacola, FL 32502

Memorandum

File #: 17-00196

City Council

6/8/2017

SUBJECT:

POLICE CHIEF LYTER'S MONTHLY CRIME REPORT

Click or tap here to enter text.



City of Pensacola

222 West Main Street
Pensacola, FL 32502

Memorandum

File #: 17-00146

City Council

6/8/2017

SUBJECT:

MONTHLY FINANCIAL REPORT - CHIEF FINANCIAL OFFICER RICHARD BARKER, JR.

**FINANCIAL REPORT
SIX MONTHS ENDING MARCH 31, 2017**

These statements are unaudited and are not the official financial statements of the City but rather are a review of the progress to date each quarter as it relates to the budget. The official financial statements of the City are included in the Comprehensive Annual Financial Report (CAFR) and will be presented to the City Council in the first quarter of each calendar year following the end of each fiscal year (September 30th).

Attached are financial schedules setting forth the status of the major General Government, Special Revenue, Capital Projects and Proprietary Funds for the City of Pensacola for the six months ending March 31, 2017. The financial schedules compare actual results for the six-month period against the City's budget and against comparable percentages of a year ago. Such comparisons are useful in projecting potential problem areas, allowing management to take early corrective action. The City's debt service and investment schedules are also attached for Council's review.

As reported to Council in the first quarter report, growth in the economy continues. Both Half-Cent Sales Tax and Local Option Sales Tax (PFP) revenues have shown growth from FY 2015 to FY 2016. In addition, Ad Valorem Taxable Valuations continue to show positive growth. While these positive indicators continue, both revenues and expenditures continue to be closely monitored to assure a balanced budget. Expenditures in total are in line with budgeted projections. Significant variances from the current approved budget are noted in the individual fund narrative below.

The Investment Section of this financial report provides a comparison of interest rates for FY 2015 to FY 2017.

The Legal Services and Fees of this financial report provides a listing of legal services and fees paid through the second quarter of FY 2017.

General Fund:

In total, General Fund revenues exceeded budget for the second quarter and are mainly attributed to revenues from Property Tax, Local Business Tax and the transfer from Pensacola Energy, the majority of which were paid during the first quarter. However, during the first six months some of the other major revenue sources were below budget. Total Franchise Fees and Public Service Tax revenues were below budget by \$4,100 or 0.06%. Communication Services Tax was below budget by \$50,000 or 4.02%. Municipal Revenue Sharing was below budget by \$35,100 or 2.98%. Also through the second quarter, Half-Cent Sales Tax revenue was below budget by \$2,000 or 0.12%.

In total revenues are projected to meet budget by fiscal year end. Staff will continue to monitor all revenue sources and expenditures and take appropriate actions as necessary in order to assure a balanced budget.

As stated in the first quarter report, the transfer from the General Fund to the Stormwater Capital Projects Fund appears to exceed budget. Since the Stormwater Utility Fee is on the Property Tax bill, the receipts coincide with the Property Tax Revenues.

Second quarter expenditures in total were within budget. As stated in the first quarter report, Staff continues to remain cautious and continues to monitor expenditures. All General Fund capital equipment has been funded in Local Option Sales Tax and the only savings that can be realized are in operating and personal services.

Tree Planting Trust Fund

The Tree Planting Trust Fund revenue and expenditures are recorded in the General Fund. For the second quarter the "Tree Planting Trust Fund" account contributions plus interest income equaled \$12,776 and expenditures and encumbrances equaled \$106,845. The unencumbered balance in the "Tree Planting Trust Fund" at the end of the second quarter was \$357,401.

Local Option Gasoline Tax Fund:

As stated in the first quarter reports, there have been no receipts of Local Option Gasoline Tax Revenue. However, for comparison purposes, estimated revenues of \$663,100 are shown based on the settlement agreement dated April 6, 2017 between the City of Pensacola and Escambia County concerning the calculation for the distribution of Local Option Gasoline Tax Revenue. Fund expenditures will not exceed budget for the fiscal year.

Stormwater Utility Fund:

Total utility fee revenue of \$2,184,002 represents 82.28% of budgeted revenue for the fiscal year. Fund expenditures are consistent with budget for the second quarter.

Municipal Golf Course Fund:

During the second quarter FY 2017, the Golf Course expenditures (including total City sponsored pension costs) exceeded revenues by \$162,400 before the General Fund subsidy of \$110,000. When compared to FY 2016, revenue for this fiscal year is \$22,300 above prior year second quarter revenues. As stated in the first quarter report, the increase in revenues is mainly due to tournaments and advertising.

During the second quarter of fiscal year 2016, 10,266 rounds were played with 2,241 driving range usage and in the second quarter of this fiscal year 10,686 rounds were played with 2,310 driving range usage, an increase of 420 rounds and an increase of 69 in driving range usage. Staff continues to advertise the golf course through local media outlets as well as keeping the golf course's website updated. Staff also continues to monitor revenues and implement various marketing strategies as appropriate. As previously reported to City Council, the CoverShots Mobile Canopy purchased in December 2016 makes Osceola the only public course in Northwest Florida with a covered driving range offering shade and/or rain protection to the range users.

Concession payments from Fusion Grill, Inc. are current through the second quarter of FY 2017.

Expenditures at the Golf Course are consistent with the adopted FY 2017 budget.

Inspection Services Fund:

In total, revenues exceeded expenditures (including total City sponsored pension costs) by \$78,700. When compared to FY 2016, revenue for this fiscal year is \$234,400 above prior year second quarter revenues. This is a result of large construction projects underway and permits to complete the jobs continue to be issued. Some of the projects underway are the Studer Apartment complex, new four and five story office buildings downtown, VT Mae and increases in residential construction. Additionally, a 73 unit townhouse subdivision at the previous Hallmark Elementary School location is anticipated in the near future.

Expenditures for Inspection Services were consistent with budget.

Roger Scott Tennis Center:

Total revenues for the Roger Scott Tennis Center were consistent with budget. The annual tennis memberships renewed during the second quarter and compared to the second quarter of FY 2016, revenues for FY 2017 were \$12,100 less than last fiscal year. This is due to the court resurfacing project during the first quarter which caused a reduction of 6 available courts for players. During the resurfacing project the center went from 18 courts to 12 courts. Expenditures are not anticipated to exceed budget by fiscal year end.

As reported in the first quarter the City was notified of PJ's Courtside Café's intent to terminate the concession agreement effective March 10, 2017. The terms of the agreement included a minimum concession fee of \$500 for ten months or 10% of gross sales, whichever is higher. During the months of December and January, the concessionaire was only required to pay 10% of gross sales. Through the second quarter of FY 2017, PJ's Courtside Café was not current on their lease payment. There still is owed \$500 which represents November 2016 operations. Staff is attempting to communicate with the owner to collect the past due amount. Staff is currently reviewing available options to address the concession at the Roger Scott Tennis Center.

Below is a comparison of the activity at Roger Scott Tennis Center between the second quarter for FY's 2016 and 2017.

	<u>2ND QTR</u> <u>FY 2016</u>	<u>2ND QTR</u> <u>FY 2017</u>	<u>DIFF</u>
Daily Participants			
Hard Courts	804	678	(126)
All Courts (Includes Clay Cou	<u>1,418</u>	<u>1,430</u>	<u>12</u>
Sub-Total	<u>2,222</u>	<u>2,108</u>	<u>(114)</u>
 Playing Members	 <u>13,592</u>	 <u>13,614</u>	 <u>22</u>
Sub-Total	<u>15,814</u>	<u>15,722</u>	<u>(92)</u>
 Instructional Students	 3,477	 4,201	 724
Rentals/Special Events/Program:	5,343	5,354	11
 Total Players	 <u>24,634</u>	 <u>25,277</u>	 <u>643</u>

Community Maritime Park Management Services Fund:

The City has a Park Management Services Agreement with the Community Maritime Park Associates (CMPA). On January 28, 2015, the CMPA Board approved an amendment and extension of the contract to March 27, 2018 which was subsequently approved by City Council on February 12, 2015. There are three components in this agreement. The first is the Community Maritime Park Insurance and it is 100% reimbursed by the CMPA. Actual expenditures through the second quarter were \$53,400. Secondly, park maintenance and landscaping services are provided. Annually, the CMPA pays the City actual costs incurred up to a maximum amount of \$200,000. Through the second quarter of FY 2017, \$80,800 in expenditures for these services have been incurred which will be billed to the CMPA by fiscal year-end. The final component to the agreement deals with event scheduling and planning, management of outside kiosk sales, rentals, food service and other vendor services, and parking management. The fees charged by the City for these services are reduced by revenues earned by the City. If revenues earned by the City are not sufficient to cover its costs, the maximum amount payable by the CMPA is \$100,000. Through the second quarter of FY 2017, revenues were below expenditures by \$15,000. A final accounting will be made at fiscal year-end based on the terms of the contract.

Revenues and expenditures related to the Employee Leasing function are accounted for in the Community Maritime Park Management Services Fund. Revenues exceeded expenditures by \$17,500 through the second quarter of FY 2017. By fiscal year end, revenues will equal expenditures.

It is contemplated that the New Market Tax Credit (NMTC) structure will unwind on May 31, 2017 at which time the City will forgive the loans made to the CMPA and receive all CMPA assets and any remaining liabilities.

Local Option Sales Tax Fund:

Second quarter revenues were below budget by \$7,800 or 0.25%. Expenditures in total were consistent with budget for the second quarter.

As in previous fiscal years, a draw upon the City's pooled cash to cover cash shortfalls in the fund has occurred and continues. Fund balance is anticipated to continue to be negative through FY 2017.

Local Option Gasoline Tax (LOGT) Series 2016 Project Fund:

The LOGT Series 2016 Project Fund provides funding for a three phase program to accelerate street rehabilitation that would normally be completed over a ten year period. On July 14, 2016 City Council approved financing not to exceed \$15 million for the improvement of an estimated 1800 total blocks city-wide. Expenditures through the second quarter represent the first phase of this plan.

Stormwater Capital Projects Fund:

The \$2,184,193 transfer from the General Fund to the Stormwater Capital Projects Fund equaled the revenue fee collection in the Stormwater Utility Fund. Second quarter expenditures were within budget.

Gas Utility Fund:

Appropriated fund balance in the amount of \$967,800 and operating revenue were below gas operating expenses and encumbrances (including total City sponsored pension costs) by \$2,219,500 for the second quarter. The majority of capital outlay, debt service and transfer expenditures occurred in the first quarter but will levelize over the remainder of the fiscal year

Second quarter FY 2017 revenues were \$1,321,300 below second quarter FY 2016 revenues. This decline was mainly due to experiencing a mild winter season. Current projected revenues for FY 2017 are anticipated to be below the budgeted level and possibly below FY 2016 actual revenues. Pensacola Energy staff is closely monitoring revenues and expenses to ensure a balanced budget by fiscal year end.

Pensacola Energy has included 10¢ in the Purchase Gas Adjustment (PGA) calculation to restore the Pensacola Energy reserve. By the end of Fiscal Year 2016 that reserve was down by \$3.3 million, based on the reserve requirements recommended by Black & Veatch in the FYE 2012 Gas System Annual Report. At the end of March, 2016, the additional \$0.10 per Ccf collected has amounted to \$850,700 which is included in the aforementioned revenue. This recovery of reserve is a multi-year endeavor to recoup the shortfall experienced in prior years.

As reflected in the rate study and in accordance with the plan that Pensacola Energy submitted to the state Public Service Commission for the replacement of cast iron and steel pipes, the Infrastructure Cost Recovery began in FY 2013. This fee is charged for expenses that were made in the prior fiscal year. For the second quarter of FY 2017, \$1,127,152 has been received from Infrastructure Cost Recovery Revenue.

In total, expenses for the Gas Utility Fund were consistent with budget for the second quarter.

All bond eligible gas construction and infrastructure expenses have been accounted for separately.

Sanitation Fund:

In total, appropriated fund balance in the amount of \$1,270,600 and operating revenue were below expenses and encumbrances (including total City sponsored pension costs) by \$194,900 for the second quarter. Sanitation Fund revenues for FY 2017 were \$11,500 above the FY 2016 revenues for the same time period.

On January 19, 2017 Sanitation Services experienced a loss of one garbage truck and two recycling trucks due to a fire incidents. City Council appropriated \$900,000 to replace the three trucks as well as an additional \$150,000 for rental of two trucks while staff pursued the purchase of the three vehicles and the settlement of insurance claims. To date, two trucks have been ordered and the amount encumbered is approximately \$45,000 less than the \$300,000 anticipated cost per truck. Insurance proceeds of \$302,546 were received from the insurance company in April 2017 for the three damaged trucks.

In total, second quarter Sanitation expenses were consistent with budget.

Port Fund:

Second quarter Port appropriated fund balance of \$833,600 and operating revenue exceeded operating expenses and encumbrances (including total City sponsored pension costs) by \$318,400. Operating revenues for FY 2017 were \$349,700 below the FY 2016 operating revenues for the same time period. The majority of this decrease is due to a decrease in dockage revenue. The decrease in dockage is the result of fewer vessel dockage days being logged in the first six months of FY 2017 as compared to the same time period in FY 2016. This is primarily attributable to the depressed state of the offshore oil & gas industry resulting in the vessels supporting that industry not requiring lengthy port stays for project mobilization, demobilization or vessel maintenance work.

Port expenses, in total, were at or below budget and were \$46,700 less than FY 2016 expenses for the same time period. With the revenue fluctuations experienced in prior years, staff continues to operate at minimal costs in order to meet revenues.

All Port lease payments have been paid and are current with the exception of Pensacola Stevedoring, Inc. and Offshore Inland Marine who have a balance less than 60 days past due of \$3,941.67 and \$16,069.85, respectively. Dockage and other vessel fees, which Offshore Inland recovers from its customers then remits to the Port, continue to be slower to pay. Currently this account has an outstanding balance of \$640,073.56, which is detailed below. Included in this amount is \$181,185.33 which was recorded as an allowance for doubtful accounts at the end of FY 2016. This transaction is part of the accounting procedure, however the funds are still due and payable.

Current	\$ 1,756.71
30 - 59 Days	16,069.85
60 - 89 Days	0.00
90 - 119 Days	0.00
Over 120 Days	622,247.00
Total	<u>\$ 640,073.56</u>

Offshore Inland's past-due balance of \$622,247 is being addressed via the establishment of a payment plan to be incorporated into an amendment to the tenant's lease which City Council approved at its May regular meeting. This balance includes \$363,000 in invoices that are being held in abeyance pending construction of an overhead crane facility in port Warehouse #1 and final reconciliation of project-related grant expenses, including expenses incurred by Offshore Inland. A process for final settlement of those funds also is included in the lease amendment.

Airport Fund:

Appropriated fund balance of \$2.8 million and operating revenue exceeded operating expenses and encumbrances (including total City sponsored pension costs) by \$1.7 million for the second quarter. Passenger traffic at Pensacola International Airport increased by 1.65% when compared to the second quarter of FY 2016. This increase in passenger traffic is due, in part, to improved air service and general economic conditions. Overall Airport operating revenues were \$165,200 below the FY 2016 operating revenue for the same time period. Airline Revenues were \$347,900 below the prior fiscal year and Non-Airline Revenues exceeded the prior year by \$182,700. This decrease in Airline Revenues

is mainly attributed to the reduction in the Air Carrier Landing Fees for this fiscal year compared to the prior fiscal year. Air Carrier Landing Fees are currently \$1.90 per 1,000 lbs. as compared to last fiscal year when the charge was \$2.82 per 1,000 lbs. All Air Carrier Fees are recalculated annually. The increase in Non-Airline Revenues is attributed to rental car and parking lot revenue. Revenue collected from the Rental Car leases exceeded the prior year by \$41,500 and revenue from Parking Lot was \$100,700 over the prior year.

The lease agreement with the FAA for the Air Traffic Control Tower is currently in negotiations with the final tower construction payment received in FY 2015. FAA continues to remit the same amount as in the previous agreement until such time as a final lease agreement is agreed upon. The Airport submitted Facility Review documents at the request of the FAA on December 22, 2016. The Airport wishes to move forward with a 5-year lease. It should be noted that the Airport's agreement with the airlines provides for the airlines to fund any shortfall, excluding incentives, should that occur.

Expenses for the second quarter were consistent with budget.

Insurance Retention Fund / Central Services Fund:

These funds are categorized as internal service funds. They provide a service to the City's other operating funds. Revenues and expenses in these funds were consistent with budgeted levels.

Investment Schedule / Debt Service Schedule:

Also provided for information is a listing of City investments and a listing of the City's various debt issues.

The weighted interest rates received on investments during the second quarter of the last three fiscal years are as follows:

	<u>FY 2017</u>	<u>FY 2016</u>	<u>FY 2015</u>
January	0.68%	0.30%	0.18%
February	0.67%	0.30%	0.27%
March	0.67%	0.40%	0.25%

Legal Costs Schedule:

A schedule of legal costs paid to attorneys and/or firms who have provided services to the City has also been included in the quarterly report. This schedule lists the payee, the amount paid and the nature of the services provided to the City.

**CITY OF PENSACOLA
GENERAL FUND
COMPARATIVE SCHEDULE OF REVENUES AND EXPENDITURES - BUDGETED AND ACTUAL
For the Six Months Ended March 31, 2017
Unaudited**

	FY 2017					FY 2016			
	COUNCIL BEGINNING BUDGET	COUNCIL AMENDED BUDGET	CURRENT APPROVED BUDGET	ACTUAL 03/17	% OF BUDGET 03/17	ACTUAL 03/16	% OF BUDGET 03/16	ACTUAL F.Y.E.	% OF BUDGET F.Y.E.
APPROPRIATED FUND BALANCE	\$ 0	2,020,263	2,020,263	2,020,263	100.00%	2,222,758	100.00%	1,167,203	100.00%
REVENUES:									
GENERAL PROPERTY TAXES									
Current Taxes	13,758,400	13,758,400	13,758,400	11,030,909	80.18%	10,979,350	84.57%	13,232,668	100.00%
Delinquent Taxes	30,000	30,000	30,000	(127)	-0.42%	3,429	11.43%	80,105	100.00%
Sub-Total	13,788,400	13,788,400	13,788,400	11,030,782	80.00%	10,982,779	84.40%	13,312,773	100.00%
FRANCHISE FEE									
Gulf Power - Electricity	6,113,000	5,880,000	5,880,000	2,266,907	38.55%	2,326,384	40.03%	5,879,605	99.51%
City of Pensacola - Gas	987,300	862,300	862,300	460,091	53.36%	490,188	50.15%	861,917	98.22%
ECUA - Water and Sewer	1,551,100	1,551,100	1,551,100	663,905	42.80%	626,999	40.83%	1,540,558	100.00%
Miscellaneous	0	0	0	0	----	0	----	7,630	100.39%
Sub-Total	8,651,400	8,293,400	8,293,400	3,390,903	40.89%	3,443,571	41.37%	8,289,710	99.46%
PUBLIC SERVICE TAXES									
Gulf Power - Electricity	5,956,100	5,956,100	5,956,100	2,396,989	40.24%	2,305,247	40.65%	5,958,728	100.21%
City of Pensacola - Gas	822,200	750,000	750,000	353,610	47.15%	408,379	50.16%	745,942	98.92%
ECUA - Water	978,500	978,500	978,500	418,170	42.74%	384,867	40.11%	980,545	100.00%
Miscellaneous	20,000	20,000	20,000	13,429	67.15%	7,114	71.14%	25,765	100.00%
Sub-Total	7,776,800	7,704,600	7,704,600	3,182,198	41.30%	3,105,607	41.66%	7,710,980	100.05%
LOCAL BUSINESS TAXES									
Local Business Tax	910,000	910,000	910,000	875,838	96.25%	887,666	98.63%	913,302	100.00%
Local Business Tax Penalty	10,000	10,000	10,000	10,985	109.85%	11,079	170.45%	13,450	100.01%
Sub-Total	920,000	920,000	920,000	886,823	96.39%	898,745	99.14%	926,752	100.00%

**CITY OF PENSACOLA
GENERAL FUND
COMPARATIVE SCHEDULE OF REVENUES AND EXPENDITURES - BUDGETED AND ACTUAL
For the Six Months Ended March 31, 2017
Unaudited**

	FY 2017					FY 2016			
	COUNCIL BEGINNING BUDGET	COUNCIL AMENDED BUDGET	CURRENT APPROVED BUDGET	ACTUAL 03/17	% OF BUDGET 03/17	ACTUAL 03/16	% OF BUDGET 03/16	ACTUAL F.Y.E.	% OF BUDGET F.Y.E.
REVENUES: (continued)									
LICENSES, PERMITS & PENALTIES									
Special Permits (Planning)	50,000	50,000	50,000	24,356	48.71%	23,215	51.59%	47,635	101.95%
Taxi Permits	7,500	7,500	7,500	2,958	39.44%	3,668	52.40%	7,380	100.00%
Fire Permits	21,000	21,000	21,000	7,660	36.48%	16,730	83.65%	23,500	100.00%
Sub-Total	<u>78,500</u>	<u>78,500</u>	<u>78,500</u>	<u>34,974</u>	44.55%	<u>43,613</u>	60.57%	<u>78,515</u>	101.17%
INTERGOVERNMENTAL									
FEDERAL									
Payment in Lieu of Taxes	17,000	17,000	17,000	18,374	108.08%	16,236	95.51%	16,236	100.01%
STATE									
1/2 Cent Sales Tax	4,490,900	4,390,900	4,390,900	1,709,412	38.93%	1,693,684	38.27%	4,358,783	100.52%
Beverage License Tax	95,000	95,000	95,000	101,207	106.53%	99,398	110.44%	104,990	100.00%
Mobile Home Tax	7,500	7,500	7,500	8,326	111.01%	6,670	95.29%	10,487	100.01%
Communication Services Tax	3,026,600	2,926,600	2,926,600	1,182,471	40.40%	1,262,998	43.29%	3,013,059	100.21%
State Rev Sharing - Motor Fuel Tax	546,400	579,000	579,000	271,849	46.95%	273,285	48.62%	546,266	100.00%
State Rev Sharing - Sales Tax	1,849,500	1,749,500	1,749,500	870,374	49.75%	879,816	51.81%	1,756,231	100.00%
CNG Rebate Municipal Vehicles	0	0	0	0	----	0	----	0	----
Gas Rebate Municipal Vehicles	15,500	15,500	15,500	20,453	131.95%	6,471	41.75%	11,483	99.99%
Fire Fighter Supplemental Compensation	40,000	40,000	40,000	21,754	54.39%	21,420	61.20%	41,789	100.00%
Sub-Total	<u>10,088,400</u>	<u>9,821,000</u>	<u>9,821,000</u>	<u>4,204,220</u>	42.81%	<u>4,259,978</u>	43.61%	<u>9,859,324</u>	100.29%

**CITY OF PENSACOLA
GENERAL FUND
COMPARATIVE SCHEDULE OF REVENUES AND EXPENDITURES - BUDGETED AND ACTUAL
For the Six Months Ended March 31, 2017
Unaudited**

	FY 2017					FY 2016			
	COUNCIL BEGINNING BUDGET	COUNCIL AMENDED BUDGET	CURRENT APPROVED BUDGET	ACTUAL 03/17	% OF BUDGET 03/17	ACTUAL 03/16	% OF BUDGET 03/16	ACTUAL F.Y.E.	% OF BUDGET F.Y.E.
REVENUES: (continued)									
OTHER CHARGES FOR SERVICES									
Swimming Pool Fees	0	0	0	360	----	117	----	5,718	100.02%
Boat Launch Fees	17,000	17,000	17,000	8,713	51.25%	5,831	29.16%	18,532	100.00%
Esc. School Board - SRO	240,000	220,000	220,000	76,322	34.69%	122,288	50.95%	185,564	100.00%
ECSD - 911 Calltakers	245,000	245,000	245,000	132,816	54.21%	111,039	48.28%	237,402	100.00%
State Traffic Signal Maintenance	141,600	326,600	326,600	0	0.00%	0	0.00%	227,392	100.00%
State Street Light Maintenance	242,600	303,600	303,600	0	0.00%	0	0.00%	303,565	99.99%
Pensacola Fire Academy	20,000	20,000	20,000	37,135	185.68%	0	0.00%	160	100.00%
Miscellaneous	40,000	40,000	40,000	21,089	52.72%	22,205	55.51%	41,656	100.00%
Sub-Total	946,200	1,172,200	1,172,200	276,435	23.58%	261,480	28.14%	1,019,989	100.00%
FINES, FORFEITURES □ PENALTIES									
POLICE									
Court Fines	14,500	14,500	14,500	5,531	38.14%	5,862	40.43%	11,975	100.01%
Traffic Fines	80,000	80,000	80,000	36,834	46.04%	35,082	30.51%	90,050	108.91%
OTHER FINES									
Miscellaneous	12,000	12,000	12,000	4,572	38.10%	2,313	15.95%	5,033	100.02%
Sub-Total	106,500	106,500	106,500	46,937	44.07%	43,257	30.04%	107,058	107.39%

**CITY OF PENSACOLA
GENERAL FUND
COMPARATIVE SCHEDULE OF REVENUES AND EXPENDITURES - BUDGETED AND ACTUAL
For the Six Months Ended March 31, 2017
Unaudited**

	FY 2017					FY 2016			
	COUNCIL BEGINNING BUDGET	COUNCIL AMENDED BUDGET	CURRENT APPROVED BUDGET	ACTUAL 03/17	% OF BUDGET 03/17	ACTUAL 03/16	% OF BUDGET 03/16	ACTUAL F.Y.E.	% OF BUDGET F.Y.E.
REVENUES: (continued)									
INTEREST									
Investments and Deposits	30,000	30,000	30,000	186	0.62%	7,639	50.93%	47,852	100.00%
Sub-Total	30,000	30,000	30,000	186	0.62%	7,639	50.93%	47,852	100.00%
OTHER REVENUES									
Miscellaneous	400,000	400,000	400,000	221,686	55.42%	321,780	99.01%	563,856	101.64%
Miscellaneous - Saenger Facility Fee	65,000	65,000	65,000	0	0.00%	1,294	2.16%	76,020	100.00%
Sale of Assets	50,000	490,000	490,000	502,605	102.57%	0	0.00%	0	----
Sub-Total	515,000	955,000	955,000	724,291	75.84%	323,074	74.27%	639,876	101.44%
Sub-Total Revenues	42,901,200	42,869,600	42,869,600	23,777,749	55.47%	23,369,743	56.92%	41,992,829	100.01%
TRANSFERS IN									
Gas Utility Fund	8,000,000	8,000,000	8,000,000	4,000,000	50.00%	4,000,000	50.00%	8,000,000	100.00%
Sub-Total	8,000,000	8,000,000	8,000,000	4,000,000	50.00%	4,000,000	50.00%	8,000,000	100.00%
TOTAL REVENUES	50,901,200	50,869,600	50,869,600	27,777,749	54.61%	27,369,743	55.79%	49,992,829	100.01%
TOTAL REVENUES AND FUND BALANCE	\$ 50,901,200	52,889,863	52,889,863	29,798,012	56.34%	29,592,501	57.70%	51,160,032	100.01%

**CITY OF PENSACOLA
GENERAL FUND
COMPARATIVE SCHEDULE OF REVENUES AND EXPENDITURES BUDGETED AND ACTUAL
For the Six Months Ended March 31, 2017
Unaudited**

	FY 2017					FY 2016			
	COUNCIL BEGINNING BUDGET	COUNCIL AMENDED BUDGET	CURRENT APPROVED BUDGET	ACTUAL 03/17	% OF BUDGET 03/17	ACTUAL 03/16	% OF BUDGET 03/16	ACTUAL F.Y.E.	% OF BUDGET F.Y.E.
EXPENDITURES:									
CITY COUNCIL									
Personal Services	\$ 620,800	620,800	620,759	228,161	36.76%	233,922	43.31%	459,386	82.01%
City Sponsored Pensions	0	0	41	20	48.78%	20	112.89%	42	93.33%
Sub-Total	620,800	620,800	620,800	228,181	36.76%	233,942	43.31%	459,428	82.01%
Operating Expenses	466,000	622,382	622,382	328,179	52.73%	252,219	44.16%	380,756	86.64%
Sub-Total	1,086,800	1,243,182	1,243,182	556,360	44.75%	486,161	43.75%	840,184	84.31%
Allocated Overhead/(Cost Recovery)	(308,100)	(322,400)	(322,400)	(161,200)	50.00%	(144,450)	50.00%	(326,200)	100.00%
Sub-Total	778,700	920,782	920,782	395,160	42.92%	341,711	41.56%	513,984	77.79%
MAYOR									
Personal Services	985,500	985,500	985,500	444,845	45.14%	388,885	41.66%	841,507	90.16%
City Sponsored Pensions	54,300	54,300	54,300	54,300	100.00%	54,300	100.00%	54,300	100.00%
Sub-Total	1,039,800	1,039,800	1,039,800	499,145	48.00%	443,185	44.87%	895,807	90.70%
Operating Expenses	385,500	406,500	406,500	181,249	44.59%	180,267	35.17%	297,450	62.14%
Sub-Total	1,425,300	1,446,300	1,446,300	680,394	47.04%	623,452	41.56%	1,193,257	80.94%
Allocated Overhead/(Cost Recovery)	(770,400)	(806,500)	(806,500)	(403,250)	50.00%	(381,800)	50.00%	(820,700)	100.00%
Sub-Total	654,900	639,800	639,800	277,144	43.32%	241,652	32.81%	372,557	57.92%
CITY CLERK									
Personal Services	221,000	221,000	213,000	105,412	49.49%	104,742	48.42%	214,204	98.01%
City Sponsored Pensions	32,100	32,100	32,100	32,100	100.00%	32,100	100.00%	32,100	100.00%
Sub-Total	253,100	253,100	245,100	137,512	56.10%	136,842	55.09%	246,304	98.26%
Operating Expenses	46,300	46,300	54,300	32,557	59.96%	18,503	42.25%	39,827	95.88%
Sub-Total	299,400	299,400	299,400	170,069	56.80%	155,346	53.16%	286,131	97.92%
Allocated Overhead/(Cost Recovery)	(64,300)	(68,300)	(68,300)	(34,150)	50.00%	(33,650)	50.00%	(68,600)	100.00%
Sub-Total	235,100	231,100	231,100	135,919	58.81%	121,696	54.11%	217,531	97.29%

The City's general, fire and police pension fund annual contributions were paid in a lump sum contribution on October 1st which have been separated from personal services.

**CITY OF PENSACOLA
GENERAL FUND
COMPARATIVE SCHEDULE OF REVENUES AND EXPENDITURES - BUDGETED AND ACTUAL
For the Six Months Ended March 31, 2017
Unaudited**

	FY 2017					FY 2016			
	COUNCIL BEGINNING BUDGET	COUNCIL AMENDED BUDGET	CURRENT APPROVED BUDGET	ACTUAL 03/17	% OF BUDGET 03/17	ACTUAL 03/16	% OF BUDGET 03/16	ACTUAL F.Y.E.	% OF BUDGET F.Y.E.
EXPENDITURES: (continued)									
LEGAL									
Personal Services	381,000	381,000	382,600	171,787	44.90%	178,837	48.22%	368,819	99.98%
City Sponsored Pensions	21,600	21,600	21,600	21,600	100.00%	21,600	100.00%	21,600	100.00%
Sub-Total	402,600	402,600	404,200	193,387	47.84%	200,437	51.07%	390,419	99.98%
Operating Expenses	148,400	148,400	146,800	44,686	30.44%	81,575	53.78%	148,411	96.56%
Sub-Total	551,000	551,000	551,000	238,073	43.21%	282,012	51.82%	538,830	99.02%
Allocated Overhead/(Cost Recovery)	(133,100)	(160,300)	(160,300)	(80,150)	50.00%	(112,200)	50.00%	(143,100)	100.00%
Sub-Total	417,900	390,700	390,700	157,923	40.42%	169,812	53.10%	395,730	98.66%
HUMAN RESOURCES									
Personal Services	470,100	470,100	478,065	230,812	48.28%	222,450	48.28%	461,601	100.00%
City Sponsored Pensions	120,400	120,400	120,535	120,468	99.94%	120,468	99.93%	120,540	100.00%
Sub-Total	590,500	590,500	598,600	351,280	58.68%	342,918	58.99%	582,141	100.00%
Operating Expenses	149,800	166,248	158,148	97,839	61.87%	109,222	65.43%	158,250	99.91%
Sub-Total	740,300	756,748	756,748	449,119	59.35%	452,140	60.43%	740,391	99.98%
Allocated Overhead/(Cost Recovery)	(282,800)	(293,500)	(293,500)	(146,750)	50.00%	(121,800)	50.00%	(301,100)	100.00%
Sub-Total	457,500	463,248	463,248	302,369	65.27%	330,340	65.46%	439,291	99.96%
NON-DEPARTMENTAL FUNDING									
Operating Expenses	2,856,500	3,211,062	3,236,062	2,429,884	75.09%	2,192,058	77.16%	2,621,190	89.72%
Sub-Total	2,856,500	3,211,062	3,236,062	2,429,884	75.09%	2,192,058	77.16%	2,621,190	89.72%
FINANCIAL SERVICES									
Personal Services	1,523,700	1,523,700	1,523,000	734,845	48.25%	700,693	47.65%	1,443,483	100.01%
City Sponsored Pensions	296,500	296,500	297,200	296,800	99.87%	296,790	99.90%	296,928	99.94%
Sub-Total	1,820,200	1,820,200	1,820,200	1,031,645	56.68%	997,483	56.43%	1,740,411	100.00%
Operating Expenses	431,400	478,893	478,893	204,368	42.68%	193,815	47.85%	414,517	95.93%
Sub-Total	2,251,600	2,299,093	2,299,093	1,236,013	53.76%	1,191,297	54.83%	2,154,928	99.19%
Allocated Overhead/(Cost Recovery)	(1,308,300)	(1,340,500)	(1,340,500)	(670,250)	50.00%	(612,400)	50.00%	(1,384,900)	100.00%
Sub-Total	943,300	958,593	958,593	565,763	59.02%	578,897	61.08%	770,028	97.77%

The City's general, fire and police pension fund annual contributions were paid in a lump sum contribution on October 1st which have been separated from personal services.

**CITY OF PENSACOLA
GENERAL FUND
COMPARATIVE SCHEDULE OF REVENUES AND EXPENDITURES BUDGETED AND ACTUAL
For the Six Months Ended March 31, 2017
Unaudited**

	FY 2017					FY 2016			
	COUNCIL BEGINNING BUDGET	COUNCIL AMENDED BUDGET	CURRENT APPROVED BUDGET	ACTUAL 03/17	% OF BUDGET 03/17	ACTUAL 03/16	% OF BUDGET 03/16	ACTUAL F.Y.E.	% OF BUDGET F.Y.E.
EXPENDITURES: (continued)									
PLANNING SERVICES									
Personal Services	583,200	583,200	583,200	241,896	41.48%	239,286	45.25%	522,372	98.68%
City Sponsored Pensions	74,700	74,700	74,700	74,700	100.00%	74,734	99.99%	74,770	100.00%
Sub-Total	657,900	657,900	657,900	316,596	48.12%	314,020	52.02%	597,142	98.85%
Operating Expenses	261,100	403,324	403,324	73,703	18.27%	141,394	45.76%	239,465	77.62%
Sub-Total	919,000	1,061,224	1,061,224	390,299	36.78%	455,414	49.90%	836,607	91.67%
PARKS & RECREATION									
Personal Services	2,587,000	2,587,000	2,586,565	1,192,443	46.10%	1,146,451	45.23%	2,330,672	96.19%
City Sponsored Pensions	759,800	759,800	760,235	760,025	99.97%	760,061	99.21%	760,297	99.99%
Sub-Total	3,346,800	3,346,800	3,346,800	1,952,468	58.34%	1,906,511	57.76%	3,090,969	97.10%
Operating Expenses	2,500,000	2,743,717	2,793,717	1,356,744	48.56%	1,081,944	42.73%	2,525,758	99.20%
Sub-Total	5,846,800	6,090,517	6,140,517	3,309,212	53.89%	2,988,455	51.23%	5,616,727	98.05%
Allocated Overhead/(Cost Recovery)	(6,400)	(9,300)	(9,300)	(4,650)	50.00%	(7,850)	50.00%	(7,000)	100.00%
Sub-Total	5,840,400	6,081,217	6,131,217	3,304,562	53.90%	2,980,605	51.24%	5,609,727	98.05%
PUBLIC WORKS & FACILITIES									
Personal Services	1,529,600	1,529,600	1,536,646	726,601	47.28%	696,699	47.96%	1,463,898	98.47%
City Sponsored Pensions	352,100	352,100	352,286	352,281	100.00%	352,303	99.97%	352,502	100.00%
Sub-Total	1,881,700	1,881,700	1,888,932	1,078,882	57.12%	1,049,001	58.12%	1,816,400	98.76%
Operating Expenses	2,251,200	2,866,658	2,784,426	1,282,900	46.07%	1,137,743	43.32%	2,286,122	94.91%
Sub-Total	4,132,900	4,748,358	4,673,358	2,361,782	50.54%	2,186,744	49.35%	4,102,522	96.55%
Allocated Overhead/(Cost Recovery)	(183,500)	(251,500)	(251,500)	(125,750)	50.00%	(59,300)	50.00%	(199,300)	100.00%
Sub-Total	3,949,400	4,496,858	4,421,858	2,236,032	50.57%	2,127,444	49.33%	3,903,222	96.39%

The City's general, fire and police pension fund annual contributions were paid in a lump sum contribution on October 1st which have been separated from personal services.

**CITY OF PENSACOLA
GENERAL FUND
COMPARATIVE SCHEDULE OF REVENUES AND EXPENDITURES - BUDGETED AND ACTUAL
For the Six Months Ended March 31, 2017
[Unaudited]**

	FY 2017					FY 2016			
	COUNCIL BEGINNING BUDGET	COUNCIL AMENDED BUDGET	CURRENT APPROVED BUDGET	ACTUAL 03/17	% OF BUDGET 03/17	ACTUAL 03/16	% OF BUDGET 03/16	ACTUAL F.Y.E.	% OF BUDGET F.Y.E.
EXPENDITURES: (continued)									
FIRE									
Personal Services	6,717,900	6,717,900	6,731,450	3,273,316	48.63%	3,337,203	49.39%	6,641,698	97.10%
City Sponsored Pensions	1,651,600	1,651,600	1,638,050	1,633,801	99.74%	2,508,631	99.81%	2,406,949	100.00%
Sub-Total	8,369,500	8,369,500	8,369,500	4,907,117	58.63%	5,845,834	63.06%	9,048,647	97.85%
Operating Expenses	1,491,000	1,491,474	1,491,474	714,001	47.87%	663,754	47.76%	1,401,199	99.20%
Sub-Total	9,860,500	9,860,974	9,860,974	5,621,118	57.00%	6,509,588	61.06%	10,449,846	98.03%
POLICE									
Personal Services	12,545,000	12,545,000	12,811,602	5,979,188	46.67%	5,932,330	47.59%	12,055,075	96.87%
City Sponsored Pensions	4,992,000	4,992,000	4,725,398	4,721,710	99.92%	4,277,768	99.96%	4,279,969	99.99%
Sub-Total	17,537,000	17,537,000	17,537,000	10,700,898	61.02%	10,210,098	60.97%	16,335,044	97.67%
Operating Expenses	3,691,500	3,717,805	3,717,805	1,809,199	48.66%	1,927,175	52.78%	3,622,022	99.23%
Sub-Total	21,228,500	21,254,805	21,254,805	12,510,097	58.86%	12,137,273	59.50%	19,957,066	97.95%
TRANSFERS OUT									
Municipal Golf Course Fund	100,000	220,000	220,000	110,000	50.00%	50,000	50.00%	220,000	100.00%
Stormwater Capital Projects Fund	2,659,500	2,659,500	2,659,500	2,184,193	82.13%	2,263,640	84.29%	2,772,250	100.00%
Eastside TIF Fund	0	440,000	440,000	0	0.00%	0	----	0	DIV/0!
Sub-Total	2,759,500	3,319,500	3,319,500	2,294,193	69.11%	2,313,640	83.06%	2,992,250	100.00%
TOTAL EXPENDITURES	\$ 50,901,200	52,889,863	52,889,863	30,620,463	57.89%	30,500,130	59.47%	49,079,029	96.57%

The City's general, fire and police pension fund annual contributions were paid in a lump sum contribution on October 1st which have been separated from personal services.

CITY OF PENSACOLA
TREE PLANTING TRUST □ GENERAL FUND
COMPARATIVE SCHEDULE OF REVENUES AND EXPENDITURES □ BUDGETED AND ACTUAL
For the Six Months Ended March 31, 2017
□ Unaudited □

	FY 2017					FY 2016			
	COUNCIL BEGINNING BUDGET	COUNCIL AMENDED BUDGET	CURRENT APPROVED BUDGET	ACTUAL 03/17	% OF BUDGET 03/17	ACTUAL 03/16	% OF BUDGET 03/16	ACTUAL F.Y.E.	% OF BUDGET F.Y.E.
APPROPRIATED FUND BALANCE	\$ 181,000	238,716	238,716	238,716	100.00%	374,395	100.00%	302,720	100.00%
REVENUES:									
Tree Trust Fund	10,000	10,000	10,000	11,275	112.75%	3,425	34.25%	81,675	100.00%
Interest	0	0	0	1,501	----	983	----	2,269	----
TOTAL REVENUES	10,000	10,000	10,000	12,776	127.76%	4,408	44.08%	83,944	102.78%
TOTAL REVENUES AND FUND BALANCE	\$ 191,000	248,716	248,716	251,492	101.12%	378,803	98.55%	386,664	100.59%
EXPENDITURES:									
Operating Expenses	\$ 191,000	240,286	240,286	106,845	44.47%	55,215	26.16%	58,320	49.47%
Capital Outlay	0	8,430	8,430	0	0.00%	121,649	70.18%	134,209	77.33%
Sub-Total	191,000	248,716	248,716	106,845	42.96%	176,864	46.01%	192,529	62.37%
TOTAL EXPENDITURES	\$ 191,000	248,716	248,716	106,845	42.96%	176,864	46.01%	192,529	62.37%

**CITY OF PENSACOLA
LOCAL OPTION GASOLINE TAX FUND
COMPARATIVE SCHEDULE OF REVENUES AND EXPENDITURES BUDGETED AND ACTUAL
For the Six Months Ended March 31, 2017
Unaudited**

	FY 2017					FY 2016			
	COUNCIL BEGINNING BUDGET	COUNCIL AMENDED BUDGET	CURRENT APPROVED BUDGET	ACTUAL 03/17	% OF BUDGET 03/17	ACTUAL 03/16	% OF BUDGET 03/16	ACTUAL F.Y.E.	% OF BUDGET F.Y.E.
APPROPRIATED FUND BALANCE	\$ 66,900	94,139	94,139	94,139	100.00%	1,655,624	100.00%	1,655,624	100.00%
REVENUES:									
Gasoline Tax (6 cent local)	1,337,100	1,337,100	1,337,100	549,503 **	41.10%	642,809	41.47%	1,462,265 *	94.34%
Interest	0	0	0	0	----	1,309	65.45%	2,147	107.35%
Miscellaneous	0	0	0	113,583	----	1,663	----	1,663	----
Sub-Total	1,337,100	1,337,100	1,337,100	663,086	49.59%	645,781	41.61%	1,466,075	94.46%
TOTAL REVENUES	1,337,100	1,337,100	1,337,100	663,086	49.59%	645,781	41.61%	1,466,075	94.46%
TOTAL REVENUES AND FUND BALANCE	\$ 1,404,000	1,431,239	1,431,239	757,225	52.91%	2,301,405	71.75%	3,121,699	97.32%
EXPENDITURES:									
Capital Outlay	0	27,239	27,239	27,238	100.00%	1,269,887	39.94%	832,546	84.62%
Allocated Overhead/(Cost Recovery)	66,900	66,900	66,900	33,450	50.00%	14,200	50.00%	66,900	100.00%
Sub-Total	66,900	94,139	94,139	60,688	64.47%	1,284,087	40.03%	899,446	85.57%
TRANSFERS OUT									
LOGT Debt Service fund	1,337,100	1,337,100	1,337,100	0	0.00%	0	----	2,124,700	100.00%
TOTAL EXPENDITURES	\$ 1,404,000	1,431,239	1,431,239	60,688	4.24%	1,284,087	40.03%	3,024,146	95.13%

* Revenue includes only 11 payments versus 12 payments due to appeal to State on distribution formula for the 10 year and 4 month (9/1/16 thru 12/31/26) extension of the tax. The 12th payment was for September 2016 and is estimated to be \$119,342 based on the settlement agreement dated April 6, 2017 between the City of Pensacola and Escambia County and Escambia County resolution number CR2017-48. The September 2016 payment is not reflected in this report.

** No revenue has been received this fiscal year due to appeal to state on distribution formula for the 10 year and 4 month (9/1/16 thru 12/31/26) extension of the tax. However, for comparison purposes, estimated revenues are shown based on the settlement agreement dated April 6, 2017 between the City of Pensacola and Escambia County and Escambia County resolution number CR2017-48. Estimated revenues does not include the September 2016 payment of \$119,342 which will be received and recognized in fiscal year 2017.

CITY OF PENSACOLA
STORMWATER UTILITY FUND
COMPARATIVE SCHEDULE OF REVENUES AND EXPENDITURES - BUDGETED AND ACTUAL
For the Six Months Ended March 31, 2017
Unaudited

	FY 2017					FY 2016			
	COUNCIL BEGINNING BUDGET	COUNCIL AMENDED BUDGET	CURRENT APPROVED BUDGET	ACTUAL 03/17	% OF BUDGET 03/17	ACTUAL 03/16	% OF BUDGET 03/16	ACTUAL F.Y.E.	% OF BUDGET F.Y.E.
APPROPRIATED FUND BALANCE	\$ 0	18,179	18,179	18,179	100.00%	182,967	100.00%	179,414	100.00%
REVENUES:									
Stormwater Utility Fees	2,654,500	2,654,500	2,654,500	2,184,002	82.28%	2,259,672	84.30%	2,763,239	100.00%
Delinquent Stormwater Utility Fee	5,000	5,000	5,000	191	3.82%	3,968	79.36%	9,011	100.00%
CHARGES FOR SERVICES:									
State Right of Way Maintenance	99,600	99,600	99,600	41,520	41.69%	41,520	41.69%	99,647	100.05%
Interest Income	0	0	0	554	---	1,146	---	3,603	100.00%
TOTAL REVENUES	2,759,100	2,759,100	2,759,100	2,226,267	80.69%	2,306,306	82.81%	2,875,500	100.00%
TOTAL REVENUES AND FUND BALANCE	\$ 2,759,100	2,777,279	2,777,279	2,244,446	80.81%	2,489,273	83.87%	3,054,914	100.00%
EXPENDITURES:									
STORMWATER O & M									
Personal Services	\$ 772,900	772,900	769,783	358,417	46.56%	352,249	44.40%	730,364	92.99%
City Sponsored Pensions	306,200	306,200	306,436	306,435	100.00%	306,431	99.99%	306,679	99.98%
Sub-Total	1,079,100	1,079,100	1,076,219	664,852	61.78%	658,680	59.89%	1,037,043	94.96%
Operating Expenses	569,500	587,679	578,990	371,175	64.11%	182,825	48.32%	367,124	88.94%
Capital Outlay	38,000	38,000	38,000	0	0.00%	351,803	82.78%	396,628	93.32%
Allocated Overhead/(Cost Recovery)	192,300	192,300	192,300	96,150	50.00%	93,850	50.00%	192,300	100.00%
Sub-Total	1,878,900	1,897,079	1,885,509	1,132,177	60.05%	1,287,158	61.56%	1,993,095	93.87%
STREET CLEANING									
Personal Services	386,700	386,700	389,518	184,288	47.31%	190,809	49.43%	375,761	96.06%
City Sponsored Pensions	87,700	87,700	87,763	87,762	100.00%	87,763	100.07%	87,827	100.00%
Sub-Total	474,400	474,400	477,281	272,050	57.00%	278,572	58.81%	463,588	96.78%
Operating Expenses	330,700	330,700	339,389	189,374	55.80%	188,285	56.26%	352,670	98.48%
Allocated Overhead/(Cost Recovery)	75,100	75,100	75,100	37,550	50.00%	34,400	50.00%	75,100	100.00%
Sub-Total	880,200	880,200	891,770	498,974	55.95%	501,257	57.14%	891,358	97.71%
TOTAL EXPENDITURES	\$ 2,759,100	2,777,279	2,777,279	1,631,151	58.73%	1,788,415	60.26%	2,884,453	95.02%

The City's general, fire and police pension fund annual contributions were paid in a lump sum contribution on October 1st which have been separated from personal services.

**CITY OF PENSACOLA
MUNICIPAL GOLF COURSE FUND
COMPARATIVE SCHEDULE OF REVENUES AND EXPENDITURES BUDGETED AND ACTUAL
For the Six Months Ended March 31, 2017
Unaudited**

	FY 2017					FY 2016			
	COUNCIL BEGINNING BUDGET	COUNCIL AMENDED BUDGET	CURRENT APPROVED BUDGET	ACTUAL 03/17	% OF BUDGET 03/17	ACTUAL 03/16	% OF BUDGET 03/16	ACTUAL F.Y.E.	% OF BUDGET F.Y.E.
APPROPRIATED FUND BALANCE	\$ 0	8,908	8,908	8,908	100.00%	17,364	100.00%	57,308	100.00%
REVENUES:									
GOLF COURSE CHARGES									
Green Fees	409,500	309,500	309,500	137,107	44.30%	136,769	33.58%	272,237	99.85%
Electric Cart Rentals	72,400	72,400	72,400	45,053	62.23%	39,705	55.15%	78,326	100.00%
Pull Cart Rentals	400	400	400	65	16.25%	108	27.00%	155	100.00%
Concessions	18,100	18,100	18,100	9,000	49.72%	10,500	58.33%	18,000	100.00%
Pro Shop Sales	15,100	15,100	15,100	4,570	30.26%	5,760	38.40%	11,338	100.00%
Tournaments	34,200	34,200	34,200	23,411	68.45%	10,832	31.86%	31,674	100.00%
Driving Range	42,700	42,700	42,700	12,612	29.54%	12,326	30.89%	25,154	100.00%
Capital Surcharge	50,000	50,000	50,000	18,669	37.34%	14,708	29.42%	32,259	100.00%
Advertising	0	0	0	2,500	----	0	0.00%	7,500	100.00%
Miscellaneous	500	500	500	0	0.00%	0	----	0	----
Interest Income	0	0	0	21	----	6	----	92	98.92%
SUB-TOTAL REVENUES	642,900	542,900	542,900	253,008	46.60%	230,714	36.21%	476,735	99.91%
TRANSFERS IN GENERAL FUND	100,000	220,000	220,000	110,000	50.00%	50,000	50.00%	220,000	100.00%
TOTAL REVENUES	742,900	762,900	762,900	363,008	47.58%	280,714	38.08%	696,735	99.94%
TOTAL REVENUES AND FUND BALANCE	\$ 742,900	771,808	771,808	371,916	48.19%	298,078	39.51%	754,043	99.94%
EXPENDITURES:									
OPERATIONS									
Personal Services	\$ 345,200	345,200	345,200	159,539	46.22%	149,592	43.80%	328,931	98.22%
City Sponsored Pensions	53,700	53,700	53,700	53,700	100.00%	53,700	100.00%	53,700	100.00%
Sub-Total	398,900	398,900	398,900	213,239	53.46%	203,292	51.44%	382,631	98.47%
Operating Expenses	344,000	372,908	372,908	202,697	54.36%	192,755	53.65%	339,288	95.17%
TOTAL EXPENDITURES	\$ 742,900	771,808	771,808	415,936	53.89%	396,047	52.49%	721,919	96.87%

The City's general, fire and police pension fund annual contributions were paid in a lump sum contribution on October 1st which have been separated from personal services.

**CITY OF PENSACOLA
INSPECTION SERVICES FUND
COMPARATIVE SCHEDULE OF REVENUES AND EXPENDITURES BUDGETED AND ACTUAL
For the Six Months Ended March 31, 2017
Unaudited**

	FY 2017					FY 2016			
	COUNCIL BEGINNING BUDGET	COUNCIL AMENDED BUDGET	CURRENT APPROVED BUDGET	ACTUAL 03/17	% OF BUDGET 03/17	ACTUAL 03/16	% OF BUDGET 03/16	ACTUAL F.Y.E.	% OF BUDGET F.Y.E.
APPROPRIATED FUND BALANCE	\$ 0	195,400	195,400	195,400	100.00%	0	----	(54,378)	100.00%
REVENUES:									
Building Permits	600,000	600,000	600,000	449,023	74.84%	285,163	51.93%	690,799	100.18%
Electrical Permits	176,100	176,100	176,100	82,080	46.61%	90,957	56.85%	182,363	100.00%
Gas Permits	28,600	28,600	28,600	19,190	67.10%	19,850	76.35%	35,500	100.00%
Plumbing Permits	87,000	87,000	87,000	60,876	69.97%	47,598	59.50%	94,877	100.00%
Mechanical Permits	60,500	60,500	60,500	31,603	52.24%	29,385	53.43%	68,524	100.00%
zoning Review Inspection Fees	41,200	41,200	41,200	87,900	213.35%	26,150	69.92%	66,700	100.00%
Miscellaneous Permits	8,800	8,800	8,800	3,543	40.26%	3,699	46.24%	6,754	100.00%
Permit Application Fee	188,600	188,600	188,600	92,008	48.78%	88,736	50.71%	191,548	100.00%
Interest Income	0	0	0	449	----	749	----	4,471	100.02%
TOTAL REVENUES	1,190,800	1,190,800	1,190,800	826,672	69.42%	592,287	54.31%	1,341,536	100.09%
TOTAL REVENUES AND FUND BALANCE	\$ 1,190,800	1,386,200	1,386,200	1,022,072	73.73%	592,287	54.31%	1,287,158	100.10%
EXPENDITURES:									
OPERATIONS									
Personal Services	\$ 670,800	670,800	670,708	330,600	49.29%	319,610	48.02%	658,254	98.91%
City Sponsored Pensions	156,700	156,700	156,792	156,739	99.97%	156,738	100.02%	156,778	100.00%
Sub-Total	827,500	827,500	827,500	487,339	58.89%	476,348	57.93%	815,032	99.12%
Operating Expenses	295,800	295,800	295,800	108,366	36.63%	111,025	51.28%	195,122	94.41%
Capital Outlay	67,500	67,500	67,500	54,534	80.79%	51,674	100.00%	61,524	100.00%
Sub-Total	1,190,800	1,190,800	1,190,800	650,239	54.61%	639,047	58.60%	1,071,678	98.27%
Allocated Overhead/(Cost Recovery)	0	195,400	195,400	97,700	50.00%	97,700 *	50.00% *	195,400	100.00%
TOTAL EXPENDITURES	\$ 1,190,800	1,386,200	1,386,200	747,939	53.96%	736,747 *	57.29% *	1,267,078	98.54%

The City's general, fire and police pension fund annual contributions were paid in a lump sum contribution on October 1st which have been separated from personal services.

* Prior year actuals provided for comparison purposes only. Total allocation was charged in September 2016.

**CITY OF PENSACOLA
ROGER SCOTT TENNIS CENTER
COMPARATIVE SCHEDULE OF REVENUES AND EXPENDITURES - BUDGETED AND ACTUAL
For the Six Months Ended March 31, 2017
Unaudited**

	FY 2017					FY 2016			
	COUNCIL BEGINNING BUDGET	COUNCIL AMENDED BUDGET	CURRENT APPROVED BUDGET	ACTUAL 03/17	% OF BUDGET 03/17	ACTUAL 03/16	% OF BUDGET 03/16	ACTUAL F.Y.E.	% OF BUDGET F.Y.E.
APPROPRIATED FUND BALANCE	\$ 0	50,000	50,000	50,000	100.00%	499	100.00%	9,232	100.00%
REVENUES:									
CHARGES FOR SERVICES									
Scott Tennis Court Fees	226,800	226,800	226,800	95,178	41.97%	103,155	50.77%	228,757	100.00%
Scott Tennis Concession Fees	6,000	6,000	6,000	620	10.33%	1,583	26.38%	2,729	122.43%
Scott Tennis Pro Revenue	15,200	15,200	15,200	6,520	42.89%	9,659	64.39%	25,199	273.01%
Scott Tennis Pro Shop Lease	6,000	6,000	6,000	1,295	21.58%	1,295	41.77%	3,109	109.09%
Interest Income	0	0	0	35	----	98	----	501	100.00%
TOTAL REVENUES	254,000	254,000	254,000	103,648	40.81%	115,790	50.94%	260,295	106.87%
TOTAL REVENUES AND FUND BALANCE	\$ 254,000	304,000	304,000	153,648	50.54%	116,289	51.05%	269,527	106.62%
EXPENDITURES:									
OPERATIONS									
Personal Services	\$ 134,900	134,900	134,900	62,443	46.29%	60,171	54.40%	131,431	96.93%
Operating Expenses	119,100	169,100	169,100	100,741	59.57%	54,394	46.41%	111,203	94.88%
TOTAL EXPENDITURES	\$ 254,000	304,000	304,000	163,184	53.68%	114,565	50.29%	242,634	95.98%

CITY OF PENSACOLA
COMMUNITY MARITIME PARK MANAGEMENT SERVICES FUND
COMPARATIVE SCHEDULE OF REVENUES AND EXPENDITURES BUDGETED AND ACTUAL
For the Six Months Ended March 31, 2017
Unaudited

	FY 2017					FY 2016			
	COUNCIL BEGINNING BUDGET	COUNCIL AMENDED BUDGET	CURRENT APPROVED BUDGET	ACTUAL 03/17	% OF BUDGET 03/17	ACTUAL 03/16	% OF BUDGET 03/16	ACTUAL F.Y.E.	% OF BUDGET F.Y.E.
CMP INSURANCE:									
APPROPRIATED FUND BALANCE	\$ 0	0	0	0	----	0	----	0	----
REVENUES:									
CMPA INSURANCE REIMBURSEMENT	141,900	141,900	141,900	0	0.00%	0	0.00%	130,817	100.00%
TOTAL REVENUES AND FUND BALANCE	<u>\$ 141,900</u>	<u>141,900</u>	<u>141,900</u>	<u>0</u>	<u>0.00%</u>	<u>0</u>	<u>0.00%</u>	<u>130,817</u>	<u>100.00%</u>
EXPENDITURES:									
Operating Expenses	\$ 141,900	141,900	141,900	53,431	37.65%	58,919	44.33%	130,817	100.00%
TOTAL INSURANCE EXPENDITURES	<u>\$ 141,900</u>	<u>141,900</u>	<u>141,900</u>	<u>53,431</u>	<u>37.65%</u>	<u>58,919</u>	<u>44.33%</u>	<u>130,817</u>	<u>100.00%</u>
PARK MAINTENANCE:									
APPROPRIATED FUND BALANCE	\$ 0	0	0	0	----	0	----	0	----
REVENUES:									
CMPA PARK MAINTENANCE	200,000	200,000	200,000	0	0.00%	0	0.00%	173,039	99.22%
TOTAL REVENUES AND FUND BALANCE	<u>\$ 200,000</u>	<u>200,000</u>	<u>200,000</u>	<u>0</u>	<u>0.00%</u>	<u>0</u>	<u>0.00%</u>	<u>173,039</u>	<u>99.22%</u>
EXPENDITURES:									
AMPHITHEATRE MAINTENANCE									
Operating Expenses	\$ 21,000	21,000	21,000	989	4.71%	1,050	5.00%	3,244	76.37%
SUB-TOTAL AMPHITHEATRE MAINTENANCE	<u>21,000</u>	<u>21,000</u>	<u>21,000</u>	<u>989</u>	<u>4.71%</u>	<u>1,050</u>	<u>5.00%</u>	<u>3,244</u>	<u>76.37%</u>
PARKS & PLANTAS MAINTENANCE									
Operating Expenses	174,000	174,000	172,774	79,842	46.21%	73,998	42.53%	169,563	100.24%
SUB-TOTAL PARKS & PLANTAS MAINTENANCE	<u>174,000</u>	<u>174,000</u>	<u>172,774</u>	<u>79,842</u>	<u>46.21%</u>	<u>73,998</u>	<u>42.53%</u>	<u>169,563</u>	<u>100.24%</u>
BULKHEAD									
Operating Expenses	5,000	5,000	6,226	0	0.00%	232	4.65%	232	23.20%
SUB-TOTAL BULKHEAD	<u>5,000</u>	<u>5,000</u>	<u>6,226</u>	<u>0</u>	<u>0.00%</u>	<u>232</u>	<u>4.65%</u>	<u>232</u>	<u>23.20%</u>
TOTAL PARK MAINTENANCE EXPENDITURES	<u>\$ 200,000</u>	<u>200,000</u>	<u>200,000</u>	<u>80,831</u>	<u>40.42%</u>	<u>75,280</u>	<u>37.64%</u>	<u>173,039</u>	<u>99.22%</u>

CITY OF PENSACOLA
COMMUNITY MARITIME PARK MANAGEMENT SERVICES FUND
COMPARATIVE SCHEDULE OF REVENUES AND EXPENDITURES - BUDGETED AND ACTUAL
For the Six Months Ended March 31, 2017
Unaudited

	FY 2017					FY 2016			
	COUNCIL BEGINNING BUDGET	COUNCIL AMENDED BUDGET	CURRENT APPROVED BUDGET	ACTUAL 03/17	% OF BUDGET 03/17	ACTUAL 03/16	% OF BUDGET 03/16	ACTUAL F.Y.E.	% OF BUDGET F.Y.E.
EVENT MANAGEMENT:									
APPROPRIATED FUND BALANCE	\$ 0	0	0	0	----	0	----	0	----
REVENUES:									
RENTALS	48,800	48,800	48,800	3,000	6.15%	13,696	45.65%	21,004	100.00%
PARKING	51,700	51,700	51,700	2,300	4.45%	6,936	9.99%	110,919	100.00%
VENDING/KIOSK SALES	1,200	1,200	1,200	0	0.00%	950	95.00%	2,550	100.00%
DONATIONS	0	0	0	2,000	----	5,250	----	19,250	100.00%
CMPA EVENT MANAGEMENT SERVICES	100,000	100,000	100,000	0	0.00%	19	0.02%	19	100.00%
CMPA RETURN OF PROFIT	0	0	0	0	----	0	----	(35,189)	----
TOTAL REVENUES AND FUND BALANCE	<u>\$ 201,700</u>	<u>201,700</u>	<u>201,700</u>	<u>7,300</u>	3.62%	<u>26,851</u>	13.40%	<u>118,553</u>	77.11%
EXPENDITURES:									
EVENT SCHEDULING MANAGEMENT									
Personal Services	\$ 50,900	50,900	50,900	13,575	26.67%	19,148	37.84%	39,549	99.99%
Operating Expenses	99,100	99,100	99,100	8,255	8.33%	15,083	15.38%	60,923	82.00%
SUB-TOTAL EVENT SCHEDULING MGT	<u>150,000</u>	<u>150,000</u>	<u>150,000</u>	<u>21,830</u>	14.55%	<u>34,231</u>	23.02%	<u>100,472</u>	88.25%
PARKING MANAGEMENT									
Personal Services	27,300	27,300	27,300	493	1.81%	786	2.88%	8,477	54.73%
Operating Expenses	24,400	24,400	24,400	0	0.00%	0	0.00%	9,604	39.36%
SUB-TOTAL PARKING MANAGEMENT	<u>51,700</u>	<u>51,700</u>	<u>51,700</u>	<u>493</u>	0.95%	<u>786</u>	1.52%	<u>18,081</u>	45.33%
TOTAL EVENT MGT EXPENDITURES	<u>\$ 201,700</u>	<u>201,700</u>	<u>201,700</u>	<u>22,323</u>	11.07%	<u>35,017</u>	17.47%	<u>118,553</u>	77.11%

CITY OF PENSACOLA
COMMUNITY MARITIME PARK MANAGEMENT SERVICES FUND
COMPARATIVE SCHEDULE OF REVENUES AND EXPENDITURES - BUDGETED AND ACTUAL
For the Six Months Ended March 31, 2017
Unaudited

	FY 2017					FY 2016			
	COUNCIL BEGINNING BUDGET	COUNCIL AMENDED BUDGET	CURRENT APPROVED BUDGET	ACTUAL 03/17	% OF BUDGET 03/17	ACTUAL 03/16	% OF BUDGET 03/16	ACTUAL F.Y.E.	% OF BUDGET F.Y.E.
EMPLOYEE LEASING									
APPROPRIATED FUND BALANCE	\$ 0	0	0	0	----	0	----	0	----
REVENUES:									
Employee Leasing	\$ 104,000	104,000	104,000	31,475	30.26%	34,212	29.34%	104,230	105.79%
Miscellaneous	10,000	10,000	10,000	3,409	34.09%	1,809	18.09%	5,081	50.81%
TOTAL REVENUES AND FUND BALANCE	<u>\$ 114,000</u>	<u>114,000</u>	<u>114,000</u>	<u>34,884</u>	30.60%	<u>36,021</u>	28.45%	<u>109,311</u>	100.72%
EXPENDITURES:									
Personal Services	\$ 104,000	104,000	104,000	49,593	47.69%	50,092	42.96%	102,293	102.25%
Operating Expenses	10,000	10,000	10,000	2,796	27.96%	224	2.24%	7,018	82.72%
TOTAL EMPLOYEE EXPENDITURES	<u>\$ 114,000</u>	<u>114,000</u>	<u>114,000</u>	<u>52,389</u>	45.96%	<u>50,316</u>	39.74%	<u>109,311</u>	100.72%
TOTAL FUND:									
TOTAL REVENUES AND FUND BALANCE	<u>\$ 657,600</u>	<u>657,600</u>	<u>657,600</u>	<u>42,184</u>	6.41%	<u>62,872</u>	9.53%	<u>531,720</u>	93.70%
TOTAL EXPENSES	<u>\$ 657,600</u>	<u>657,600</u>	<u>657,600</u>	<u>208,974</u>	31.78%	<u>219,532</u>	33.27%	<u>531,720</u>	93.70%

**CITY OF PENSACOLA
LOCAL OPTION SALES TAX FUND
COMPARATIVE SCHEDULE OF REVENUES AND EXPENDITURES - BUDGETED AND ACTUAL
For the Six Months Ended March 31, 2017
Unaudited**

	FY 2017					FY 2016			
	COUNCIL BEGINNING BUDGET	COUNCIL AMENDED BUDGET	CURRENT APPROVED BUDGET	ACTUAL 03/17	% OF BUDGET 03/17	ACTUAL 03/16	% OF BUDGET 03/16	ACTUAL F.Y.E	% OF BUDGET F.Y.E.
APPROPRIATED FUND BALANCE	\$ 0	13,113,628	13,113,628	13,113,628	100.00%	15,602,328	100.00%	15,602,328	100.00%
REVENUES:									
1-CT Local Option Sales Tax	7,814,600	7,814,600	7,814,600	3,110,337	39.80%	3,057,447	40.30%	7,662,504	101.00%
Interest	0	0	0	(610)	----	(2,479)	----	(13,083)	----
Transfer In From Central Services Fund	188,100	188,100	188,100	0	0.00%	0	0.00%	175,479	99.99%
TOTAL REVENUES	<u>8,002,700</u>	<u>8,002,700</u>	<u>8,002,700</u>	<u>3,109,727</u>	38.86%	<u>3,054,968</u>	39.36%	<u>7,824,900</u>	100.80%
TOTAL REVENUES AND FUND BALANCE	<u>\$ 8,002,700</u>	<u>21,116,328</u>	<u>21,116,328</u>	<u>16,223,355</u>	76.83%	<u>18,657,296</u>	79.85%	<u>23,427,228</u>	100.27%
EXPENDITURES:									
CAPITAL PROJECTS									
Operating Expenses	0	47,720	50,267	6,872	13.67%	42,703	79.64%	357,621	88.23%
Capital Outlay	<u>1,384,400</u>	<u>14,450,308</u>	<u>14,430,395</u>	<u>3,925,001</u>	27.20%	<u>2,208,926</u>	12.14%	<u>6,566,666</u>	41.15%
Sub-Total	<u>1,384,400</u>	<u>14,498,028</u>	<u>14,480,662</u>	<u>3,931,873</u>	27.15%	<u>2,251,629</u>	12.34%	<u>6,924,287</u>	42.19%
DEBT SERVICE									
Principal	6,172,100	6,172,100	6,189,466	3,245,000	52.43%	3,090,000	68.34%	3,090,000	68.34%
Interest	<u>446,200</u>	<u>446,200</u>	<u>446,200</u>	<u>258,172</u>	57.86%	<u>420,506</u>	70.54%	<u>595,986</u>	99.98%
Sub-Total	<u>6,618,300</u>	<u>6,618,300</u>	<u>6,635,666</u>	<u>3,503,172</u>	52.79%	<u>3,510,506</u>	68.59%	<u>3,685,986</u>	72.02%
TOTAL EXPENDITURES	<u>\$ 8,002,700</u>	<u>21,116,328</u>	<u>21,116,328</u>	<u>7,435,045</u>	35.21%	<u>5,762,135</u>	24.66%	<u>10,610,273</u>	48.73%

CITY OF PENSACOLA
LOGT SERIES 2016 PROJECT FUND
COMPARATIVE SCHEDULE OF REVENUES AND EXPENDITURES BUDGETED AND ACTUAL
For the Six Months Ended March 31, 2017
Unaudited

	FY 2017					FY 2016			
	COUNCIL BEGINNING BUDGET	COUNCIL AMENDED BUDGET	CURRENT APPROVED BUDGET	ACTUAL 03/17	% OF BUDGET 03/17	ACTUAL 03/16	% OF BUDGET 03/16	ACTUAL F.Y.E.	% OF BUDGET F.Y.E.
APPROPRIATED FUND BALANCE	\$ 0	8,408,341	8,408,341	8,408,341	100.00%	0	----	0	----
REVENUES:									
LOGT Series 2016 Bond Proceeds	0	0	0	0	----	0	----	14,314,000	100.00%
Interest Income	0	0	0	4,817	----	0	----	34,322	----
TOTAL REVENUES	<u>0</u>	<u>0</u>	<u>0</u>	<u>4,817</u>	----	<u>0</u>	----	<u>14,348,322</u>	100.24%
TOTAL REVENUES AND FUND BALANCE	<u>\$ 0</u>	<u>8,408,341</u>	<u>8,408,341</u>	<u>8,413,158</u>	100.06%	<u>0</u>	----	<u>14,348,322</u>	100.24%
EXPENDITURES:									
CAPITAL PROJECTS									
Operating Expenses	0	0	107,959	107,959	100.00%	0	----	92,109	83.14%
Capital Outlay	0	8,408,341	8,300,382	7,470,115	90.00%	0	0.00%	404,034	62.52%
Sub-Total	<u>0</u>	<u>8,408,341</u>	<u>8,408,341</u>	<u>7,578,074</u>	90.13%	<u>0</u>	0.00%	<u>496,143</u>	63.33%
TOTAL EXPENDITURES	<u>\$ 0</u>	<u>8,408,341</u>	<u>8,408,341</u>	<u>7,578,074</u>	90.13%	<u>0</u>	0.00%	<u>496,143</u>	63.33%

CITY OF PENSACOLA
STORMWATER CAPITAL PROJECTS FUND
COMPARATIVE SCHEDULE OF REVENUES AND EXPENDITURES BUDGETED AND ACTUAL
For the Six Months Ended March 31, 2017
Unaudited

	FY 2017					FY 2016			
	COUNCIL BEGINNING BUDGET	COUNCIL AMENDED BUDGET	CURRENT APPROVED BUDGET	ACTUAL 03/17	% OF BUDGET 03/17	ACTUAL 03/16	% OF BUDGET 03/16	ACTUAL F.Y.E	% OF BUDGET F.Y.E.
APPROPRIATED FUND BALANCE	\$ 0	6,424,991	6,424,991	6,424,991	100.00%	5,611,026	100.00%	5,611,026	100.00%
REVENUES:									
Interest	1,000	1,000	1,000	2,885	288.50%	5,292	529.20%	23,454	100.00%
Transfer In From General Fund	2,659,500	2,659,500	2,659,500	2,184,193	82.13%	2,263,640	84.29%	2,772,250	100.00%
TOTAL REVENUES	2,660,500	2,660,500	2,660,500	2,187,078	82.21%	2,268,932	84.46%	2,795,704	100.00%
TOTAL REVENUES AND FUND BALANCE	\$ 2,660,500	9,085,491	9,085,491	8,612,069	94.79%	7,879,958	94.97%	8,406,730	100.00%
EXPENDITURES:									
CAPITAL PROJECTS									
Operating Expenses	525,000	1,116,935	1,995,485	374,500	18.77%	139,825	20.15%	348,895	53.73%
Capital Outlay	2,005,300	7,838,356	6,959,806	1,382,607	19.87%	1,370,183	18.26%	1,502,638	28.47%
Sub-Total	2,530,300	8,955,291	8,955,291	1,757,107	19.62%	1,510,008	18.42%	1,851,533	31.29%
Allocated Overhead/(Cost Recovery)									
General Fund	130,200	130,200	130,200	65,100	50.00%	49,100	50.00%	130,200	100.00%
TOTAL EXPENDITURES	\$ 2,660,500	9,085,491	9,085,491	1,822,207	20.06%	1,559,108	18.79%	1,981,733	32.36%

**CITY OF PENSACOLA
GAS UTILITY FUND
COMPARATIVE SCHEDULE OF REVENUES AND EXPENSES BUDGETED AND ACTUAL
For the Six Months Ended March 31, 2017
Unaudited**

	FY 2017					FY 2016			
	COUNCIL BEGINNING BUDGET	COUNCIL AMENDED BUDGET	CURRENT APPROVED BUDGET	ACTUAL 03/17	% OF BUDGET 03/17	ACTUAL 03/16	% OF BUDGET 03/16	ACTUAL F.Y.E.	% OF BUDGET F.Y.E.
GAS OPERATIONS:									
APPROPRIATED FUND BALANCE	\$ 2,816,100	967,805	967,805	967,805	100.00%	2,128,495	100.00%	3,089,443	100.00%
REVENUES:									
GAS									
Residential User Fees	23,211,900	23,211,900	23,211,900	10,817,040	46.60%	12,361,651	43.57%	20,217,992	100.00%
Commercial User Fees	12,906,200	12,906,200	12,906,200	6,240,689	48.35%	6,566,874	47.69%	12,104,980	100.00%
Municipal User Fees	300,200	300,200	300,200	151,347	50.42%	161,982	64.95%	285,134	100.01%
Interruptible User Fees	4,012,000	4,012,000	4,012,000	2,541,680	63.35%	2,744,910	75.00%	5,121,757	100.00%
Transportation User Fees	5,366,200	5,366,200	5,366,200	1,787,444	33.31%	1,234,922	85.99%	2,799,504	100.00%
CNG	872,000	872,000	872,000	440,493	50.52%	354,103	48.22%	728,344	100.01%
Gas Piping Fees	200,000	200,000	200,000	46,028	23.01%	61,020	38.09%	150,540	99.96%
Infrastructure Cost Recovery	2,175,000	2,175,000	2,175,000	1,127,152	51.82%	1,003,627	46.58%	1,528,017	100.00%
Miscellaneous Charges	680,000	680,000	680,000	194,084	28.54%	192,593	29.16%	406,072	99.97%
New Accounts/Turn-on Fees	600,000	600,000	600,000	285,658	47.61%	311,339	43.68%	583,513	100.00%
Interest Income	21,800	21,800	21,800	39,227	179.94%	41,797	417.97%	107,691	100.04%
Cookbooks	0	0	0	2,725	----	824	----	1,535	102.33%
Sale of Asset	0	0	0	18,201	----	0	----	0	----
Rebates	627,100	627,100	627,100	35,992	5.74%	13,450	----	483,643	100.01%
TOTAL REVENUES	50,972,400	50,972,400	50,972,400	23,727,760	46.55%	25,049,092	48.25%	44,518,722	100.00%
TOTAL REVENUES AND FUND BALANCE	\$ 53,788,500	51,940,205	51,940,205	24,695,565	47.55%	27,177,587	50.29%	47,608,165	100.00%
EXPENSES:									
GAS OPERATION MAINTENANCE									
Personal Services	\$ 7,278,200	6,203,000	6,260,400	2,842,326	45.40%	3,197,466	44.32%	6,618,484	97.57%
City Sponsored Pensions	1,576,600	1,340,600	1,343,200	1,341,278	99.86%	1,577,517	99.90%	1,578,387	99.95%
Sub-Total	8,854,800	7,543,600	7,603,600	4,183,604	55.02%	4,774,983	54.30%	8,196,871	98.02%
Operating Expenses	32,868,000	30,685,752	30,485,752	15,250,090	50.02%	15,860,973	48.03%	25,269,290	98.93%
Capital Outlay	589,200	1,977,431	2,117,431	660,516	31.19%	528,092	76.26%	538,596	90.03%
Sub-Total	42,312,000	40,206,783	40,206,783	20,094,210	49.98%	21,164,047	49.79%	34,004,757	98.51%
TRANSFERS OUT									
General Fund	8,000,000	8,000,000	8,000,000	4,000,000	50.00%	4,000,000	50.00%	8,000,000	100.00%
Sub-Total	8,000,000	8,000,000	8,000,000	4,000,000	50.00%	4,000,000	50.00%	8,000,000	100.00%
Allocated Overhead/(Cost Recovery)	1,196,600	1,196,600	1,196,600	598,300	50.00%	629,850	50.00%	1,196,600	100.00%

The City's general, fire and police pension fund annual contributions were paid in a lump sum contribution on October 1st which have been separated from personal services.

**CITY OF PENSACOLA
GAS UTILITY FUND
COMPARATIVE SCHEDULE OF REVENUES AND EXPENSES BUDGETED AND ACTUAL
For the Six Months Ended March 31, 2017
Unaudited**

	FY 2017					FY 2016			
	COUNCIL BEGINNING BUDGET	COUNCIL AMENDED BUDGET	CURRENT APPROVED BUDGET	ACTUAL 03/17	% OF BUDGET 03/17	ACTUAL 03/16	% OF BUDGET 03/16	ACTUAL F.Y.E.	% OF BUDGET F.Y.E.
EXPENSES: (continued)									
DEBT SERVICE									
Interest	124,900	381,822	381,822	67,580	17.70%	106,302	52.49%	202,467	99.98%
Principal	2,155,000	2,155,000	2,155,000	2,155,000	100.00%	2,075,000	100.00%	2,075,000	100.00%
Sub-Total	2,279,900	2,536,822	2,536,822	2,222,580	87.61%	2,181,302	95.78%	2,277,467	100.00%
TOTAL GAS OPERATIONS EXPENSES	<u>\$ 53,788,500</u>	<u>51,940,205</u>	<u>51,940,205</u>	<u>26,915,090</u>	51.82%	<u>27,975,199</u>	51.76%	<u>45,478,824</u>	98.87%
GAS CONSTRUCTION:									
APPROPRIATED FUND BALANCE	<u>\$ 0</u>	<u>9,414,110</u>	<u>9,414,110</u>	<u>9,414,110</u>	100.00%	<u>0</u>	----	<u>0</u>	---
EXPENSES:									
GAS CONSTRUCTION NOTE									
Personal Services	0	1,075,200	1,109,400	454,034	40.93%	0	----	0	---
City Sponsored Pensions	0	236,000	236,500	236,211	99.88%	0	----	0	---
Sub-Total	0	1,311,200	1,345,900	690,245	51.29%	0	----	0	---
Operating Expenses	0	499,300	7,765,200	6,445,387	83.00%	0	----	0	---
Capital Outlay	0	7,603,610	303,010	301,190	99.40%	0	----	0	---
Sub-Total	0	9,414,110	9,414,110	7,436,822	79.00%	0	----	0	---
TOTAL GAS CONSTRUCTION NOTE EXPENSES	<u>\$ 0</u>	<u>9,414,110</u>	<u>9,414,110</u>	<u>7,436,822</u>	79.00%	<u>0</u>	----	<u>0</u>	---
TOTAL FUND:									
TOTAL REVENUES AND FUND BALANCE	<u>\$ 53,788,500</u>	<u>61,354,315</u>	<u>61,354,315</u>	<u>34,109,675</u>	55.59%	<u>27,177,587</u>	50.29%	<u>47,608,165</u>	100.00%
TOTAL EXPENSES	<u>\$ 53,788,500</u>	<u>61,354,315</u>	<u>61,354,315</u>	<u>34,351,912</u>	55.99%	<u>27,975,199</u>	51.76%	<u>45,478,824</u>	98.87%

The City's general, fire and police pension fund annual contributions were paid in a lump sum contribution on October 1st which have been separated from personal services.

**CITY OF PENSACOLA
SANITATION FUND
COMPARATIVE SCHEDULE OF REVENUES AND EXPENSES BUDGETED AND ACTUAL
For the Six Months Ended March 31, 2017
Unaudited**

	FY 2017					FY 2016			
	COUNCIL BEGINNING BUDGET	COUNCIL AMENDED BUDGET	CURRENT APPROVED BUDGET	ACTUAL 03/17	% OF BUDGET 03/17	ACTUAL 03/16	% OF BUDGET 03/16	ACTUAL F.Y.E.	% OF BUDGET F.Y.E.
SANITATION OPERATIONS:									
APPROPRIATED FUND BALANCE	\$ 256,200	1,270,550	1,270,550	1,270,550	100.00%	114,690	100.00%	314,690	100.00%
REVENUES:									
SANITATION									
Residential Refuse Container Charges	3,998,700	3,998,700	3,998,700	2,021,654	50.56%	1,999,911	50.51%	4,007,963	100.00%
Bulk Item Collection Charges	130,000	130,000	130,000	62,524	48.10%	59,433	45.72%	115,213	99.92%
Business Refuse Container Charges	155,900	155,900	155,900	66,584	42.71%	71,063	46.42%	140,136	99.95%
New Accounts/Transfer Fees	85,000	85,000	85,000	43,460	51.13%	42,596	50.11%	87,256	99.95%
Fuel Surcharge	500,000	500,000	500,000	114,155	22.83%	171,495	34.30%	317,104	100.00%
County Landfill	1,093,000	1,093,000	1,093,000	555,089	50.79%	549,646	54.29%	1,104,448	100.00%
Miscellaneous	5,000	5,000	5,000	49,809	996.18%	26,896	537.92%	49,137	100.08%
Interest Income	0	0	0	592	----	1,392	----	7,474	99.65%
Sale of Assets	5,000	5,000	5,000	22,325	446.50%	0	0.00%	0	0.00%
SUB-TOTAL SANITATION REVENUES	5,972,600	5,972,600	5,972,600	2,936,192	49.16%	2,922,432	49.95%	5,828,731	99.92%
CODE ENFORCEMENT									
Franchise Fees	1,190,000	1,190,000	1,190,000	307,741	25.86%	288,209	25.39%	1,166,689	100.00%
Lot Cleaning (FY Cash Balance) *	75,000	75,000	75,000	39,282	52.38%	23,728	31.64%	55,631	74.17%
Code Enforcement Violations	70,000	70,000	70,000	60,329	86.18%	97,669	162.78%	120,826	100.02%
Sub-Total	1,335,000	1,335,000	1,335,000	407,352	30.51%	409,606	32.25%	1,343,146	98.58%
zoning/Housing Code Enforcement	15,000	15,000	15,000	787	5.25%	795	2.27%	3,902	95.17%
Sub-Total	15,000	15,000	15,000	787	5.25%	795	2.27%	3,902	95.17%
SUB-TOTAL CODE ENFORCEMENT REVENUES	1,350,000	1,350,000	1,350,000	408,139	30.23%	410,401	31.45%	1,347,048	98.57%
SUB-TOTAL REVENUES	7,322,600	7,322,600	7,322,600	3,344,331	45.67%	3,332,833	46.58%	7,175,779	99.66%
TOTAL REVENUES AND FUND BALANCE	\$ 7,578,800	8,593,150	8,593,150	4,614,881	53.70%	3,447,523	47.42%	7,490,469	99.68%

* Actual billings are \$33,619 however collections are typically lower.

**CITY OF PENSACOLA
SANITATION FUND
COMPARATIVE SCHEDULE OF REVENUES AND EXPENSES BUDGETED AND ACTUAL
For the Six Months Ended March 31, 2017
Unaudited**

	FY 2017					FY 2016			
	COUNCIL BEGINNING BUDGET	COUNCIL AMENDED BUDGET	CURRENT APPROVED BUDGET	ACTUAL 03/17	% OF BUDGET 03/17	ACTUAL 03/16	% OF BUDGET 03/16	ACTUAL F.Y.E.	% OF BUDGET F.Y.E.
SANITATION OPERATIONS CONTINUED:									
EXPENSES:									
SANITATION SERVICES									
Personal Services	\$ 2,006,500	2,006,500	2,005,950	944,254	47.07%	980,144	50.06%	1,992,397	99.38%
City Sponsored Pensions	447,600	447,600	448,150	447,906	99.95%	447,920	99.89%	448,210	100.00%
Sub-Total	2,454,100	2,454,100	2,454,100	1,392,160	56.73%	1,428,064	59.35%	2,440,607	99.49%
Operating Expenses	3,134,000	3,248,350	3,248,350	1,505,041	46.33%	1,369,786	46.94%	3,040,056	97.37%
Capital Outlay	0	900,000	900,000	763,653	84.85%	0	----	0	----
Debt Service	229,500	229,500	229,500	137,204	59.78%	135,922	58.89%	225,701	97.79%
Allocated Overhead/(Cost Recovery)	379,400	379,400	379,400	189,700	50.00%	181,650	50.00%	379,400	100.00%
Sub-Total	6,197,000	7,211,350	7,211,350	3,987,758	55.30%	3,115,422	52.64%	6,085,764	98.38%
CODE ENFORCEMENT PROGRAM									
Personal Services	664,800	664,800	664,400	293,072	44.11%	291,637	46.21%	600,745	100.00%
City Sponsored Pensions	292,600	292,600	293,000	292,772	99.92%	255,271	99.87%	255,454	100.00%
Sub-Total	957,400	957,400	957,400	585,844	61.19%	546,908	61.68%	856,199	100.00%
Operating Expenses	280,800	280,800	280,800	142,006	50.57%	140,564	50.69%	259,730	99.99%
Capital Outlay	55,000	55,000	55,000	49,823	90.59%	25,596	27.67%	72,596	78.48%
Allocated Overhead/(Cost Recovery)	88,600	88,600	88,600	44,300	50.00%	47,300	50.00%	88,600	100.00%
Sub-Total	1,381,800	1,381,800	1,381,800	821,973	59.49%	760,368	56.28%	1,277,125	98.46%
TOTAL EXPENSES SANITATION OPERATIONS	\$ 7,578,800	8,593,150	8,593,150	4,809,731	55.97%	3,875,790	53.31%	7,362,889	98.40%
TOTAL FUND:									
TOTAL REVENUES AND FUND BALANCE	\$ 7,578,800	8,593,150	8,593,150	4,614,881	53.70%	3,447,523	47.42%	7,490,469	99.68%
TOTAL EXPENSES	\$ 7,578,800	8,593,150	8,593,150	4,809,731	55.97%	3,875,790	53.31%	7,362,889	98.40%

The City's general, fire and police pension fund annual contributions were paid in a lump sum contribution on October 1st which have been separated from personal services.

**CITY OF PENSACOLA
PORT FUND
COMPARATIVE SCHEDULE OF REVENUES AND EXPENSES BUDGETED AND ACTUAL
For the Six Months Ended March 31, 2017
Unaudited**

	FY 2017					FY 2016			
	COUNCIL BEGINNING BUDGET	COUNCIL AMENDED BUDGET	CURRENT APPROVED BUDGET	ACTUAL 03/17	% OF BUDGET 03/17	ACTUAL 03/16	% OF BUDGET 03/16	ACTUAL F.Y.E.	% OF BUDGET F.Y.E.
APPROPRIATED FUND BALANCE	\$ 100,000	833,571	833,571	833,571	100.00%	1,094,375	100.00%	1,304,375	100.00%
REVENUES:									
PORT									
Handling	35,000	35,000	35,000	13,963	39.89%	11,298	25.79%	35,021	100.00%
Wharfage	361,800	361,800	361,800	154,964	42.83%	126,633	30.79%	319,874	100.00%
Storage	181,900	181,900	181,900	14,343	7.89%	76,257	50.84%	131,406	100.00%
Dockage	550,000	550,000	550,000	60,357	10.97%	311,488	62.30%	498,016	100.00%
Water Sales	17,000	17,000	17,000	506	2.98%	7,525	50.17%	12,345	99.99%
Property Rental	654,000	654,000	654,000	332,325	50.81%	355,303	57.68%	606,510	100.00%
Stevedore Fees	39,100	39,100	39,100	10,502	26.86%	8,935	28.64%	20,858	100.00%
Harbor	30,000	30,000	30,000	6,550	21.83%	12,950	39.24%	23,950	100.00%
Security Fees	65,000	65,000	65,000	13,520	20.80%	33,139	47.68%	63,273	100.00%
Interior Lighting	50,000	50,000	50,000	7,842	15.68%	27,999	186.66%	41,506	100.00%
Miscellaneous/Billed	15,000	15,000	15,000	5,510	36.73%	2,080	13.87%	13,172	100.00%
Miscellaneous/Non-Billed	0	0	0	160	----	5,344	----	5,729	100.00%
Interest Income	0	0	0	104	----	640	----	1,088	100.00%
Sale of Asset	0	0	0	1,045	----	0	----	0	----
Cedar Street Lease/Parking Lot	70,700	70,700	70,700	38,360	54.26%	30,140	----	57,540	100.00%
TOTAL REVENUES	2,069,500	2,069,500	2,069,500	660,051	31.89%	1,009,731	53.15%	1,830,288	100.00%
TOTAL REVENUES AND FUND BALANCE	\$ 2,169,500	2,903,071	2,903,071	1,493,622	51.45%	2,104,106	70.27%	3,134,663	100.00%
EXPENSES:									
OPERATIONS MAINTENANCE									
Personal Services	\$ 789,200	789,200	789,108	352,388	44.66%	348,787	45.37%	736,505	93.78%
City Sponsored Pensions	120,400	120,400	120,492	120,475	99.99%	120,475	99.97%	120,550	99.99%
Sub-Total	909,600	909,600	909,600	472,863	51.99%	469,262	52.77%	857,055	94.60%
Operating Expenses	986,300	1,002,300	1,002,300	531,332	53.01%	490,131	58.39%	782,948	99.31%
Capital Outlay	178,400	895,971	895,971	123,436	13.78%	214,349	18.33%	204,569	22.32%
Sub-Total	2,074,300	2,807,871	2,807,871	1,127,631	40.16%	1,173,742	40.50%	1,844,572	64.24%
Allocated Overhead/(Cost Recovery)	95,200	95,200	95,200	47,600	50.00%	48,200	50.00%	95,200	100.00%
TOTAL EXPENSES	\$ 2,169,500	2,903,071	2,903,071	1,175,231	40.48%	1,221,942	40.81%	1,939,772	65.33%

The City's general, fire and police pension fund annual contributions were paid in a lump sum contribution on October 1st which have been separated from personal services.

**CITY OF PENSACOLA
AIRPORT FUND
COMPARATIVE SCHEDULE OF REVENUES AND EXPENSES BUDGETED AND ACTUAL
For the Six Months Ended March 31, 2017
Unaudited**

	FY 2017					FY 2016			
	COUNCIL BEGINNING BUDGET	COUNCIL AMENDED BUDGET	CURRENT APPROVED BUDGET	ACTUAL 03/17	% OF BUDGET 03/17	ACTUAL 03/16	% OF BUDGET 03/16	ACTUAL F.Y.E	% OF BUDGET F.Y.E.
APPROPRIATED FUND BALANCE	\$ 0	2,816,098	2,816,098	2,816,098	100.00%	3,366,373	100.00%	1,298,147	100.00%
REVENUES:									
AIRLINE REVENUES									
Loading Bridges Fees	200,000	200,000	200,000	181,010	90.51%	200,857	100.43%	552,458	100.00%
Air Carrier Landing Fees	2,912,100	2,912,100	2,912,100	1,050,024	36.06%	1,401,119	54.95%	2,980,293	100.00%
Apron Area Rental	520,000	520,000	520,000	298,613	57.43%	249,496	29.35%	569,984	100.00%
Airline Rentals	2,500,000	2,500,000	2,500,000	1,453,153	58.13%	1,479,216	51.01%	2,969,645	100.00%
SUBTOTAL AIRLINE REVENUES	6,132,100	6,132,100	6,132,100	2,982,800	48.64%	3,330,688	51.24%	7,072,380	100.00%
NON-AIRLINE REVENUES									
U.S.Government - FASCO	80,000	80,000	80,000	124,001	155.00%	124,000	155.00%	248,002	100.00%
Rental Cars	3,400,000	3,400,000	3,400,000	1,526,221	44.89%	1,484,676	46.40%	3,450,620	100.52%
Rental Car Customer Facility Charge (Garage)	911,700	911,700	911,700	322,580	35.38%	379,281	43.10%	916,846	102.85%
CFC - Rental Car Svc Facility	2,050,000	2,050,000	2,050,000	923,734	45.06%	832,951	39.11%	2,372,361	103.17%
Rental Car Service Facility Rent	230,000	230,000	230,000	111,133	48.32%	124,513	49.81%	233,187	100.00%
Fixed Base Operators	155,000	155,000	155,000	89,089	57.48%	75,595	50.40%	168,123	103.89%
Restaurant and Lounge	453,000	453,000	453,000	257,396	56.82%	240,342	60.39%	544,147	100.00%
Advertising	90,000	90,000	90,000	46,175	51.31%	45,256	64.65%	114,744	100.00%
Hangar Rentals	135,000	135,000	135,000	94,264	69.83%	76,315	56.53%	144,869	100.00%
Airport 12th	128,000	128,000	128,000	61,558	48.09%	54,000	49.09%	112,417	100.00%
Parking Lot	5,125,000	5,125,000	5,125,000	2,705,712	52.79%	2,605,049	53.16%	5,381,278	98.63%
Gift Shop	300,000	300,000	300,000	116,938	38.98%	119,223	36.13%	239,529	102.85%
Taxi Permits	110,000	110,000	110,000	15,613	14.19%	21,610	36.02%	79,423	99.98%
LEO/TSA Security	110,000	110,000	110,000	45,300	41.18%	45,600	41.45%	108,693	100.00%
Commercial Property Rentals	350,000	350,000	350,000	152,968	43.71%	156,804	44.80%	291,740	100.00%
GSA/TSA Term Rent	280,000	280,000	280,000	143,390	51.21%	155,924	55.69%	280,113	100.00%
Miscellaneous	35,000	35,000	35,000	60,310	172.31%	68,918	196.91%	135,080	55.81%
Interest Income	20,000	20,000	20,000	14,670	73.35%	18,317	122.11%	98,963	94.17%
SUB-TOTAL NON-AIRLINE REVENUES	13,962,700	13,962,700	13,962,700	6,811,052	48.78%	6,628,374	49.16%	14,920,135	99.61%
TOTAL OPERATING REVENUES	20,094,800	20,094,800	20,094,800	9,793,852	48.74%	9,959,062	49.84%	21,992,515	99.73%
TOTAL REVENUES AND FUND BALANCE	\$ 20,094,800	22,910,898	22,910,898	12,609,950	55.04%	13,325,435	57.07%	23,290,662	99.75%

**CITY OF PENSACOLA
AIRPORT FUND
COMPARATIVE SCHEDULE OF REVENUES AND EXPENSES BUDGETED AND ACTUAL
For the Six Months Ended March 31, 2017
Unaudited**

	FY 2017					FY 2016			
	COUNCIL BEGINNING BUDGET	COUNCIL AMENDED BUDGET	CURRENT APPROVED BUDGET	ACTUAL 03/17	% OF BUDGET 03/17	ACTUAL 03/16	% OF BUDGET 03/16	ACTUAL F.Y.E	% OF BUDGET F.Y.E.
EXPENSES:									
OPERATION & MAINTENANCE									
Personal Services	\$ 3,581,600	3,581,600	3,591,102	1,659,827	46.22%	1,688,712	44.55%	3,481,674	95.13%
City Sponsored Pensions	688,500	778,300	768,798	768,606	99.98%	661,124	99.97%	790,981	99.87%
Sub-Total	4,270,100	4,359,900	4,359,900	2,428,433	55.70%	2,349,837	52.78%	4,272,655	95.97%
Operating Expenses	9,257,600	11,436,180	11,182,425	4,633,742	41.44%	4,322,570	47.74%	7,806,451	88.98%
Capital Outlay	615,500	1,163,218	1,416,973	726,628	51.28%	635,995	29.76%	1,057,838	63.55%
Sub-Total	14,143,200	16,959,298	16,959,298	7,788,803	45.93%	7,308,402	46.72%	13,136,944	87.70%
DEBT SERVICE GARB									
Interest	1,100,400	1,100,400	1,100,400	471,247	42.83%	329,527	28.44%	928,749	80.16%
Principal	2,843,800	2,843,800	2,843,800	2,275,000	80.00%	2,180,000	80.00%	2,180,000	80.00%
Sub-Total	3,944,200	3,944,200	3,944,200	2,746,247	69.63%	2,509,527	64.62%	3,108,749	80.05%
DEBT SERVICE CFC									
Interest	488,800	488,800	488,800	60,699	12.42%	40,102	6.12%	102,218	15.59%
Principal	922,900	922,900	922,900	0	0.00%	0	0.00%	0	0.00%
Sub-Total	1,411,700	1,411,700	1,411,700	60,699	4.30%	40,102	1.23%	102,218	3.14%
Allocated Overhead/(Cost Recovery)									
General Fund	595,700	595,700	595,700	297,850	50.00%	281,300	50.00%	595,700	100.00%
TOTAL OPERATING EXPENSES	\$ 20,094,800	22,910,898	22,910,898	10,893,599	47.55%	10,139,330	43.42%	16,943,611	74.94%

The City's general, fire and police pension fund annual contributions were paid in a lump sum contribution on October 1st which have been separated from personal services.

**CITY OF PENSACOLA
RISK MANAGEMENT SERVICES
COMPARATIVE SCHEDULE OF REVENUES AND EXPENSES BUDGETED AND ACTUAL
For the Six Months Ended March 31, 2017
Unaudited**

	FY 2017					FY 2016			
	COUNCIL BEGINNING BUDGET	COUNCIL AMENDED BUDGET	CURRENT APPROVED BUDGET	ACTUAL 03/17	% OF BUDGET 03/17	ACTUAL 03/16	% OF BUDGET 03/16	ACTUAL F.Y.E.	% OF BUDGET F.Y.E.
APPROPRIATED FUND BALANCE	\$ 0	0	0	0	----	0	----	0	----
REVENUES:									
Service Fees	1,566,500	1,466,500	1,466,500	861,984	58.78%	964,956	61.19%	1,426,106	90.43%
TOTAL REVENUES	1,566,500	1,466,500	1,466,500	861,984	58.78%	964,956	61.19%	1,426,106	90.43%
TOTAL REVENUES AND FUND BALANCE	\$ 1,566,500	1,466,500	1,466,500	861,984	58.78%	964,956	61.19%	1,426,106	90.43%
EXPENSES:									
RISK MANAGEMENT									
Personal Services	\$ 535,600	535,600	535,500	352,949	65.91%	280,010	56.26%	433,440	87.10%
City Sponsored Pensions	59,900	59,900	60,000	59,928	99.88%	59,912	100.02%	59,957	99.99%
Sub-Total	595,500	595,500	595,500	412,877	69.33%	339,922	60.96%	493,397	88.49%
Operating Expenses	698,600	698,600	693,800	350,293	50.49%	432,241	63.11%	682,750	99.69%
Sub-Total	1,294,100	1,294,100	1,289,300	763,170	59.19%	772,163	62.15%	1,176,147	94.66%
CITY CLINIC									
Personal Services	\$ 117,600	117,600	117,572	57,383	48.81%	57,260	49.17%	117,326	99.01%
City Sponsored Pensions	27,800	27,800	27,828	27,825	99.99%	27,825	99.91%	27,852	99.96%
Sub-Total	145,400	145,400	145,400	85,208	58.60%	85,085	58.96%	145,178	99.19%
Operating Expenses	27,000	27,000	31,800	13,606	42.79%	15,161	50.54%	27,639	98.93%
Sub-Total	172,400	172,400	177,200	98,814	55.76%	100,246	57.51%	172,817	99.15%
ADA									
Operating Expenses	100,000	0	0	0	----	92,546	57.75%	0	0.00%
Sub-Total	100,000	0	0	0	----	92,546	57.75%	0	0.00%
TOTAL EXPENSES	\$ 1,566,500	1,466,500	1,466,500	861,984	58.78%	964,956	61.19%	1,348,964	85.54%

The City's general, fire and police pension fund annual contributions were paid in a lump sum contribution on October 1st which have been separated from personal services.

**CITY OF PENSACOLA
CENTRAL SERVICES FUND
COMPARATIVE SCHEDULE OF REVENUES AND EXPENSES BUDGETED AND ACTUAL
For the Six Months Ended March 31, 2017
Unaudited**

	FY 2017					FY 2016			
	COUNCIL BEGINNING BUDGET	COUNCIL AMENDED BUDGET	CURRENT APPROVED BUDGET	ACTUAL 03/17	% OF BUDGET 03/17	ACTUAL 03/16	% OF BUDGET 03/16	ACTUAL F.Y.E.	% OF BUDGET F.Y.E.
APPROPRIATED FUND BALANCE	\$ 0	0	0	0	----	0	----	0	----
REVENUES:									
Service Fees									
Mail Room	82,900	82,900	82,900	49,115	59.25%	47,582	58.03%	72,765	88.74%
Technology Resources	2,779,600	2,852,253	2,852,253	1,539,737	53.98%	1,423,170	51.39%	2,344,353	84.65%
Engineering	794,400	794,400	794,400	371,417	46.75%	296,075	40.97%	516,099	71.41%
Central Garage	1,468,700	1,468,700	1,468,700	800,679	54.52%	777,222	55.18%	1,443,240	102.47%
TOTAL REVENUES	5,125,600	5,198,253	5,198,253	2,760,948	53.11%	2,544,048	51.06%	4,376,457	87.83%
TOTAL REVENUES AND FUND BALANCE	\$ 5,125,600	5,198,253	5,198,253	2,760,948	53.11%	2,544,048	51.06%	4,376,457	87.83%
EXPENSES:									
MAIL ROOM									
Personal Services	\$ 42,500	42,500	42,500	17,972	42.29%	17,840	42.68%	36,477	87.27%
City Sponsored Pensions	21,600	21,600	21,600	21,600	100.00%	21,600	100.00%	21,600	100.00%
Sub-Total	64,100	64,100	64,100	39,572	61.73%	39,440	62.21%	58,077	91.60%
Operating Expenses	18,800	18,800	18,800	9,543	50.76%	8,142	43.78%	11,919	64.08%
Sub-Total Mail Room	82,900	82,900	82,900	49,115	59.25%	47,582	58.03%	69,996	85.36%
TECHNOLOGY RESOURCES									
Personal Services	992,400	992,400	992,300	457,271	46.08%	483,931	42.73%	951,831	83.42%
City Sponsored Pensions	216,700	216,700	216,800	216,754	99.98%	216,753	100.00%	216,810	100.00%
Sub-Total	1,209,100	1,209,100	1,209,100	674,025	55.75%	700,684	51.93%	1,168,641	86.06%
Operating Expenses	1,114,700	1,187,353	1,187,353	744,575	62.71%	533,366	53.82%	810,199	83.84%
Capital Outlay	226,000	226,000	226,000	79,456	35.16%	147,439	69.57%	199,200	90.19%
Sub-Total	2,549,800	2,622,453	2,622,453	1,498,056	57.12%	1,381,489	54.13%	2,178,040	85.57%
TRANSFER OUT									
Local Option Sales Tax	188,100	188,100	188,100	0	0.00%	0	0.00%	175,480	99.99%
Sub-Total	188,100	188,100	188,100	0	0.00%	0	0.00%	175,480	99.99%
DEBT SERVICE									
Interest	1,700	1,700	1,700	1,667	98.06%	3,295	99.86%	3,295	99.85%
Principal	40,000	40,000	40,000	40,014	100.04%	38,386	99.96%	38,386	99.96%
Sub-Total	41,700	41,700	41,700	41,681	99.95%	41,681	99.95%	41,681	99.95%
Sub-Total Technology Resources	2,779,600	2,852,253	2,852,253	1,539,737	53.98%	1,423,170	51.39%	2,395,201	86.70%

The City's general, fire and police pension fund annual contributions were paid in a lump sum contribution on October 1st which have been separated from personal services.

**CITY OF PENSACOLA
CENTRAL SERVICES FUND
COMPARATIVE SCHEDULE OF REVENUES AND EXPENSES BUDGETED AND ACTUAL
For the Six Months Ended March 31, 2017
Unaudited**

	FY 2017					FY 2016			
	COUNCIL BEGINNING BUDGET	COUNCIL AMENDED BUDGET	CURRENT APPROVED BUDGET	ACTUAL 03/17	% OF BUDGET 03/17	ACTUAL 03/16	% OF BUDGET 03/16	ACTUAL F.Y.E.	% OF BUDGET F.Y.E.
ENGINEERING									
Personal Services	528,200	528,200	528,125	186,263	35.27%	143,924	28.52%	324,231	65.53%
City Sponsored Pensions	105,000	105,000	105,075	105,041	99.97%	105,040	99.96%	105,083	99.99%
Sub-Total	633,200	633,200	633,200	291,304	46.01%	248,964	40.83%	429,314	71.57%
Operating Expenses	122,200	122,200	122,200	52,342	42.83%	47,111	41.69%	83,680	74.05%
Capital Outlay	39,000	39,000	39,000	27,771	71.21%	0	----	9,850	100.00%
Sub-Total Engineering	794,400	794,400	794,400	371,417	46.75%	296,075	40.97%	522,844	72.35%
CENTRAL GARAGE									
Personal Services	920,500	920,500	920,300	419,893	45.63%	432,301	47.03%	897,794	97.69%
City Sponsored Pensions	216,100	216,100	216,300	216,242	99.97%	216,256	99.95%	216,423	99.98%
Sub-Total	1,136,600	1,136,600	1,136,600	636,135	55.97%	648,557	57.11%	1,114,217	98.12%
Operating Expenses	290,800	290,800	290,800	127,413	43.81%	128,664	47.16%	222,794	81.65%
Capital Outlay	41,300	41,300	41,300	37,131	89.91%	0	----	0	----
Sub-Total Central Garage	1,468,700	1,468,700	1,468,700	800,679	54.52%	777,222	55.18%	1,337,011	94.93%
TOTAL EXPENSES	\$ 5,125,600	5,198,253	5,198,253	2,760,948	53.11%	2,544,048	51.06%	4,325,052	86.92%

The City's general, fire and police pension fund annual contributions were paid in a lump sum contribution on October 1st which have been separated from personal services.

**CITY OF PENSACOLA
BUDGET PROGRAMS
FISCAL YEAR 2017
Unaudited**

PROGRAM	FY 2017					
	COUNCIL BEGINNING BUDGET	COUNCIL AMENDED BUDGET	CURRENT APPROVED BUDGET	DIFFERENCE APPROVED - AMENDED	FY 2017 ACTUAL 03/17	% OF BUDGET 03/17
AIRPORT						
Aircraft Rescue □ Firefighting Facility (ARFF)	\$ 706,500	796,300	796,300	-	423,527	53.19%
Airport Administration	3,276,500	3,279,539	3,279,539	-	1,742,944	53.15%
Maintenance	8,794,700	11,517,259	11,517,259	-	4,793,397	41.62%
Operations	719,100	719,100	719,100	-	436,523	60.70%
Security	1,242,100	1,242,800	1,242,800	-	690,262	55.54%
Sub-total	14,738,900	17,554,998	17,554,998	-	8,086,653	46.06%
CITY CLERK						
Administration of Legal Documents	113,500	109,500	109,500	-	77,943	71.18%
City Elections/Appointments	33,200	33,200	33,200	-	15,811	47.62%
City Council Meetings Preparation	88,400	88,400	88,400	-	42,165	47.70%
Sub-total	235,100	231,100	231,100	-	135,919	58.81%
CITY COUNCIL						
Audit	99,700	194,400	194,400	-	196,300	100.98%
City Council Support	312,700	306,200	306,200	-	66,987	21.88%
Office of the City Council	366,300	420,182	420,182	-	131,873	31.38%
Sub-total	778,700	920,782	920,782	-	395,160	42.92%
COMMUNITY REDEVELOPMENT AGENCY - CRA						
Urban Core Community Redevelopment Area				-		
Redevelopment Plan Implementation	481,000	481,875	396,775	(85,100)	150,315	37.88%
Asset Maintenance and Operation	406,900	256,900	256,900	-	93,724	36.48%
Capital and Infrastructure Projects	-	-	-	-	-	----
Non-Capital Projects and Activities	197,900	1,138,006	1,223,106	85,100	200,925	16.43%
MNTC - Project Support Payment	1,420,400	1,420,400	1,420,400	-	947,373	66.70%
2009 ECUA/WWTP Relocation	1,300,000	1,300,000	1,300,000	-	1,300,000	100.00%
Eastside Redevelopment Area Plan Implementation	105,200	1,683,364	1,683,364	-	1,080,553	64.19%
Westside Redevelopment Area Plan Implementation	192,700	323,021	323,021	-	18,220	5.64%
Sub-total	4,104,100	6,603,566	6,603,566	-	3,791,110	57.41%
FINANCIAL SERVICES						
Accounting	472,200	447,500	469,200	21,700	281,571	60.01%
Budget	61,200	61,000	61,000	-	44,428	72.83%
Contract □ Lease Services	90,900	89,700	89,700	-	43,135	48.09%
Payroll	199,700	194,400	194,400	-	115,518	59.42%
Purchasing	119,300	165,993	144,293	(21,700)	81,111	56.21%
Sub-total	943,300	958,593	958,593	-	565,763	59.02%
FINANCIAL SERVICES - RISK MANAGEMENT SERVICES						
Risk Management Services	1,394,100	1,294,100	1,289,300	(4,800)	763,170	59.19%
Sub-total	1,394,100	1,294,100	1,289,300	(4,800)	763,170	59.19%

**CITY OF PENSACOLA
BUDGET PROGRAMS
FISCAL YEAR 2017
Unaudited**

PROGRAM	FY 2017					% OF BUDGET 03/17
	COUNCIL BEGINNING BUDGET	COUNCIL AMENDED BUDGET	CURRENT APPROVED BUDGET	DIFFERENCE APPROVED - AMENDED	FY 2017 ACTUAL 03/17	
FINANCIAL SERVICES - MAIL ROOM						
Mail Room	82,900	82,900	82,900	-	49,115	59.25%
Sub-total	82,900	82,900	82,900	-	49,115	59.25%
FINANCIAL SERVICES - TECHNOLOGY RESOURCES						
Capital Accumulation	41,700	41,700	41,700	-	41,681	99.95%
Information Management	1,068,300	1,102,853	1,082,239	(20,614)	584,376	54.00%
Network/System Management	1,096,500	1,134,600	1,155,427	20,827	734,200	63.54%
Office of the Director	206,000	206,000	203,854	(2,146)	105,614	51.81%
Public Safety	179,000	179,000	180,933	1,933	73,866	40.83%
Sub-total	2,591,500	2,664,153	2,664,153	-	1,539,737	57.79%
FIRE						
Administrative Support	309,100	309,100	318,790	9,690	214,150	67.18%
Cadets	-	-	167,700	167,700	29,218	17.42%
City Emergency Management	8,000	8,000	8,400	400	5,474	65.17%
Emergency Operations - Fire Suppression	7,708,600	7,708,600	7,514,100	(194,500)	4,422,113	58.85%
Emergency Operations - Rescue	469,400	469,400	474,200	4,800	256,182	54.02%
Facilities and Apparatus Management	825,400	825,874	824,474	(1,400)	423,067	51.31%
Fire Academy	26,000	26,000	26,000	-	6,399	24.61%
Fire Code Enforcement	300,300	300,300	314,600	14,300	139,047	44.20%
Marine Operations	57,000	57,000	57,060	60	24,194	42.40%
Technical Support to City	7,200	7,200	7,300	100	5,474	74.99%
Training	149,500	149,500	148,350	(1,150)	95,800	64.58%
Sub-total	9,860,500	9,860,974	9,860,974	-	5,621,118	57.00%
HOUSING						
HOME Program	133,700	444,162	444,162	-	152,626	34.36%
SHIP Program	54,500	90,912	90,912	-	20,822	22.90%
Sub-total	188,200	535,074	535,074	-	173,448	32.42%
HOUSING - CDBG						
Community Development Block Grant (CDBG) Program	275,300	275,567	275,567	-	117,314	42.57%
Housing Rehabilitation	544,700	544,967	544,967	-	96,896	17.78%
Sub-total	820,000	820,534	820,534	-	214,210	26.11%
HOUSING - SECTION 8						
Section 8 Housing Assistance Payments Program Fund	18,691,000	18,693,433	18,693,433	-	8,441,846	45.16%
Sub-total	18,691,000	18,693,433	18,693,433	-	8,441,846	45.16%

**CITY OF PENSACOLA
BUDGET PROGRAMS
FISCAL YEAR 2017
Unaudited**

PROGRAM	FY 2017					
	COUNCIL BEGINNING BUDGET	COUNCIL AMENDED BUDGET	CURRENT APPROVED BUDGET	DIFFERENCE APPROVED - AMENDED	FY 2017 ACTUAL 03/17	% OF BUDGET 03/17
HUMAN RESOURCES						
Human Resources Administration	338,600	344,348	341,300	(3,048)	243,091	71.23%
Recruiting □ Training	118,900	118,900	121,948	3,048	59,278	48.61%
Sub-total	<u>457,500</u>	<u>463,248</u>	<u>463,248</u>	<u>-</u>	<u>302,369</u>	65.27%
HUMAN RESOURCES - CLINIC						
Clinic	172,400	172,400	177,200	4,800	98,814	55.76%
Sub-total	<u>172,400</u>	<u>172,400</u>	<u>177,200</u>	<u>4,800</u>	<u>98,814</u>	55.76%
INSPECTION SERVICES						
Inspection Services	1,106,300	1,301,700	1,300,710	(990)	698,139	53.67%
Plan Review and Permitting	84,500	84,500	85,490	990	49,800	58.25%
Sub-total	<u>1,190,800</u>	<u>1,386,200</u>	<u>1,386,200</u>	<u>-</u>	<u>747,939</u>	53.96%
LEGAL						
Client Legal Advisory Services	206,100	178,900	136,835	(42,065)	63,488	46.40%
Legal Management and Operations Services	168,300	168,300	195,415	27,115	77,473	39.65%
Public Records Law Compliance and Process Services	43,500	43,500	58,450	14,950	16,962	29.02%
Sub-total	<u>417,900</u>	<u>390,700</u>	<u>390,700</u>	<u>-</u>	<u>157,923</u>	40.42%
MAYOR						
City Administrator/Cabinet	398,200	401,800	401,800	-	203,870	50.74%
Communications	27,500	20,300	20,300	-	(1,055)	-5.20%
Constituent Services	113,200	110,700	110,700	-	57,757	52.17%
Office of the Mayor	116,000	107,000	107,000	-	16,572	15.49%
Sub-total	<u>654,900</u>	<u>639,800</u>	<u>639,800</u>	<u>-</u>	<u>277,144</u>	43.32%
NON-DEPARTMENTAL FUNDING						
Agency funding	2,856,500	3,211,062	3,236,062	25,000	2,429,884	75.09%
Sub-total	<u>2,856,500</u>	<u>3,211,062</u>	<u>3,236,062</u>	<u>25,000</u>	<u>2,429,884</u>	75.09%

**CITY OF PENSACOLA
BUDGET PROGRAMS
FISCAL YEAR 2017
Unaudited**

PROGRAM	FY 2017					% OF BUDGET 03/17
	COUNCIL BEGINNING BUDGET	COUNCIL AMENDED BUDGET	CURRENT APPROVED BUDGET	DIFFERENCE APPROVED - AMENDED	FY 2017 ACTUAL 03/17	
PARKS □ RECREATION						
Aquatics	244,000	279,228	279,228	-	53,760	19.25%
Athletic Field Maintenance	377,900	378,058	378,058	-	182,958	48.39%
Athletics	425,200	430,884	417,884	(13,000)	199,186	47.67%
Office of the Director (Administration)	647,600	647,600	642,873	(4,727)	380,594	59.20%
Park Administration □ Maintenance	2,288,300	2,486,809	2,562,893	76,084	1,621,607	63.27%
Recreation/Community Center Administration	703,100	703,100	698,974	(4,126)	386,393	55.28%
Resource Center Programs	899,600	900,838	900,563	(275)	370,310	41.12%
Senior Center	191,400	191,400	187,252	(4,148)	81,754	43.66%
Volunteer □ Outdoor Pursuits Program	63,300	63,300	63,492	192	28,000	44.10%
Sub-total	<u>5,840,400</u>	<u>6,081,217</u>	<u>6,131,217</u>	<u>50,000</u>	<u>3,304,562</u>	53.90%
PARKS □ RECREATION - TENNIS						
Roger Scott Tennis Center	254,000	304,000	304,000	-	163,184	53.68%
Sub-total	<u>254,000</u>	<u>304,000</u>	<u>304,000</u>	<u>-</u>	<u>163,184</u>	53.68%
PARKS □ RECREATION - GOLF						
Osceola Golf Course	742,900	771,808	771,808	-	415,936	53.89%
Sub-total	<u>742,900</u>	<u>771,808</u>	<u>771,808</u>	<u>-</u>	<u>415,936</u>	53.89%
PARKS □ RECREATION - CMP						
Community Maritime Park Cultural Events	657,600	657,600	657,600	-	208,974	31.78%
Sub-total	<u>657,600</u>	<u>657,600</u>	<u>657,600</u>	<u>-</u>	<u>208,974</u>	31.78%
PENSACOLA ENERGY						
Customer Service	994,500	994,500	997,000	2,500	554,851	55.65%
Gas Construction	4,003,400	3,941,931	4,075,931	134,000	770,964	18.92%
Gas Cost	19,263,600	19,263,600	19,225,800	(37,800)	9,543,100	49.64%
Gas Marketing	2,452,800	2,455,600	2,367,450	(88,150)	940,684	39.73%
Gas Piping	513,500	513,500	188,050	(325,450)	147,103	78.23%
Gas Renewal □ Replacement	4,626,500	4,633,070	4,475,670	(157,400)	2,940,690	65.70%
Gas Training	294,900	294,900	294,900	-	126,532	42.91%
Infrastructure Replacement	2,321,400	-	-	-	-	-----
Operations	9,038,000	9,306,282	9,778,582	472,300	5,668,586	57.97%
Sub-total	<u>43,508,600</u>	<u>41,403,383</u>	<u>41,403,383</u>	<u>-</u>	<u>20,692,510</u>	49.98%

**CITY OF PENSACOLA
BUDGET PROGRAMS
FISCAL YEAR 2017
Unaudited**

PROGRAM	FY 2017					% OF BUDGET 03/17
	COUNCIL BEGINNING BUDGET	COUNCIL AMENDED BUDGET	CURRENT APPROVED BUDGET	DIFFERENCE APPROVED - AMENDED	FY 2017 ACTUAL 03/17	
PLANNING SERVICES						
Planning Services	669,300	669,300	669,300	-	346,922	51.83%
Business Licenses	45,000	45,000	45,000	-	31,052	69.00%
Neighborhood Enhancement	131,900	131,900	131,900	-	12,115	9.18%
Economic Development	47,900	122,900	122,900	-	-	0.00%
Pensacola Neighborhood Challenge (PNC)	24,900	92,124	92,124	-	210	0.23%
Sub-total	919,000	1,061,224	1,061,224	-	390,299	36.78%
POLICE						
Cadets	357,700	357,700	261,071	(96,629)	133,329	51.07%
Central Records	471,300	471,300	477,184	5,884	246,876	51.74%
Chief's Office	1,740,600	1,740,600	1,757,963	17,363	1,006,289	57.24%
Communications Center	1,663,300	1,663,300	1,769,644	106,344	932,222	52.68%
Community Oriented Policing Squad	1,121,800	1,121,800	1,089,987	(31,813)	644,337	59.11%
Crime Scene Investigation	702,000	706,000	708,555	2,555	463,119	65.36%
Criminal Intelligence Unit	83,400	83,400	83,700	300	50,216	60.00%
Criminal Investigation Unit	2,305,100	2,305,100	2,268,790	(36,310)	1,297,337	57.18%
Fleet Management	437,600	437,600	428,792	(8,808)	209,017	48.75%
Property Management	386,300	386,300	387,815	1,515	211,008	54.41%
School Resource Office (SRO)	656,300	656,300	660,185	3,885	377,505	57.18%
Traffic	985,100	985,100	967,667	(17,433)	593,103	61.29%
Training/Personnel	642,000	664,305	652,049	(12,256)	413,010	63.34%
Uniform Patrol	9,076,300	9,076,300	9,132,396	56,096	5,606,137	61.39%
Vice □ Narcotics	599,700	599,700	609,007	9,307	326,592	53.63%
Sub-total	21,228,500	21,254,805	21,254,805	-	12,510,097	58.86%
PORT						
Administration	847,700	863,700	653,428	(210,272)	344,048	52.65%
Business □ Trade Development	237,400	237,400	191,930	(45,470)	75,636	39.41%
Operations □ Maintenance	638,500	638,500	862,065	223,565	471,478	54.69%
Seaport Security	309,500	309,500	341,677	32,177	160,633	47.01%
Federal/State Matching Grant	136,400	853,971	853,971	-	123,436	14.45%
Sub-total	2,169,500	2,903,071	2,903,071	-	1,175,231	40.48%

**CITY OF PENSACOLA
BUDGET PROGRAMS
FISCAL YEAR 2017
Unaudited**

PROGRAM	FY 2017					% OF BUDGET 03/17
	COUNCIL BEGINNING BUDGET	COUNCIL AMENDED BUDGET	CURRENT APPROVED BUDGET	DIFFERENCE APPROVED - AMENDED	FY 2017 ACTUAL 03/17	
PUBLIC WORKS □ FACILITIES - GENERAL FUND						
ADA Improvements	-	100,000	-	(100,000)	-	-----
Administration Daily Operation	256,300	258,339	255,195	(3,144)	127,913	50.12%
Building Maintenance Administration	266,400	290,218	274,642	(15,576)	152,062	55.37%
City Facility Maintenance □ Repair	1,228,600	1,417,000	1,368,334	(48,666)	604,715	44.19%
Resource Center Maintenance	163,200	241,400	171,753	(69,647)	86,001	50.07%
Street Daily Operation	635,600	737,639	888,547	150,908	509,167	57.30%
Traffic Signals □ Street Lighting	1,355,400	1,408,362	1,419,587	11,225	732,021	51.57%
Traffic Striping	43,900	43,900	43,800	(100)	24,153	55.14%
Sub-total	<u>3,949,400</u>	<u>4,496,858</u>	<u>4,421,858</u>	<u>(75,000)</u>	<u>2,236,032</u>	50.57%
PUBLIC WORKS □ FACILITIES - STORMWATER FUND						
Stormwater Operation □ Maintenance	1,878,900	1,897,079	1,885,509	(11,570)	1,132,177	60.05%
Street Sweeping FDOT Roadways	39,600	39,600	42,242	2,642	25,468	60.29%
Street Sweeping Operation □ Maintenance	840,600	840,600	849,528	8,928	473,506	55.74%
Sub-total	<u>2,759,100</u>	<u>2,777,279</u>	<u>2,777,279</u>	<u>-</u>	<u>1,631,151</u>	58.73%
PUBLIC WORKS □ FACILITIES - CENTAL SERVICES FUND						
Plan Review	82,200	82,200	82,200	-	30,144	36.67%
Proiect Design	286,700	286,700	286,700	-	111,512	38.90%
Proiect Management	413,400	413,400	413,400	-	226,623	54.82%
Survey Operations Coordination	12,100	12,100	12,100	-	3,138	25.93%
Sub-total	<u>794,400</u>	<u>794,400</u>	<u>794,400</u>	<u>-</u>	<u>371,417</u>	46.75%
SANITATION SERVICES						
Code Enforcement	1,280,800	1,280,800	1,280,800	-	756,114	59.03%
Code Enforcement-□oning/Housing	101,000	101,000	101,000	-	65,859	65.21%
Residential Garbage Collection	3,101,300	3,436,050	3,436,050	-	1,823,511	53.07%
Recycling Collection	886,300	1,565,900	1,565,900	-	1,028,220	65.66%
Transfer Station	403,000	403,000	403,000	-	215,004	53.35%
Yard Trash/Bulk Waste Collection	1,662,000	1,662,000	1,662,000	-	783,819	47.16%
Sub-total	<u>7,434,400</u>	<u>8,448,750</u>	<u>8,448,750</u>	<u>-</u>	<u>4,672,527</u>	55.30%
SANITATION SERVICES - GARAGE						
Central Garage	1,468,700	1,468,700	1,468,700	-	800,679	54.52%
Sub-total	<u>1,468,700</u>	<u>1,468,700</u>	<u>1,468,700</u>	<u>-</u>	<u>800,679</u>	54.52%
TOTAL	<u>\$ 151,551,550</u>	<u>158,134,904</u>	<u>158,134,904</u>	<u>-</u>	<u>81,947,985</u>	51.82%

City of Pensacola, Florida
Investment Schedule
As of March 31, 2017
(Unaudited)

<u>POOLED INVESTMENTS</u>		Invest Type	Purchase Date	Maturity Date	Interest Rate	Principal Amount	Market Value
Compass Bank (a)	6736937164	CD	03/18/16	03/18/17	0.63%	\$ 5,000,000.00	\$ 5,000,000.00
Compass Bank (a)	6736937067	CD	03/18/16	03/18/17	0.63%	5,000,000.00	5,000,000.00
Hancock Bank (b)	689271	CD	03/21/16	03/21/17	0.65%	5,000,000.00	5,000,000.00
BankUnited	1815051005	CD	07/15/16	07/15/17	0.84%	20,000,000.00	20,000,000.00
Compass	6740367348	CD	07/15/16	07/15/17	0.65%	5,000,000.00	5,000,000.00
Servis1st Bank	169532	CD	07/18/16	07/18/17	0.76%	5,000,000.00	5,000,000.00
Servis1st Bank	169540	CD	08/05/16	08/05/17	0.72%	10,000,000.00	10,000,000.00
Florida Community Bank	218829900	CD	08/05/16	09/27/17	1.09%	20,000,000.00	20,000,000.00
BankUnited	9853970289	MM	12/08/16		0.70%	5,000,000.00	5,000,000.00
Florida Community Bank	2168900800	MM	12/08/16		0.60%	5,000,000.00	5,000,000.00
Compass	6740367348	CD	01/27/17	07/27/17	0.60%	5,000,000.00	5,000,000.00
Hancock	693137	CD	01/30/17	07/30/17	0.70%	15,000,000.00	15,000,000.00
<u>City's- GCA (checking account)</u>							
Wells Fargo Bank	Public Now Account	ERC 35%; offset fees				23,559,291.79	23,559,291.79
TOTAL INVESTMENTS						\$ 128,559,291.79	\$ 128,559,291.79

Money Market interest rates are good through March 31, 2017.

Wells Fargo Bank is the City's primary depository, expires June 30, 2019.

(a) CDs were reinvested with Compass Bank on April 13, 2017 at 1.10% interest with a maturity date of January 13, 2018.

(b) CD was reinvested with Hancock Bank on April 13, 2017 at 0.90% interest with a maturity date of January 13, 2018.

**CITY OF PENSACOLA
DEBT SERVICE SCHEDULE
March 31, 2017
(Unaudited)**

	BALANCE 09/30/16	ADDITION OR (RETIREMENT) OF PRINCIPAL	BALANCE 03/31/17	REQUIRED RESERVES ^(a)	FUTURE INTEREST	MATURITY DATE
2008 AIRPORT TAXABLE CFC REVENUE NOTE	8,800,000.00	0.00	8,800,000.00	0.00	896,206.74 ^(b)	12/31/18
2008 AIRPORT REVENUE BONDS	32,170,000.00	(695,000.00)	31,475,000.00	3,325,607.53	26,948,187.50	10/01/38
2009 REDEVELOPMENT REVENUE BONDS (CMP)	43,360,000.00	0.00	43,360,000.00	0.00	43,863,692.62 ^(c)	04/01/40
2010 AIRPORT REVENUE REFUNDING NOTE (97B, 98A AIRPORT)	3,760,000.00	(1,225,000.00)	2,535,000.00	214,582.33	91,298.04	10/01/18
2010A-1 CAPITAL FUNDING REVENUE BONDS (2000A LOST)	2,165,000.00	(1,055,000.00)	1,110,000.00	0.00	56,887.50	10/01/17
2010A-2 CAPITAL FUNDING REVENUE BONDS (2000B LOST)	4,495,000.00	(2,190,000.00)	2,305,000.00	0.00	118,131.26	10/01/17
2010B-1 CAPITAL FUNDING REVENUE BONDS (2008 GAS/AMR)	1,480,000.00	(725,000.00)	755,000.00	0.00	31,143.76	10/01/17
2010B-2 CAPITAL FUNDING REVENUE BONDS (1999 GAS)	1,900,000.00	(935,000.00)	965,000.00	0.00	38,600.00	10/01/17
2011 GAS SYSTEM REVENUE NOTE	3,130,000.00	(495,000.00)	2,635,000.00	0.00	167,513.50	10/01/21
2012 AIRPORT REVENUE NOTE	6,300,000.00	0.00	6,300,000.00	0.00	1,777,967.50 ^(b)	10/01/27
2015 AIRPORT REFUNDING REVENUE NOTE	12,465,000.00	(915,000.00)	11,550,000.00	795,508.58	1,841,227.50	10/01/27
2016 LOCAL OPTION GAS TAX REVENUE BOND	14,314,000.00	(271,000.00)	14,043,000.00	0.00	1,451,812.20	12/31/26
2016 GAS SYSTEM REVENUE NOTE	0.00	15,000,000.00	15,000,000.00	0.00	1,842,613.23	10/01/26
TOTAL	\$ 134,339,000.00	6,494,000.00	140,833,000.00	4,335,698.44	79,125,281.35	

^(a) Does not include required O&M and R&R reserves.

^(b) Estimated.

^(c) Interest is shown as a gross amount. The federal government subsidy for Build America Bonds is \$15,221,468.99 for a net interest on the bonds of \$28,642,223.63.

CITY OF PENSACOLA
DEBT SERVICE SCHEDULE BY ALLOCATION
March 31, 2017
(Unaudited)

	BALANCE 09/30/16	ADDITION OR (RETIREMENT) OF PRINCIPAL	BALANCE 03/31/17	REQUIRED RESERVES ^(a)	FUTURE INTEREST	MATURITY DATE
<u>LOCAL OPTION GAS TAX FUND</u>						
2016 LOCAL OPTION GAS TAX REVENUE BOND	14,314,000.00	(271,000.00)	14,043,000.00	0.00	1,451,812.20	12/31/26
TOTAL LOCAL OPTION GAS TAX FUND	14,314,000.00	(271,000.00)	14,043,000.00	0.00	1,451,812.20	
<u>COMMUNITY REDEVELOPMENT AGENCY</u>						
2009 REDEVELOPMENT REVENUE BONDS (CMP) ^(d)	43,360,000.00	0.00	43,360,000.00	0.00	43,863,692.62 ^(c)	04/01/40
TOTAL COMMUNITY REDEVELOPMENT AGENCY	43,360,000.00	0.00	43,360,000.00	0.00	43,863,692.62	
<u>LOCAL OPTION SALES TAX FUND</u>						
2010A-1 CAPITAL FUNDING REVENUE BONDS (2000A LOST)	2,165,000.00	(1,055,000.00)	1,110,000.00	0.00	56,887.50	10/01/17
2010A-2 CAPITAL FUNDING REVENUE BONDS (2000B LOST)	4,495,000.00	(2,190,000.00)	2,305,000.00	0.00	118,131.26	10/01/17
TOTAL LOCAL OPTION SALES TAX FUND	6,660,000.00	(3,245,000.00)	3,415,000.00	0.00	175,018.76	
<u>GAS UTILITY FUND</u>						
2010B-1 CAPITAL FUNDING REVENUE BONDS (2008 GAS/AMR)	1,480,000.00	(725,000.00)	755,000.00	0.00	31,143.76	10/01/17
2010B-2 CAPITAL FUNDING REVENUE BONDS (1999 GAS)	1,900,000.00	(935,000.00)	965,000.00	0.00	38,600.00	10/01/17
2011 GAS SYSTEM REVENUE NOTE	3,130,000.00	(495,000.00)	2,635,000.00	0.00	167,513.50	10/01/21
2016 GAS SYSTEM REVENUE NOTE	0.00	15,000,000.00	15,000,000.00	0.00	1,842,613.23	10/01/26
TOTAL GAS UTILITY FUND	6,510,000.00	12,845,000.00	19,355,000.00	0.00	2,079,870.49	
<u>AIRPORT FUND</u>						
2008 AIRPORT TAXABLE CFC REVENUE NOTE	8,800,000.00	0.00	8,800,000.00	0.00	896,206.74 ^(b)	12/31/18
2008 AIRPORT REVENUE BONDS	32,170,000.00	(695,000.00)	31,475,000.00	3,325,607.53	26,948,187.50	10/01/38
2010 AIRPORT REVENUE REFUNDING NOTE (97B, 98A AIRPORT)	3,760,000.00	(1,225,000.00)	2,535,000.00	214,582.33	91,298.04	10/01/18
2012 AIRPORT REVENUE NOTE	6,300,000.00	0.00	6,300,000.00	0.00	1,777,967.50 ^(b)	10/01/27
2015 AIRPORT REFUNDING REVENUE NOTE	12,465,000.00	(915,000.00)	11,550,000.00	795,508.58	1,841,227.50	10/01/27
TOTAL AIRPORT FUND	63,495,000.00	(2,835,000.00)	60,660,000.00	4,335,698.44	31,554,887.28	
TOTAL	\$ 134,339,000.00	6,494,000.00	140,833,000.00	4,335,698.44	79,125,281.35	

(a) Does not include required O&M and R&R reserves.

(b) Estimated.

(c) Interest is shown as a gross amount. The federal government subsidy for Build America Bonds is \$15,221,468.99 for a net interest on the bonds of \$28,642,223.63.

(d) In prior years, bond was previously shown in the Maritime Community Park Construction Fund.

CITY OF PENSACOLA
SCHEDULE OF LEGAL COSTS
March 31, 2017
(Unaudited)

ATTORNEY NAME OR FIRM	AMOUNT PAID	NATURE OF SERVICES PROVIDED
ALLEN NORTON & BLUE P A	\$46,377.39	Administrative, Collective Bargaining and Employee Matters
BEGGS & LANE	157,919.30	Contract and Real Estate Law
BRYANT MILLER OLIVE PA	37,800.00	Bond Counsel
COLLEEN CLEARY ORTIZ PA	1,635.00	Police Forfeiture Claim
GALLOWAY, JOHNSON, TOMPKINS, BURR AND SMITH	5,495.00	Contract Law
GRAY ROBINSON PA	36,140.67	Fee, Tax and Pension Plan Compliance
GUNSTER YOAKLEY & STEWART PA	3,687.75	Natural Gas Matters
JOLLY & PETERSON PA	8,416.63	Police Liability Claims
KLEIN HORNIG LLP	2,560.00	New Market Tax Credits
MCCARTER & ENGLISH LLP	15,538.98	Natural Gas Industry
PHILIP A BATES PA	260.40	Sanitation Matters
PLAUCHE MASELLI PARKERSON LLP	22,503.99	Utility Litigation
QUINTAIROS PRIETO WOOD & BOYER PA	28,904.74	Workers Compensation and Liability Claims
RAY, JR LOUIS F	11,165.00	Code Enforcement Special Magistrate
RODERIC G. MAGIE, PA	16,558.55	Workers Compensation Claims
SCHNADER HARRISON SEGAL & LEWIS LLP	105.00	Aviation Industry
SPERO, DONALD J	2,687.50	Arbitration
STEINMEYER FIVEASH LLP	33,360.99	Environmental and Property Matters
THE HAMMONS LAW FIRM PA	2,471.00	Code Enforcement Lien Foreclosures
WILSON HARRELL & FARRINGTON PA	218,041.35	Claims and Litigation
REPORT TOTAL	<u>\$651,629.24</u>	



City of Pensacola

222 West Main Street
Pensacola, FL 32502

Memorandum

File #: 17-00312

City Council

6/8/2017

SUBJECT:

QUARTERLY FINANCIAL REPORT - SIX MONTHS ENDING MARCH 31, 2017 - CHIEF FINANCIAL OFFICER RICHARD BARKER, JR.

**FINANCIAL REPORT
SIX MONTHS ENDING MARCH 31, 2017**

These statements are unaudited and are not the official financial statements of the City but rather are a review of the progress to date each quarter as it relates to the budget. The official financial statements of the City are included in the Comprehensive Annual Financial Report (CAFR) and will be presented to the City Council in the first quarter of each calendar year following the end of each fiscal year (September 30th).

Attached are financial schedules setting forth the status of the major General Government, Special Revenue, Capital Projects and Proprietary Funds for the City of Pensacola for the six months ending March 31, 2017. The financial schedules compare actual results for the six-month period against the City's budget and against comparable percentages of a year ago. Such comparisons are useful in projecting potential problem areas, allowing management to take early corrective action. The City's debt service and investment schedules are also attached for Council's review.

As reported to Council in the first quarter report, growth in the economy continues. Both Half-Cent Sales Tax and Local Option Sales Tax (PFP) revenues have shown growth from FY 2015 to FY 2016. In addition, Ad Valorem Taxable Valuations continue to show positive growth. While these positive indicators continue, both revenues and expenditures continue to be closely monitored to assure a balanced budget. Expenditures in total are in line with budgeted projections. Significant variances from the current approved budget are noted in the individual fund narrative below.

The Investment Section of this financial report provides a comparison of interest rates for FY 2015 to FY 2017.

The Legal Services and Fees of this financial report provides a listing of legal services and fees paid through the second quarter of FY 2017.

General Fund:

In total, General Fund revenues exceeded budget for the second quarter and are mainly attributed to revenues from Property Tax, Local Business Tax and the transfer from Pensacola Energy, the majority of which were paid during the first quarter. However, during the first six months some of the other major revenue sources were below budget. Total Franchise Fees and Public Service Tax revenues were below budget by \$4,100 or 0.06%. Communication Services Tax was below budget by \$50,000 or 4.02%. Municipal Revenue Sharing was below budget by \$35,100 or 2.98%. Also through the second quarter, Half-Cent Sales Tax revenue was below budget by \$2,000 or 0.12%.

In total revenues are projected to meet budget by fiscal year end. Staff will continue to monitor all revenue sources and expenditures and take appropriate actions as necessary in order to assure a balanced budget.

As stated in the first quarter report, the transfer from the General Fund to the Stormwater Capital Projects Fund appears to exceed budget. Since the Stormwater Utility Fee is on the Property Tax bill, the receipts coincide with the Property Tax Revenues.

Second quarter expenditures in total were within budget. As stated in the first quarter report, Staff continues to remain cautious and continues to monitor expenditures. All General Fund capital equipment has been funded in Local Option Sales Tax and the only savings that can be realized are in operating and personal services.

Tree Planting Trust Fund

The Tree Planting Trust Fund revenue and expenditures are recorded in the General Fund. For the second quarter the "Tree Planting Trust Fund" account contributions plus interest income equaled \$12,776 and expenditures and encumbrances equaled \$106,845. The unencumbered balance in the "Tree Planting Trust Fund" at the end of the second quarter was \$357,401.

Local Option Gasoline Tax Fund:

As stated in the first quarter reports, there have been no receipts of Local Option Gasoline Tax Revenue. However, for comparison purposes, estimated revenues of \$663,100 are shown based on the settlement agreement dated April 6, 2017 between the City of Pensacola and Escambia County concerning the calculation for the distribution of Local Option Gasoline Tax Revenue. Fund expenditures will not exceed budget for the fiscal year.

Stormwater Utility Fund:

Total utility fee revenue of \$2,184,002 represents 82.28% of budgeted revenue for the fiscal year. Fund expenditures are consistent with budget for the second quarter.

Municipal Golf Course Fund:

During the second quarter FY 2017, the Golf Course expenditures (including total City sponsored pension costs) exceeded revenues by \$162,400 before the General Fund subsidy of \$110,000. When compared to FY 2016, revenue for this fiscal year is \$22,300 above prior year second quarter revenues. As stated in the first quarter report, the increase in revenues is mainly due to tournaments and advertising.

During the second quarter of fiscal year 2016, 10,266 rounds were played with 2,241 driving range usage and in the second quarter of this fiscal year 10,686 rounds were played with 2,310 driving range usage, an increase of 420 rounds and an increase of 69 in driving range usage. Staff continues to advertise the golf course through local media outlets as well as keeping the golf course's website updated. Staff also continues to monitor revenues and implement various marketing strategies as appropriate. As previously reported to City Council, the CoverShots Mobile Canopy purchased in December 2016 makes Osceola the only public course in Northwest Florida with a covered driving range offering shade and/or rain protection to the range users.

Concession payments from Fusion Grill, Inc. are current through the second quarter of FY 2017.

Expenditures at the Golf Course are consistent with the adopted FY 2017 budget.

Inspection Services Fund:

In total, revenues exceeded expenditures (including total City sponsored pension costs) by \$78,700. When compared to FY 2016, revenue for this fiscal year is \$234,400 above prior year second quarter revenues. This is a result of large construction projects underway and permits to complete the jobs continue to be issued. Some of the projects underway are the Studer Apartment complex, new four and five story office buildings downtown, VT Mae and increases in residential construction. Additionally, a 73 unit townhouse subdivision at the previous Hallmark Elementary School location is anticipated in the near future.

Expenditures for Inspection Services were consistent with budget.

Roger Scott Tennis Center:

Total revenues for the Roger Scott Tennis Center were consistent with budget. The annual tennis memberships renewed during the second quarter and compared to the second quarter of FY 2016, revenues for FY 2017 were \$12,100 less than last fiscal year. This is due to the court resurfacing project during the first quarter which caused a reduction of 6 available courts for players. During the resurfacing project the center went from 18 courts to 12 courts. Expenditures are not anticipated to exceed budget by fiscal year end.

As reported in the first quarter the City was notified of PJ's Courtside Café's intent to terminate the concession agreement effective March 10, 2017. The terms of the agreement included a minimum concession fee of \$500 for ten months or 10% of gross sales, whichever is higher. During the months of December and January, the concessionaire was only required to pay 10% of gross sales. Through the second quarter of FY 2017, PJ's Courtside Café was not current on their lease payment. There still is owed \$500 which represents November 2016 operations. Staff is attempting to communicate with the owner to collect the past due amount. Staff is currently reviewing available options to address the concession at the Roger Scott Tennis Center.

Below is a comparison of the activity at Roger Scott Tennis Center between the second quarter for FY's 2016 and 2017.

	<u>2ND QTR</u> <u>FY 2016</u>	<u>2ND QTR</u> <u>FY 2017</u>	<u>DIFF</u>
Daily Participants			
Hard Courts	804	678	(126)
All Courts (Includes Clay Cou	<u>1,418</u>	<u>1,430</u>	<u>12</u>
Sub-Total	<u>2,222</u>	<u>2,108</u>	<u>(114)</u>
 Playing Members	 <u>13,592</u>	 <u>13,614</u>	 <u>22</u>
Sub-Total	<u>15,814</u>	<u>15,722</u>	<u>(92)</u>
 Instructional Students	 3,477	 4,201	 724
Rentals/Special Events/Program:	5,343	5,354	11
 Total Players	 <u>24,634</u>	 <u>25,277</u>	 <u>643</u>

Community Maritime Park Management Services Fund:

The City has a Park Management Services Agreement with the Community Maritime Park Associates (CMPA). On January 28, 2015, the CMPA Board approved an amendment and extension of the contract to March 27, 2018 which was subsequently approved by City Council on February 12, 2015. There are three components in this agreement. The first is the Community Maritime Park Insurance and it is 100% reimbursed by the CMPA. Actual expenditures through the second quarter were \$53,400. Secondly, park maintenance and landscaping services are provided. Annually, the CMPA pays the City actual costs incurred up to a maximum amount of \$200,000. Through the second quarter of FY 2017, \$80,800 in expenditures for these services have been incurred which will be billed to the CMPA by fiscal year-end. The final component to the agreement deals with event scheduling and planning, management of outside kiosk sales, rentals, food service and other vendor services, and parking management. The fees charged by the City for these services are reduced by revenues earned by the City. If revenues earned by the City are not sufficient to cover its costs, the maximum amount payable by the CMPA is \$100,000. Through the second quarter of FY 2017, revenues were below expenditures by \$15,000. A final accounting will be made at fiscal year-end based on the terms of the contract.

Revenues and expenditures related to the Employee Leasing function are accounted for in the Community Maritime Park Management Services Fund. Revenues exceeded expenditures by \$17,500 through the second quarter of FY 2017. By fiscal year end, revenues will equal expenditures.

It is contemplated that the New Market Tax Credit (NMTC) structure will unwind on May 31, 2017 at which time the City will forgive the loans made to the CMPA and receive all CMPA assets and any remaining liabilities.

Local Option Sales Tax Fund:

Second quarter revenues were below budget by \$7,800 or 0.25%. Expenditures in total were consistent with budget for the second quarter.

As in previous fiscal years, a draw upon the City's pooled cash to cover cash shortfalls in the fund has occurred and continues. Fund balance is anticipated to continue to be negative through FY 2017.

Local Option Gasoline Tax (LOGT) Series 2016 Project Fund:

The LOGT Series 2016 Project Fund provides funding for a three phase program to accelerate street rehabilitation that would normally be completed over a ten year period. On July 14, 2016 City Council approved financing not to exceed \$15 million for the improvement of an estimated 1800 total blocks city-wide. Expenditures through the second quarter represent the first phase of this plan.

Stormwater Capital Projects Fund:

The \$2,184,193 transfer from the General Fund to the Stormwater Capital Projects Fund equaled the revenue fee collection in the Stormwater Utility Fund. Second quarter expenditures were within budget.

Gas Utility Fund:

Appropriated fund balance in the amount of \$967,800 and operating revenue were below gas operating expenses and encumbrances (including total City sponsored pension costs) by \$2,219,500 for the second quarter. The majority of capital outlay, debt service and transfer expenditures occurred in the first quarter but will levelize over the remainder of the fiscal year

Second quarter FY 2017 revenues were \$1,321,300 below second quarter FY 2016 revenues. This decline was mainly due to experiencing a mild winter season. Current projected revenues for FY 2017 are anticipated to be below the budgeted level and possibly below FY 2016 actual revenues. Pensacola Energy staff is closely monitoring revenues and expenses to ensure a balanced budget by fiscal year end.

Pensacola Energy has included 10¢ in the Purchase Gas Adjustment (PGA) calculation to restore the Pensacola Energy reserve. By the end of Fiscal Year 2016 that reserve was down by \$3.3 million, based on the reserve requirements recommended by Black & Veatch in the FYE 2012 Gas System Annual Report. At the end of March, 2016, the additional \$0.10 per Ccf collected has amounted to \$850,700 which is included in the aforementioned revenue. This recovery of reserve is a multi-year endeavor to recoup the shortfall experienced in prior years.

As reflected in the rate study and in accordance with the plan that Pensacola Energy submitted to the state Public Service Commission for the replacement of cast iron and steel pipes, the Infrastructure Cost Recovery began in FY 2013. This fee is charged for expenses that were made in the prior fiscal year. For the second quarter of FY 2017, \$1,127,152 has been received from Infrastructure Cost Recovery Revenue.

In total, expenses for the Gas Utility Fund were consistent with budget for the second quarter.

All bond eligible gas construction and infrastructure expenses have been accounted for separately.

Sanitation Fund:

In total, appropriated fund balance in the amount of \$1,270,600 and operating revenue were below expenses and encumbrances (including total City sponsored pension costs) by \$194,900 for the second quarter. Sanitation Fund revenues for FY 2017 were \$11,500 above the FY 2016 revenues for the same time period.

On January 19, 2017 Sanitation Services experienced a loss of one garbage truck and two recycling trucks due to a fire incidents. City Council appropriated \$900,000 to replace the three trucks as well as an additional \$150,000 for rental of two trucks while staff pursued the purchase of the three vehicles and the settlement of insurance claims. To date, two trucks have been ordered and the amount encumbered is approximately \$45,000 less than the \$300,000 anticipated cost per truck. Insurance proceeds of \$302,546 were received from the insurance company in April 2017 for the three damaged trucks.

In total, second quarter Sanitation expenses were consistent with budget.

Port Fund:

Second quarter Port appropriated fund balance of \$833,600 and operating revenue exceeded operating expenses and encumbrances (including total City sponsored pension costs) by \$318,400. Operating revenues for FY 2017 were \$349,700 below the FY 2016 operating revenues for the same time period. The majority of this decrease is due to a decrease in dockage revenue. The decrease in dockage is the result of fewer vessel dockage days being logged in the first six months of FY 2017 as compared to the same time period in FY 2016. This is primarily attributable to the depressed state of the offshore oil & gas industry resulting in the vessels supporting that industry not requiring lengthy port stays for project mobilization, demobilization or vessel maintenance work.

Port expenses, in total, were at or below budget and were \$46,700 less than FY 2016 expenses for the same time period. With the revenue fluctuations experienced in prior years, staff continues to operate at minimal costs in order to meet revenues.

All Port lease payments have been paid and are current with the exception of Pensacola Stevedoring, Inc. and Offshore Inland Marine who have a balance less than 60 days past due of \$3,941.67 and \$16,069.85, respectively. Dockage and other vessel fees, which Offshore Inland recovers from its customers then remits to the Port, continue to be slower to pay. Currently this account has an outstanding balance of \$640,073.56, which is detailed below. Included in this amount is \$181,185.33 which was recorded as an allowance for doubtful accounts at the end of FY 2016. This transaction is part of the accounting procedure, however the funds are still due and payable.

Current	\$ 1,756.71
30 - 59 Days	16,069.85
60 - 89 Days	0.00
90 - 119 Days	0.00
Over 120 Days	622,247.00
Total	<u>\$ 640,073.56</u>

Offshore Inland's past-due balance of \$622,247 is being addressed via the establishment of a payment plan to be incorporated into an amendment to the tenant's lease which City Council is expected to consider at its May regular meeting. This balance includes \$363,000 in invoices that are being held in abeyance pending construction of an overhead crane facility in port Warehouse #1 and final reconciliation of project-related grant expenses, including expenses incurred by Offshore Inland. A process for final settlement of those funds also is included in the proposed lease amendment.

Airport Fund:

Appropriated fund balance of \$2.8 million and operating revenue exceeded operating expenses and encumbrances (including total City sponsored pension costs) by \$1.7 million for the second quarter. Passenger traffic at Pensacola International Airport increased by 1.65% when compared to the second quarter of FY 2016. This increase in passenger traffic is due, in part, to improved air service and general economic conditions. Overall Airport operating revenues were \$165,200 below the FY 2016 operating revenue for the same time period. Airline Revenues were \$347,900 below the prior fiscal year and Non-Airline Revenues exceeded the prior year by \$182,700. This decrease in Airline Revenues

is mainly attributed to the reduction in the Air Carrier Landing Fees for this fiscal year compared to the prior fiscal year. Air Carrier Landing Fees are currently \$1.90 per 1,000 lbs. as compared to last fiscal year when the charge was \$2.82 per 1,000 lbs. All Air Carrier Fees are recalculated annually. The increase in Non-Airline Revenues is attributed to rental car and parking lot revenue. Revenue collected from the Rental Car leases exceeded the prior year by \$41,500 and revenue from Parking Lot was \$100,700 over the prior year.

The lease agreement with the FAA for the Air Traffic Control Tower is currently in negotiations with the final tower construction payment received in FY 2015. FAA continues to remit the same amount as in the previous agreement until such time as a final lease agreement is agreed upon. The Airport submitted Facility Review documents at the request of the FAA on December 22, 2016. The Airport wishes to move forward with a 5-year lease. It should be noted that the Airport's agreement with the airlines provides for the airlines to fund any shortfall, excluding incentives, should that occur.

Expenses for the second quarter were consistent with budget.

Insurance Retention Fund / Central Services Fund:

These funds are categorized as internal service funds. They provide a service to the City's other operating funds. Revenues and expenses in these funds were consistent with budgeted levels.

Investment Schedule / Debt Service Schedule:

Also provided for information is a listing of City investments and a listing of the City's various debt issues.

The weighted interest rates received on investments during the second quarter of the last three fiscal years are as follows:

	<u>FY 2017</u>	<u>FY 2016</u>	<u>FY 2015</u>
January	0.68%	0.30%	0.18%
February	0.67%	0.30%	0.27%
March	0.67%	0.40%	0.25%

Legal Costs Schedule:

A schedule of legal costs paid to attorneys and/or firms who have provided services to the City has also been included in the quarterly report. This schedule lists the payee, the amount paid and the nature of the services provided to the City.

**CITY OF PENSACOLA
GENERAL FUND
COMPARATIVE SCHEDULE OF REVENUES AND EXPENDITURES - BUDGETED AND ACTUAL
For the Six Months Ended March 31, 2017
Unaudited**

	FY 2017					FY 2016			
	COUNCIL BEGINNING BUDGET	COUNCIL AMENDED BUDGET	CURRENT APPROVED BUDGET	ACTUAL 03/17	% OF BUDGET 03/17	ACTUAL 03/16	% OF BUDGET 03/16	ACTUAL F.Y.E.	% OF BUDGET F.Y.E.
APPROPRIATED FUND BALANCE	\$ 0	2,020,263	2,020,263	2,020,263	100.00%	2,222,758	100.00%	1,167,203	100.00%
REVENUES:									
GENERAL PROPERTY TAXES									
Current Taxes	13,758,400	13,758,400	13,758,400	11,030,909	80.18%	10,979,350	84.57%	13,232,668	100.00%
Delinquent Taxes	30,000	30,000	30,000	(127)	-0.42%	3,429	11.43%	80,105	100.00%
Sub-Total	13,788,400	13,788,400	13,788,400	11,030,782	80.00%	10,982,779	84.40%	13,312,773	100.00%
FRANCHISE FEE									
Gulf Power - Electricity	6,113,000	5,880,000	5,880,000	2,266,907	38.55%	2,326,384	40.03%	5,879,605	99.51%
City of Pensacola - Gas	987,300	862,300	862,300	460,091	53.36%	490,188	50.15%	861,917	98.22%
ECUA - Water and Sewer	1,551,100	1,551,100	1,551,100	663,905	42.80%	626,999	40.83%	1,540,558	100.00%
Miscellaneous	0	0	0	0	----	0	----	7,630	100.39%
Sub-Total	8,651,400	8,293,400	8,293,400	3,390,903	40.89%	3,443,571	41.37%	8,289,710	99.46%
PUBLIC SERVICE TAXES									
Gulf Power - Electricity	5,956,100	5,956,100	5,956,100	2,396,989	40.24%	2,305,247	40.65%	5,958,728	100.21%
City of Pensacola - Gas	822,200	750,000	750,000	353,610	47.15%	408,379	50.16%	745,942	98.92%
ECUA - Water	978,500	978,500	978,500	418,170	42.74%	384,867	40.11%	980,545	100.00%
Miscellaneous	20,000	20,000	20,000	13,429	67.15%	7,114	71.14%	25,765	100.00%
Sub-Total	7,776,800	7,704,600	7,704,600	3,182,198	41.30%	3,105,607	41.66%	7,710,980	100.05%
LOCAL BUSINESS TAXES									
Local Business Tax	910,000	910,000	910,000	875,838	96.25%	887,666	98.63%	913,302	100.00%
Local Business Tax Penalty	10,000	10,000	10,000	10,985	109.85%	11,079	170.45%	13,450	100.01%
Sub-Total	920,000	920,000	920,000	886,823	96.39%	898,745	99.14%	926,752	100.00%

**CITY OF PENSACOLA
GENERAL FUND
COMPARATIVE SCHEDULE OF REVENUES AND EXPENDITURES - BUDGETED AND ACTUAL
For the Six Months Ended March 31, 2017
Unaudited**

	FY 2017					FY 2016			
	COUNCIL BEGINNING BUDGET	COUNCIL AMENDED BUDGET	CURRENT APPROVED BUDGET	ACTUAL 03/17	% OF BUDGET 03/17	ACTUAL 03/16	% OF BUDGET 03/16	ACTUAL F.Y.E.	% OF BUDGET F.Y.E.
REVENUES: (continued)									
LICENSES, PERMITS & PENALTIES									
Special Permits (Planning)	50,000	50,000	50,000	24,356	48.71%	23,215	51.59%	47,635	101.95%
Taxi Permits	7,500	7,500	7,500	2,958	39.44%	3,668	52.40%	7,380	100.00%
Fire Permits	21,000	21,000	21,000	7,660	36.48%	16,730	83.65%	23,500	100.00%
Sub-Total	<u>78,500</u>	<u>78,500</u>	<u>78,500</u>	<u>34,974</u>	44.55%	<u>43,613</u>	60.57%	<u>78,515</u>	101.17%
INTERGOVERNMENTAL									
FEDERAL									
Payment in Lieu of Taxes	17,000	17,000	17,000	18,374	108.08%	16,236	95.51%	16,236	100.01%
STATE									
1/2 Cent Sales Tax	4,490,900	4,390,900	4,390,900	1,709,412	38.93%	1,693,684	38.27%	4,358,783	100.52%
Beverage License Tax	95,000	95,000	95,000	101,207	106.53%	99,398	110.44%	104,990	100.00%
Mobile Home Tax	7,500	7,500	7,500	8,326	111.01%	6,670	95.29%	10,487	100.01%
Communication Services Tax	3,026,600	2,926,600	2,926,600	1,182,471	40.40%	1,262,998	43.29%	3,013,059	100.21%
State Rev Sharing - Motor Fuel Tax	546,400	579,000	579,000	271,849	46.95%	273,285	48.62%	546,266	100.00%
State Rev Sharing - Sales Tax	1,849,500	1,749,500	1,749,500	870,374	49.75%	879,816	51.81%	1,756,231	100.00%
CNG Rebate Municipal Vehicles	0	0	0	0	----	0	----	0	----
Gas Rebate Municipal Vehicles	15,500	15,500	15,500	20,453	131.95%	6,471	41.75%	11,483	99.99%
Fire Fighter Supplemental Compensation	40,000	40,000	40,000	21,754	54.39%	21,420	61.20%	41,789	100.00%
Sub-Total	<u>10,088,400</u>	<u>9,821,000</u>	<u>9,821,000</u>	<u>4,204,220</u>	42.81%	<u>4,259,978</u>	43.61%	<u>9,859,324</u>	100.29%

**CITY OF PENSACOLA
GENERAL FUND
COMPARATIVE SCHEDULE OF REVENUES AND EXPENDITURES - BUDGETED AND ACTUAL
For the Six Months Ended March 31, 2017
Unaudited**

	FY 2017					FY 2016			
	COUNCIL BEGINNING BUDGET	COUNCIL AMENDED BUDGET	CURRENT APPROVED BUDGET	ACTUAL 03/17	% OF BUDGET 03/17	ACTUAL 03/16	% OF BUDGET 03/16	ACTUAL F.Y.E.	% OF BUDGET F.Y.E.
REVENUES: (continued)									
OTHER CHARGES FOR SERVICES									
Swimming Pool Fees	0	0	0	360	----	117	----	5,718	100.02%
Boat Launch Fees	17,000	17,000	17,000	8,713	51.25%	5,831	29.16%	18,532	100.00%
Esc. School Board - SRO	240,000	220,000	220,000	76,322	34.69%	122,288	50.95%	185,564	100.00%
ECSD - 911 Calltakers	245,000	245,000	245,000	132,816	54.21%	111,039	48.28%	237,402	100.00%
State Traffic Signal Maintenance	141,600	326,600	326,600	0	0.00%	0	0.00%	227,392	100.00%
State Street Light Maintenance	242,600	303,600	303,600	0	0.00%	0	0.00%	303,565	99.99%
Pensacola Fire Academy	20,000	20,000	20,000	37,135	185.68%	0	0.00%	160	100.00%
Miscellaneous	40,000	40,000	40,000	21,089	52.72%	22,205	55.51%	41,656	100.00%
Sub-Total	946,200	1,172,200	1,172,200	276,435	23.58%	261,480	28.14%	1,019,989	100.00%
FINES, FORFEITURES □ PENALTIES									
POLICE									
Court Fines	14,500	14,500	14,500	5,531	38.14%	5,862	40.43%	11,975	100.01%
Traffic Fines	80,000	80,000	80,000	36,834	46.04%	35,082	30.51%	90,050	108.91%
OTHER FINES									
Miscellaneous	12,000	12,000	12,000	4,572	38.10%	2,313	15.95%	5,033	100.02%
Sub-Total	106,500	106,500	106,500	46,937	44.07%	43,257	30.04%	107,058	107.39%

**CITY OF PENSACOLA
GENERAL FUND
COMPARATIVE SCHEDULE OF REVENUES AND EXPENDITURES - BUDGETED AND ACTUAL
For the Six Months Ended March 31, 2017
Unaudited**

	FY 2017					FY 2016			
	COUNCIL BEGINNING BUDGET	COUNCIL AMENDED BUDGET	CURRENT APPROVED BUDGET	ACTUAL 03/17	% OF BUDGET 03/17	ACTUAL 03/16	% OF BUDGET 03/16	ACTUAL F.Y.E.	% OF BUDGET F.Y.E.
REVENUES: (continued)									
INTEREST									
Investments and Deposits	30,000	30,000	30,000	186	0.62%	7,639	50.93%	47,852	100.00%
Sub-Total	30,000	30,000	30,000	186	0.62%	7,639	50.93%	47,852	100.00%
OTHER REVENUES									
Miscellaneous	400,000	400,000	400,000	221,686	55.42%	321,780	99.01%	563,856	101.64%
Miscellaneous - Saenger Facility Fee	65,000	65,000	65,000	0	0.00%	1,294	2.16%	76,020	100.00%
Sale of Assets	50,000	490,000	490,000	502,605	102.57%	0	0.00%	0	----
Sub-Total	515,000	955,000	955,000	724,291	75.84%	323,074	74.27%	639,876	101.44%
Sub-Total Revenues	42,901,200	42,869,600	42,869,600	23,777,749	55.47%	23,369,743	56.92%	41,992,829	100.01%
TRANSFERS IN									
Gas Utility Fund	8,000,000	8,000,000	8,000,000	4,000,000	50.00%	4,000,000	50.00%	8,000,000	100.00%
Sub-Total	8,000,000	8,000,000	8,000,000	4,000,000	50.00%	4,000,000	50.00%	8,000,000	100.00%
TOTAL REVENUES	50,901,200	50,869,600	50,869,600	27,777,749	54.61%	27,369,743	55.79%	49,992,829	100.01%
TOTAL REVENUES AND FUND BALANCE	\$ 50,901,200	52,889,863	52,889,863	29,798,012	56.34%	29,592,501	57.70%	51,160,032	100.01%

**CITY OF PENSACOLA
GENERAL FUND
COMPARATIVE SCHEDULE OF REVENUES AND EXPENDITURES BUDGETED AND ACTUAL
For the Six Months Ended March 31, 2017
Unaudited**

	FY 2017					FY 2016			
	COUNCIL BEGINNING BUDGET	COUNCIL AMENDED BUDGET	CURRENT APPROVED BUDGET	ACTUAL 03/17	% OF BUDGET 03/17	ACTUAL 03/16	% OF BUDGET 03/16	ACTUAL F.Y.E.	% OF BUDGET F.Y.E.
EXPENDITURES:									
CITY COUNCIL									
Personal Services	\$ 620,800	620,800	620,759	228,161	36.76%	233,922	43.31%	459,386	82.01%
City Sponsored Pensions	0	0	41	20	48.78%	20	112.89%	42	93.33%
Sub-Total	620,800	620,800	620,800	228,181	36.76%	233,942	43.31%	459,428	82.01%
Operating Expenses	466,000	622,382	622,382	328,179	52.73%	252,219	44.16%	380,756	86.64%
Sub-Total	1,086,800	1,243,182	1,243,182	556,360	44.75%	486,161	43.75%	840,184	84.31%
Allocated Overhead/(Cost Recovery)	(308,100)	(322,400)	(322,400)	(161,200)	50.00%	(144,450)	50.00%	(326,200)	100.00%
Sub-Total	778,700	920,782	920,782	395,160	42.92%	341,711	41.56%	513,984	77.79%
MAYOR									
Personal Services	985,500	985,500	985,500	444,845	45.14%	388,885	41.66%	841,507	90.16%
City Sponsored Pensions	54,300	54,300	54,300	54,300	100.00%	54,300	100.00%	54,300	100.00%
Sub-Total	1,039,800	1,039,800	1,039,800	499,145	48.00%	443,185	44.87%	895,807	90.70%
Operating Expenses	385,500	406,500	406,500	181,249	44.59%	180,267	35.17%	297,450	62.14%
Sub-Total	1,425,300	1,446,300	1,446,300	680,394	47.04%	623,452	41.56%	1,193,257	80.94%
Allocated Overhead/(Cost Recovery)	(770,400)	(806,500)	(806,500)	(403,250)	50.00%	(381,800)	50.00%	(820,700)	100.00%
Sub-Total	654,900	639,800	639,800	277,144	43.32%	241,652	32.81%	372,557	57.92%
CITY CLERK									
Personal Services	221,000	221,000	213,000	105,412	49.49%	104,742	48.42%	214,204	98.01%
City Sponsored Pensions	32,100	32,100	32,100	32,100	100.00%	32,100	100.00%	32,100	100.00%
Sub-Total	253,100	253,100	245,100	137,512	56.10%	136,842	55.09%	246,304	98.26%
Operating Expenses	46,300	46,300	54,300	32,557	59.96%	18,503	42.25%	39,827	95.88%
Sub-Total	299,400	299,400	299,400	170,069	56.80%	155,346	53.16%	286,131	97.92%
Allocated Overhead/(Cost Recovery)	(64,300)	(68,300)	(68,300)	(34,150)	50.00%	(33,650)	50.00%	(68,600)	100.00%
Sub-Total	235,100	231,100	231,100	135,919	58.81%	121,696	54.11%	217,531	97.29%

The City's general, fire and police pension fund annual contributions were paid in a lump sum contribution on October 1st which have been separated from personal services.

**CITY OF PENSACOLA
GENERAL FUND
COMPARATIVE SCHEDULE OF REVENUES AND EXPENDITURES - BUDGETED AND ACTUAL
For the Six Months Ended March 31, 2017
Unaudited**

	FY 2017					FY 2016			
	COUNCIL BEGINNING BUDGET	COUNCIL AMENDED BUDGET	CURRENT APPROVED BUDGET	ACTUAL 03/17	% OF BUDGET 03/17	ACTUAL 03/16	% OF BUDGET 03/16	ACTUAL F.Y.E.	% OF BUDGET F.Y.E.
EXPENDITURES: (continued)									
LEGAL									
Personal Services	381,000	381,000	382,600	171,787	44.90%	178,837	48.22%	368,819	99.98%
City Sponsored Pensions	21,600	21,600	21,600	21,600	100.00%	21,600	100.00%	21,600	100.00%
Sub-Total	402,600	402,600	404,200	193,387	47.84%	200,437	51.07%	390,419	99.98%
Operating Expenses	148,400	148,400	146,800	44,686	30.44%	81,575	53.78%	148,411	96.56%
Sub-Total	551,000	551,000	551,000	238,073	43.21%	282,012	51.82%	538,830	99.02%
Allocated Overhead/(Cost Recovery)	(133,100)	(160,300)	(160,300)	(80,150)	50.00%	(112,200)	50.00%	(143,100)	100.00%
Sub-Total	417,900	390,700	390,700	157,923	40.42%	169,812	53.10%	395,730	98.66%
HUMAN RESOURCES									
Personal Services	470,100	470,100	478,065	230,812	48.28%	222,450	48.28%	461,601	100.00%
City Sponsored Pensions	120,400	120,400	120,535	120,468	99.94%	120,468	99.93%	120,540	100.00%
Sub-Total	590,500	590,500	598,600	351,280	58.68%	342,918	58.99%	582,141	100.00%
Operating Expenses	149,800	166,248	158,148	97,839	61.87%	109,222	65.43%	158,250	99.91%
Sub-Total	740,300	756,748	756,748	449,119	59.35%	452,140	60.43%	740,391	99.98%
Allocated Overhead/(Cost Recovery)	(282,800)	(293,500)	(293,500)	(146,750)	50.00%	(121,800)	50.00%	(301,100)	100.00%
Sub-Total	457,500	463,248	463,248	302,369	65.27%	330,340	65.46%	439,291	99.96%
NON-DEPARTMENTAL FUNDING									
Operating Expenses	2,856,500	3,211,062	3,236,062	2,429,884	75.09%	2,192,058	77.16%	2,621,190	89.72%
Sub-Total	2,856,500	3,211,062	3,236,062	2,429,884	75.09%	2,192,058	77.16%	2,621,190	89.72%
FINANCIAL SERVICES									
Personal Services	1,523,700	1,523,700	1,523,000	734,845	48.25%	700,693	47.65%	1,443,483	100.01%
City Sponsored Pensions	296,500	296,500	297,200	296,800	99.87%	296,790	99.90%	296,928	99.94%
Sub-Total	1,820,200	1,820,200	1,820,200	1,031,645	56.68%	997,483	56.43%	1,740,411	100.00%
Operating Expenses	431,400	478,893	478,893	204,368	42.68%	193,815	47.85%	414,517	95.93%
Sub-Total	2,251,600	2,299,093	2,299,093	1,236,013	53.76%	1,191,297	54.83%	2,154,928	99.19%
Allocated Overhead/(Cost Recovery)	(1,308,300)	(1,340,500)	(1,340,500)	(670,250)	50.00%	(612,400)	50.00%	(1,384,900)	100.00%
Sub-Total	943,300	958,593	958,593	565,763	59.02%	578,897	61.08%	770,028	97.77%

The City's general, fire and police pension fund annual contributions were paid in a lump sum contribution on October 1st which have been separated from personal services.

**CITY OF PENSACOLA
GENERAL FUND
COMPARATIVE SCHEDULE OF REVENUES AND EXPENDITURES BUDGETED AND ACTUAL
For the Six Months Ended March 31, 2017
Unaudited**

	FY 2017					FY 2016			
	COUNCIL BEGINNING BUDGET	COUNCIL AMENDED BUDGET	CURRENT APPROVED BUDGET	ACTUAL 03/17	% OF BUDGET 03/17	ACTUAL 03/16	% OF BUDGET 03/16	ACTUAL F.Y.E.	% OF BUDGET F.Y.E.
EXPENDITURES: (continued)									
PLANNING SERVICES									
Personal Services	583,200	583,200	583,200	241,896	41.48%	239,286	45.25%	522,372	98.68%
City Sponsored Pensions	74,700	74,700	74,700	74,700	100.00%	74,734	99.99%	74,770	100.00%
Sub-Total	657,900	657,900	657,900	316,596	48.12%	314,020	52.02%	597,142	98.85%
Operating Expenses	261,100	403,324	403,324	73,703	18.27%	141,394	45.76%	239,465	77.62%
Sub-Total	919,000	1,061,224	1,061,224	390,299	36.78%	455,414	49.90%	836,607	91.67%
PARKS & RECREATION									
Personal Services	2,587,000	2,587,000	2,586,565	1,192,443	46.10%	1,146,451	45.23%	2,330,672	96.19%
City Sponsored Pensions	759,800	759,800	760,235	760,025	99.97%	760,061	99.21%	760,297	99.99%
Sub-Total	3,346,800	3,346,800	3,346,800	1,952,468	58.34%	1,906,511	57.76%	3,090,969	97.10%
Operating Expenses	2,500,000	2,743,717	2,793,717	1,356,744	48.56%	1,081,944	42.73%	2,525,758	99.20%
Sub-Total	5,846,800	6,090,517	6,140,517	3,309,212	53.89%	2,988,455	51.23%	5,616,727	98.05%
Allocated Overhead/(Cost Recovery)	(6,400)	(9,300)	(9,300)	(4,650)	50.00%	(7,850)	50.00%	(7,000)	100.00%
Sub-Total	5,840,400	6,081,217	6,131,217	3,304,562	53.90%	2,980,605	51.24%	5,609,727	98.05%
PUBLIC WORKS & FACILITIES									
Personal Services	1,529,600	1,529,600	1,536,646	726,601	47.28%	696,699	47.96%	1,463,898	98.47%
City Sponsored Pensions	352,100	352,100	352,286	352,281	100.00%	352,303	99.97%	352,502	100.00%
Sub-Total	1,881,700	1,881,700	1,888,932	1,078,882	57.12%	1,049,001	58.12%	1,816,400	98.76%
Operating Expenses	2,251,200	2,866,658	2,784,426	1,282,900	46.07%	1,137,743	43.32%	2,286,122	94.91%
Sub-Total	4,132,900	4,748,358	4,673,358	2,361,782	50.54%	2,186,744	49.35%	4,102,522	96.55%
Allocated Overhead/(Cost Recovery)	(183,500)	(251,500)	(251,500)	(125,750)	50.00%	(59,300)	50.00%	(199,300)	100.00%
Sub-Total	3,949,400	4,496,858	4,421,858	2,236,032	50.57%	2,127,444	49.33%	3,903,222	96.39%

The City's general, fire and police pension fund annual contributions were paid in a lump sum contribution on October 1st which have been separated from personal services.

**CITY OF PENSACOLA
GENERAL FUND
COMPARATIVE SCHEDULE OF REVENUES AND EXPENDITURES BUDGETED AND ACTUAL
For the Six Months Ended March 31, 2017
Unaudited**

	FY 2017					FY 2016			
	COUNCIL BEGINNING BUDGET	COUNCIL AMENDED BUDGET	CURRENT APPROVED BUDGET	ACTUAL 03/17	% OF BUDGET 03/17	ACTUAL 03/16	% OF BUDGET 03/16	ACTUAL F.Y.E.	% OF BUDGET F.Y.E.
EXPENDITURES: (continued)									
FIRE									
Personal Services	6,717,900	6,717,900	6,731,450	3,273,316	48.63%	3,337,203	49.39%	6,641,698	97.10%
City Sponsored Pensions	1,651,600	1,651,600	1,638,050	1,633,801	99.74%	2,508,631	99.81%	2,406,949	100.00%
Sub-Total	8,369,500	8,369,500	8,369,500	4,907,117	58.63%	5,845,834	63.06%	9,048,647	97.85%
Operating Expenses	1,491,000	1,491,474	1,491,474	714,001	47.87%	663,754	47.76%	1,401,199	99.20%
Sub-Total	9,860,500	9,860,974	9,860,974	5,621,118	57.00%	6,509,588	61.06%	10,449,846	98.03%
POLICE									
Personal Services	12,545,000	12,545,000	12,811,602	5,979,188	46.67%	5,932,330	47.59%	12,055,075	96.87%
City Sponsored Pensions	4,992,000	4,992,000	4,725,398	4,721,710	99.92%	4,277,768	99.96%	4,279,969	99.99%
Sub-Total	17,537,000	17,537,000	17,537,000	10,700,898	61.02%	10,210,098	60.97%	16,335,044	97.67%
Operating Expenses	3,691,500	3,717,805	3,717,805	1,809,199	48.66%	1,927,175	52.78%	3,622,022	99.23%
Sub-Total	21,228,500	21,254,805	21,254,805	12,510,097	58.86%	12,137,273	59.50%	19,957,066	97.95%
TRANSFERS OUT									
Municipal Golf Course Fund	100,000	220,000	220,000	110,000	50.00%	50,000	50.00%	220,000	100.00%
Stormwater Capital Projects Fund	2,659,500	2,659,500	2,659,500	2,184,193	82.13%	2,263,640	84.29%	2,772,250	100.00%
Eastside TIF Fund	0	440,000	440,000	0	0.00%	0	----	0	DIV/0!
Sub-Total	2,759,500	3,319,500	3,319,500	2,294,193	69.11%	2,313,640	83.06%	2,992,250	100.00%
TOTAL EXPENDITURES	\$ 50,901,200	52,889,863	52,889,863	30,620,463	57.89%	30,500,130	59.47%	49,079,029	96.57%

The City's general, fire and police pension fund annual contributions were paid in a lump sum contribution on October 1st which have been separated from personal services.

CITY OF PENSACOLA
TREE PLANTING TRUST □ GENERAL FUND
COMPARATIVE SCHEDULE OF REVENUES AND EXPENDITURES □ BUDGETED AND ACTUAL
For the Six Months Ended March 31, 2017
□ Unaudited □

	FY 2017					FY 2016			
	COUNCIL BEGINNING BUDGET	COUNCIL AMENDED BUDGET	CURRENT APPROVED BUDGET	ACTUAL 03/17	% OF BUDGET 03/17	ACTUAL 03/16	% OF BUDGET 03/16	ACTUAL F.Y.E.	% OF BUDGET F.Y.E.
APPROPRIATED FUND BALANCE	\$ 181,000	238,716	238,716	238,716	100.00%	374,395	100.00%	302,720	100.00%
REVENUES:									
Tree Trust Fund	10,000	10,000	10,000	11,275	112.75%	3,425	34.25%	81,675	100.00%
Interest	0	0	0	1,501	----	983	----	2,269	----
TOTAL REVENUES	10,000	10,000	10,000	12,776	127.76%	4,408	44.08%	83,944	102.78%
TOTAL REVENUES AND FUND BALANCE	\$ 191,000	248,716	248,716	251,492	101.12%	378,803	98.55%	386,664	100.59%
EXPENDITURES:									
Operating Expenses	\$ 191,000	240,286	240,286	106,845	44.47%	55,215	26.16%	58,320	49.47%
Capital Outlay	0	8,430	8,430	0	0.00%	121,649	70.18%	134,209	77.33%
Sub-Total	191,000	248,716	248,716	106,845	42.96%	176,864	46.01%	192,529	62.37%
TOTAL EXPENDITURES	\$ 191,000	248,716	248,716	106,845	42.96%	176,864	46.01%	192,529	62.37%

**CITY OF PENSACOLA
LOCAL OPTION GASOLINE TAX FUND
COMPARATIVE SCHEDULE OF REVENUES AND EXPENDITURES BUDGETED AND ACTUAL
For the Six Months Ended March 31, 2017
Unaudited**

	FY 2017					FY 2016			
	COUNCIL BEGINNING BUDGET	COUNCIL AMENDED BUDGET	CURRENT APPROVED BUDGET	ACTUAL 03/17	% OF BUDGET 03/17	ACTUAL 03/16	% OF BUDGET 03/16	ACTUAL F.Y.E.	% OF BUDGET F.Y.E.
APPROPRIATED FUND BALANCE	\$ 66,900	94,139	94,139	94,139	100.00%	1,655,624	100.00%	1,655,624	100.00%
REVENUES:									
Gasoline Tax (6 cent local)	1,337,100	1,337,100	1,337,100	549,503 **	41.10%	642,809	41.47%	1,462,265 *	94.34%
Interest	0	0	0	0	----	1,309	65.45%	2,147	107.35%
Miscellaneous	0	0	0	113,583	----	1,663	----	1,663	----
Sub-Total	1,337,100	1,337,100	1,337,100	663,086	49.59%	645,781	41.61%	1,466,075	94.46%
TOTAL REVENUES	1,337,100	1,337,100	1,337,100	663,086	49.59%	645,781	41.61%	1,466,075	94.46%
TOTAL REVENUES AND FUND BALANCE	\$ 1,404,000	1,431,239	1,431,239	757,225	52.91%	2,301,405	71.75%	3,121,699	97.32%
EXPENDITURES:									
Capital Outlay	0	27,239	27,239	27,238	100.00%	1,269,887	39.94%	832,546	84.62%
Allocated Overhead/(Cost Recovery)	66,900	66,900	66,900	33,450	50.00%	14,200	50.00%	66,900	100.00%
Sub-Total	66,900	94,139	94,139	60,688	64.47%	1,284,087	40.03%	899,446	85.57%
TRANSFERS OUT									
LOGT Debt Service fund	1,337,100	1,337,100	1,337,100	0	0.00%	0	----	2,124,700	100.00%
TOTAL EXPENDITURES	\$ 1,404,000	1,431,239	1,431,239	60,688	4.24%	1,284,087	40.03%	3,024,146	95.13%

* Revenue includes only 11 payments versus 12 payments due to appeal to State on distribution formula for the 10 year and 4 month (9/1/16 thru 12/31/26) extension of the tax. The 12th payment was for September 2016 and is estimated to be \$119,342 based on the settlement agreement dated April 6, 2017 between the City of Pensacola and Escambia County and Escambia County resolution number CR2017-48. The September 2016 payment is not reflected in this report.

** No revenue has been received this fiscal year due to appeal to state on distribution formula for the 10 year and 4 month (9/1/16 thru 12/31/26) extension of the tax. However, for comparison purposes, estimated revenues are shown based on the settlement agreement dated April 6, 2017 between the City of Pensacola and Escambia County and Escambia County resolution number CR2017-48. Estimated revenues does not include the September 2016 payment of \$119,342 which will be received and recognized in fiscal year 2017.

CITY OF PENSACOLA
STORMWATER UTILITY FUND
COMPARATIVE SCHEDULE OF REVENUES AND EXPENDITURES - BUDGETED AND ACTUAL
For the Six Months Ended March 31, 2017
Unaudited

	FY 2017					FY 2016			
	COUNCIL BEGINNING BUDGET	COUNCIL AMENDED BUDGET	CURRENT APPROVED BUDGET	ACTUAL 03/17	% OF BUDGET 03/17	ACTUAL 03/16	% OF BUDGET 03/16	ACTUAL F.Y.E.	% OF BUDGET F.Y.E.
APPROPRIATED FUND BALANCE	\$ 0	18,179	18,179	18,179	100.00%	182,967	100.00%	179,414	100.00%
REVENUES:									
Stormwater Utility Fees	2,654,500	2,654,500	2,654,500	2,184,002	82.28%	2,259,672	84.30%	2,763,239	100.00%
Delinquent Stormwater Utility Fee	5,000	5,000	5,000	191	3.82%	3,968	79.36%	9,011	100.00%
CHARGES FOR SERVICES:									
State Right of Way Maintenance	99,600	99,600	99,600	41,520	41.69%	41,520	41.69%	99,647	100.05%
Interest Income	0	0	0	554	---	1,146	---	3,603	100.00%
TOTAL REVENUES	2,759,100	2,759,100	2,759,100	2,226,267	80.69%	2,306,306	82.81%	2,875,500	100.00%
TOTAL REVENUES AND FUND BALANCE	\$ 2,759,100	2,777,279	2,777,279	2,244,446	80.81%	2,489,273	83.87%	3,054,914	100.00%
EXPENDITURES:									
STORMWATER O & M									
Personal Services	\$ 772,900	772,900	769,783	358,417	46.56%	352,249	44.40%	730,364	92.99%
City Sponsored Pensions	306,200	306,200	306,436	306,435	100.00%	306,431	99.99%	306,679	99.98%
Sub-Total	1,079,100	1,079,100	1,076,219	664,852	61.78%	658,680	59.89%	1,037,043	94.96%
Operating Expenses	569,500	587,679	578,990	371,175	64.11%	182,825	48.32%	367,124	88.94%
Capital Outlay	38,000	38,000	38,000	0	0.00%	351,803	82.78%	396,628	93.32%
Allocated Overhead/(Cost Recovery)	192,300	192,300	192,300	96,150	50.00%	93,850	50.00%	192,300	100.00%
Sub-Total	1,878,900	1,897,079	1,885,509	1,132,177	60.05%	1,287,158	61.56%	1,993,095	93.87%
STREET CLEANING									
Personal Services	386,700	386,700	389,518	184,288	47.31%	190,809	49.43%	375,761	96.06%
City Sponsored Pensions	87,700	87,700	87,763	87,762	100.00%	87,763	100.07%	87,827	100.00%
Sub-Total	474,400	474,400	477,281	272,050	57.00%	278,572	58.81%	463,588	96.78%
Operating Expenses	330,700	330,700	339,389	189,374	55.80%	188,285	56.26%	352,670	98.48%
Allocated Overhead/(Cost Recovery)	75,100	75,100	75,100	37,550	50.00%	34,400	50.00%	75,100	100.00%
Sub-Total	880,200	880,200	891,770	498,974	55.95%	501,257	57.14%	891,358	97.71%
TOTAL EXPENDITURES	\$ 2,759,100	2,777,279	2,777,279	1,631,151	58.73%	1,788,415	60.26%	2,884,453	95.02%

The City's general, fire and police pension fund annual contributions were paid in a lump sum contribution on October 1st which have been separated from personal services.

**CITY OF PENSACOLA
MUNICIPAL GOLF COURSE FUND
COMPARATIVE SCHEDULE OF REVENUES AND EXPENDITURES BUDGETED AND ACTUAL
For the Six Months Ended March 31, 2017
Unaudited**

	FY 2017					FY 2016			
	COUNCIL BEGINNING BUDGET	COUNCIL AMENDED BUDGET	CURRENT APPROVED BUDGET	ACTUAL 03/17	% OF BUDGET 03/17	ACTUAL 03/16	% OF BUDGET 03/16	ACTUAL F.Y.E.	% OF BUDGET F.Y.E.
APPROPRIATED FUND BALANCE	\$ 0	8,908	8,908	8,908	100.00%	17,364	100.00%	57,308	100.00%
REVENUES:									
GOLF COURSE CHARGES									
Green Fees	409,500	309,500	309,500	137,107	44.30%	136,769	33.58%	272,237	99.85%
Electric Cart Rentals	72,400	72,400	72,400	45,053	62.23%	39,705	55.15%	78,326	100.00%
Pull Cart Rentals	400	400	400	65	16.25%	108	27.00%	155	100.00%
Concessions	18,100	18,100	18,100	9,000	49.72%	10,500	58.33%	18,000	100.00%
Pro Shop Sales	15,100	15,100	15,100	4,570	30.26%	5,760	38.40%	11,338	100.00%
Tournaments	34,200	34,200	34,200	23,411	68.45%	10,832	31.86%	31,674	100.00%
Driving Range	42,700	42,700	42,700	12,612	29.54%	12,326	30.89%	25,154	100.00%
Capital Surcharge	50,000	50,000	50,000	18,669	37.34%	14,708	29.42%	32,259	100.00%
Advertising	0	0	0	2,500	----	0	0.00%	7,500	100.00%
Miscellaneous	500	500	500	0	0.00%	0	----	0	----
Interest Income	0	0	0	21	----	6	----	92	98.92%
SUB-TOTAL REVENUES	642,900	542,900	542,900	253,008	46.60%	230,714	36.21%	476,735	99.91%
TRANSFERS IN GENERAL FUND	100,000	220,000	220,000	110,000	50.00%	50,000	50.00%	220,000	100.00%
TOTAL REVENUES	742,900	762,900	762,900	363,008	47.58%	280,714	38.08%	696,735	99.94%
TOTAL REVENUES AND FUND BALANCE	\$ 742,900	771,808	771,808	371,916	48.19%	298,078	39.51%	754,043	99.94%
EXPENDITURES:									
OPERATIONS									
Personal Services	\$ 345,200	345,200	345,200	159,539	46.22%	149,592	43.80%	328,931	98.22%
City Sponsored Pensions	53,700	53,700	53,700	53,700	100.00%	53,700	100.00%	53,700	100.00%
Sub-Total	398,900	398,900	398,900	213,239	53.46%	203,292	51.44%	382,631	98.47%
Operating Expenses	344,000	372,908	372,908	202,697	54.36%	192,755	53.65%	339,288	95.17%
TOTAL EXPENDITURES	\$ 742,900	771,808	771,808	415,936	53.89%	396,047	52.49%	721,919	96.87%

The City's general, fire and police pension fund annual contributions were paid in a lump sum contribution on October 1st which have been separated from personal services.

**CITY OF PENSACOLA
INSPECTION SERVICES FUND
COMPARATIVE SCHEDULE OF REVENUES AND EXPENDITURES BUDGETED AND ACTUAL
For the Six Months Ended March 31, 2017
Unaudited**

	FY 2017					FY 2016			
	COUNCIL BEGINNING BUDGET	COUNCIL AMENDED BUDGET	CURRENT APPROVED BUDGET	ACTUAL 03/17	% OF BUDGET 03/17	ACTUAL 03/16	% OF BUDGET 03/16	ACTUAL F.Y.E.	% OF BUDGET F.Y.E.
APPROPRIATED FUND BALANCE	\$ 0	195,400	195,400	195,400	100.00%	0	----	(54,378)	100.00%
REVENUES:									
Building Permits	600,000	600,000	600,000	449,023	74.84%	285,163	51.93%	690,799	100.18%
Electrical Permits	176,100	176,100	176,100	82,080	46.61%	90,957	56.85%	182,363	100.00%
Gas Permits	28,600	28,600	28,600	19,190	67.10%	19,850	76.35%	35,500	100.00%
Plumbing Permits	87,000	87,000	87,000	60,876	69.97%	47,598	59.50%	94,877	100.00%
Mechanical Permits	60,500	60,500	60,500	31,603	52.24%	29,385	53.43%	68,524	100.00%
zoning Review Inspection Fees	41,200	41,200	41,200	87,900	213.35%	26,150	69.92%	66,700	100.00%
Miscellaneous Permits	8,800	8,800	8,800	3,543	40.26%	3,699	46.24%	6,754	100.00%
Permit Application Fee	188,600	188,600	188,600	92,008	48.78%	88,736	50.71%	191,548	100.00%
Interest Income	0	0	0	449	----	749	----	4,471	100.02%
TOTAL REVENUES	1,190,800	1,190,800	1,190,800	826,672	69.42%	592,287	54.31%	1,341,536	100.09%
TOTAL REVENUES AND FUND BALANCE	\$ 1,190,800	1,386,200	1,386,200	1,022,072	73.73%	592,287	54.31%	1,287,158	100.10%
EXPENDITURES:									
OPERATIONS									
Personal Services	\$ 670,800	670,800	670,708	330,600	49.29%	319,610	48.02%	658,254	98.91%
City Sponsored Pensions	156,700	156,700	156,792	156,739	99.97%	156,738	100.02%	156,778	100.00%
Sub-Total	827,500	827,500	827,500	487,339	58.89%	476,348	57.93%	815,032	99.12%
Operating Expenses	295,800	295,800	295,800	108,366	36.63%	111,025	51.28%	195,122	94.41%
Capital Outlay	67,500	67,500	67,500	54,534	80.79%	51,674	100.00%	61,524	100.00%
Sub-Total	1,190,800	1,190,800	1,190,800	650,239	54.61%	639,047	58.60%	1,071,678	98.27%
Allocated Overhead/(Cost Recovery)	0	195,400	195,400	97,700	50.00%	97,700 *	50.00% *	195,400	100.00%
TOTAL EXPENDITURES	\$ 1,190,800	1,386,200	1,386,200	747,939	53.96%	736,747 *	57.29% *	1,267,078	98.54%

The City's general, fire and police pension fund annual contributions were paid in a lump sum contribution on October 1st which have been separated from personal services.

* Prior year actuals provided for comparison purposes only. Total allocation was charged in September 2016.

**CITY OF PENSACOLA
ROGER SCOTT TENNIS CENTER
COMPARATIVE SCHEDULE OF REVENUES AND EXPENDITURES BUDGETED AND ACTUAL
For the Six Months Ended March 31, 2017
Unaudited**

	FY 2017					FY 2016			
	COUNCIL BEGINNING BUDGET	COUNCIL AMENDED BUDGET	CURRENT APPROVED BUDGET	ACTUAL 03/17	% OF BUDGET 03/17	ACTUAL 03/16	% OF BUDGET 03/16	ACTUAL F.Y.E.	% OF BUDGET F.Y.E.
APPROPRIATED FUND BALANCE	\$ 0	50,000	50,000	50,000	100.00%	499	100.00%	9,232	100.00%
REVENUES:									
CHARGES FOR SERVICES									
Scott Tennis Court Fees	226,800	226,800	226,800	95,178	41.97%	103,155	50.77%	228,757	100.00%
Scott Tennis Concession Fees	6,000	6,000	6,000	620	10.33%	1,583	26.38%	2,729	122.43%
Scott Tennis Pro Revenue	15,200	15,200	15,200	6,520	42.89%	9,659	64.39%	25,199	273.01%
Scott Tennis Pro Shop Lease	6,000	6,000	6,000	1,295	21.58%	1,295	41.77%	3,109	109.09%
Interest Income	0	0	0	35	----	98	----	501	100.00%
TOTAL REVENUES	254,000	254,000	254,000	103,648	40.81%	115,790	50.94%	260,295	106.87%
TOTAL REVENUES AND FUND BALANCE	\$ 254,000	304,000	304,000	153,648	50.54%	116,289	51.05%	269,527	106.62%
EXPENDITURES:									
OPERATIONS									
Personal Services	\$ 134,900	134,900	134,900	62,443	46.29%	60,171	54.40%	131,431	96.93%
Operating Expenses	119,100	169,100	169,100	100,741	59.57%	54,394	46.41%	111,203	94.88%
TOTAL EXPENDITURES	\$ 254,000	304,000	304,000	163,184	53.68%	114,565	50.29%	242,634	95.98%

CITY OF PENSACOLA
COMMUNITY MARITIME PARK MANAGEMENT SERVICES FUND
COMPARATIVE SCHEDULE OF REVENUES AND EXPENDITURES BUDGETED AND ACTUAL
For the Six Months Ended March 31, 2017
Unaudited

	FY 2017					FY 2016			
	COUNCIL BEGINNING BUDGET	COUNCIL AMENDED BUDGET	CURRENT APPROVED BUDGET	ACTUAL 03/17	% OF BUDGET 03/17	ACTUAL 03/16	% OF BUDGET 03/16	ACTUAL F.Y.E.	% OF BUDGET F.Y.E.
CMP INSURANCE:									
APPROPRIATED FUND BALANCE	\$ 0	0	0	0	----	0	----	0	----
REVENUES:									
CMPA INSURANCE REIMBURSEMENT	141,900	141,900	141,900	0	0.00%	0	0.00%	130,817	100.00%
TOTAL REVENUES AND FUND BALANCE	<u>\$ 141,900</u>	<u>141,900</u>	<u>141,900</u>	<u>0</u>	<u>0.00%</u>	<u>0</u>	<u>0.00%</u>	<u>130,817</u>	<u>100.00%</u>
EXPENDITURES:									
Operating Expenses	\$ 141,900	141,900	141,900	53,431	37.65%	58,919	44.33%	130,817	100.00%
TOTAL INSURANCE EXPENDITURES	<u>\$ 141,900</u>	<u>141,900</u>	<u>141,900</u>	<u>53,431</u>	<u>37.65%</u>	<u>58,919</u>	<u>44.33%</u>	<u>130,817</u>	<u>100.00%</u>
PARK MAINTENANCE:									
APPROPRIATED FUND BALANCE	\$ 0	0	0	0	----	0	----	0	----
REVENUES:									
CMPA PARK MAINTENANCE	200,000	200,000	200,000	0	0.00%	0	0.00%	173,039	99.22%
TOTAL REVENUES AND FUND BALANCE	<u>\$ 200,000</u>	<u>200,000</u>	<u>200,000</u>	<u>0</u>	<u>0.00%</u>	<u>0</u>	<u>0.00%</u>	<u>173,039</u>	<u>99.22%</u>
EXPENDITURES:									
AMPHITHEATRE MAINTENANCE									
Operating Expenses	\$ 21,000	21,000	21,000	989	4.71%	1,050	5.00%	3,244	76.37%
SUB-TOTAL AMPHITHEATRE MAINTENANCE	<u>21,000</u>	<u>21,000</u>	<u>21,000</u>	<u>989</u>	<u>4.71%</u>	<u>1,050</u>	<u>5.00%</u>	<u>3,244</u>	<u>76.37%</u>
PARKS & PLANTAS MAINTENANCE									
Operating Expenses	174,000	174,000	172,774	79,842	46.21%	73,998	42.53%	169,563	100.24%
SUB-TOTAL PARKS & PLANTAS MAINTENANCE	<u>174,000</u>	<u>174,000</u>	<u>172,774</u>	<u>79,842</u>	<u>46.21%</u>	<u>73,998</u>	<u>42.53%</u>	<u>169,563</u>	<u>100.24%</u>
BULKHEAD									
Operating Expenses	5,000	5,000	6,226	0	0.00%	232	4.65%	232	23.20%
SUB-TOTAL BULKHEAD	<u>5,000</u>	<u>5,000</u>	<u>6,226</u>	<u>0</u>	<u>0.00%</u>	<u>232</u>	<u>4.65%</u>	<u>232</u>	<u>23.20%</u>
TOTAL PARK MAINTENANCE EXPENDITURES	<u>\$ 200,000</u>	<u>200,000</u>	<u>200,000</u>	<u>80,831</u>	<u>40.42%</u>	<u>75,280</u>	<u>37.64%</u>	<u>173,039</u>	<u>99.22%</u>

CITY OF PENSACOLA
COMMUNITY MARITIME PARK MANAGEMENT SERVICES FUND
COMPARATIVE SCHEDULE OF REVENUES AND EXPENDITURES - BUDGETED AND ACTUAL
For the Six Months Ended March 31, 2017
Unaudited

	FY 2017					FY 2016			
	COUNCIL BEGINNING BUDGET	COUNCIL AMENDED BUDGET	CURRENT APPROVED BUDGET	ACTUAL 03/17	% OF BUDGET 03/17	ACTUAL 03/16	% OF BUDGET 03/16	ACTUAL F.Y.E.	% OF BUDGET F.Y.E.
EVENT MANAGEMENT:									
APPROPRIATED FUND BALANCE	\$ 0	0	0	0	----	0	----	0	----
REVENUES:									
RENTALS	48,800	48,800	48,800	3,000	6.15%	13,696	45.65%	21,004	100.00%
PARKING	51,700	51,700	51,700	2,300	4.45%	6,936	9.99%	110,919	100.00%
VENDING/KIOSK SALES	1,200	1,200	1,200	0	0.00%	950	95.00%	2,550	100.00%
DONATIONS	0	0	0	2,000	----	5,250	----	19,250	100.00%
CMPA EVENT MANAGEMENT SERVICES	100,000	100,000	100,000	0	0.00%	19	0.02%	19	100.00%
CMPA RETURN OF PROFIT	0	0	0	0	----	0	----	(35,189)	----
TOTAL REVENUES AND FUND BALANCE	\$ 201,700	201,700	201,700	7,300	3.62%	26,851	13.40%	118,553	77.11%
EXPENDITURES:									
EVENT SCHEDULING MANAGEMENT									
Personal Services	\$ 50,900	50,900	50,900	13,575	26.67%	19,148	37.84%	39,549	99.99%
Operating Expenses	99,100	99,100	99,100	8,255	8.33%	15,083	15.38%	60,923	82.00%
SUB-TOTAL EVENT SCHEDULING MGT	150,000	150,000	150,000	21,830	14.55%	34,231	23.02%	100,472	88.25%
PARKING MANAGEMENT									
Personal Services	27,300	27,300	27,300	493	1.81%	786	2.88%	8,477	54.73%
Operating Expenses	24,400	24,400	24,400	0	0.00%	0	0.00%	9,604	39.36%
SUB-TOTAL PARKING MANAGEMENT	51,700	51,700	51,700	493	0.95%	786	1.52%	18,081	45.33%
TOTAL EVENT MGT EXPENDITURES	\$ 201,700	201,700	201,700	22,323	11.07%	35,017	17.47%	118,553	77.11%

CITY OF PENSACOLA
COMMUNITY MARITIME PARK MANAGEMENT SERVICES FUND
COMPARATIVE SCHEDULE OF REVENUES AND EXPENDITURES - BUDGETED AND ACTUAL
For the Six Months Ended March 31, 2017
Unaudited

	FY 2017					FY 2016			
	COUNCIL BEGINNING BUDGET	COUNCIL AMENDED BUDGET	CURRENT APPROVED BUDGET	ACTUAL 03/17	% OF BUDGET 03/17	ACTUAL 03/16	% OF BUDGET 03/16	ACTUAL F.Y.E.	% OF BUDGET F.Y.E.
EMPLOYEE LEASING									
APPROPRIATED FUND BALANCE	\$ 0	0	0	0	----	0	----	0	----
REVENUES:									
Employee Leasing	\$ 104,000	104,000	104,000	31,475	30.26%	34,212	29.34%	104,230	105.79%
Miscellaneous	10,000	10,000	10,000	3,409	34.09%	1,809	18.09%	5,081	50.81%
TOTAL REVENUES AND FUND BALANCE	<u>\$ 114,000</u>	<u>114,000</u>	<u>114,000</u>	<u>34,884</u>	30.60%	<u>36,021</u>	28.45%	<u>109,311</u>	100.72%
EXPENDITURES:									
Personal Services	\$ 104,000	104,000	104,000	49,593	47.69%	50,092	42.96%	102,293	102.25%
Operating Expenses	10,000	10,000	10,000	2,796	27.96%	224	2.24%	7,018	82.72%
TOTAL EMPLOYEE EXPENDITURES	<u>\$ 114,000</u>	<u>114,000</u>	<u>114,000</u>	<u>52,389</u>	45.96%	<u>50,316</u>	39.74%	<u>109,311</u>	100.72%
TOTAL FUND:									
TOTAL REVENUES AND FUND BALANCE	<u>\$ 657,600</u>	<u>657,600</u>	<u>657,600</u>	<u>42,184</u>	6.41%	<u>62,872</u>	9.53%	<u>531,720</u>	93.70%
TOTAL EXPENSES	<u>\$ 657,600</u>	<u>657,600</u>	<u>657,600</u>	<u>208,974</u>	31.78%	<u>219,532</u>	33.27%	<u>531,720</u>	93.70%

**CITY OF PENSACOLA
LOCAL OPTION SALES TAX FUND
COMPARATIVE SCHEDULE OF REVENUES AND EXPENDITURES - BUDGETED AND ACTUAL
For the Six Months Ended March 31, 2017
Unaudited**

	FY 2017					FY 2016			
	COUNCIL BEGINNING BUDGET	COUNCIL AMENDED BUDGET	CURRENT APPROVED BUDGET	ACTUAL 03/17	% OF BUDGET 03/17	ACTUAL 03/16	% OF BUDGET 03/16	ACTUAL F.Y.E	% OF BUDGET F.Y.E.
APPROPRIATED FUND BALANCE	\$ 0	13,113,628	13,113,628	13,113,628	100.00%	15,602,328	100.00%	15,602,328	100.00%
REVENUES:									
1-CT Local Option Sales Tax	7,814,600	7,814,600	7,814,600	3,110,337	39.80%	3,057,447	40.30%	7,662,504	101.00%
Interest	0	0	0	(610)	----	(2,479)	----	(13,083)	----
Transfer In From Central Services Fund	188,100	188,100	188,100	0	0.00%	0	0.00%	175,479	99.99%
TOTAL REVENUES	<u>8,002,700</u>	<u>8,002,700</u>	<u>8,002,700</u>	<u>3,109,727</u>	<u>38.86%</u>	<u>3,054,968</u>	<u>39.36%</u>	<u>7,824,900</u>	<u>100.80%</u>
TOTAL REVENUES AND FUND BALANCE	<u>\$ 8,002,700</u>	<u>21,116,328</u>	<u>21,116,328</u>	<u>16,223,355</u>	<u>76.83%</u>	<u>18,657,296</u>	<u>79.85%</u>	<u>23,427,228</u>	<u>100.27%</u>
EXPENDITURES:									
CAPITAL PROJECTS									
Operating Expenses	0	47,720	50,267	6,872	13.67%	42,703	79.64%	357,621	88.23%
Capital Outlay	<u>1,384,400</u>	<u>14,450,308</u>	<u>14,430,395</u>	<u>3,925,001</u>	<u>27.20%</u>	<u>2,208,926</u>	<u>12.14%</u>	<u>6,566,666</u>	<u>41.15%</u>
Sub-Total	<u>1,384,400</u>	<u>14,498,028</u>	<u>14,480,662</u>	<u>3,931,873</u>	<u>27.15%</u>	<u>2,251,629</u>	<u>12.34%</u>	<u>6,924,287</u>	<u>42.19%</u>
DEBT SERVICE									
Principal	6,172,100	6,172,100	6,189,466	3,245,000	52.43%	3,090,000	68.34%	3,090,000	68.34%
Interest	<u>446,200</u>	<u>446,200</u>	<u>446,200</u>	<u>258,172</u>	<u>57.86%</u>	<u>420,506</u>	<u>70.54%</u>	<u>595,986</u>	<u>99.98%</u>
Sub-Total	<u>6,618,300</u>	<u>6,618,300</u>	<u>6,635,666</u>	<u>3,503,172</u>	<u>52.79%</u>	<u>3,510,506</u>	<u>68.59%</u>	<u>3,685,986</u>	<u>72.02%</u>
TOTAL EXPENDITURES	<u>\$ 8,002,700</u>	<u>21,116,328</u>	<u>21,116,328</u>	<u>7,435,045</u>	<u>35.21%</u>	<u>5,762,135</u>	<u>24.66%</u>	<u>10,610,273</u>	<u>48.73%</u>

CITY OF PENSACOLA
LOGT SERIES 2016 PROJECT FUND
COMPARATIVE SCHEDULE OF REVENUES AND EXPENDITURES BUDGETED AND ACTUAL
For the Six Months Ended March 31, 2017
Unaudited

	FY 2017					FY 2016			
	COUNCIL BEGINNING BUDGET	COUNCIL AMENDED BUDGET	CURRENT APPROVED BUDGET	ACTUAL 03/17	% OF BUDGET 03/17	ACTUAL 03/16	% OF BUDGET 03/16	ACTUAL F.Y.E.	% OF BUDGET F.Y.E.
APPROPRIATED FUND BALANCE	\$ 0	8,408,341	8,408,341	8,408,341	100.00%	0	----	0	----
REVENUES:									
LOGT Series 2016 Bond Proceeds	0	0	0	0	----	0	----	14,314,000	100.00%
Interest Income	0	0	0	4,817	----	0	----	34,322	----
TOTAL REVENUES	<u>0</u>	<u>0</u>	<u>0</u>	<u>4,817</u>	----	<u>0</u>	----	<u>14,348,322</u>	100.24%
TOTAL REVENUES AND FUND BALANCE	<u>\$ 0</u>	<u>8,408,341</u>	<u>8,408,341</u>	<u>8,413,158</u>	100.06%	<u>0</u>	----	<u>14,348,322</u>	100.24%
EXPENDITURES:									
CAPITAL PROJECTS									
Operating Expenses	0	0	107,959	107,959	100.00%	0	----	92,109	83.14%
Capital Outlay	0	8,408,341	8,300,382	7,470,115	90.00%	0	0.00%	404,034	62.52%
Sub-Total	<u>0</u>	<u>8,408,341</u>	<u>8,408,341</u>	<u>7,578,074</u>	90.13%	<u>0</u>	0.00%	<u>496,143</u>	63.33%
TOTAL EXPENDITURES	<u>\$ 0</u>	<u>8,408,341</u>	<u>8,408,341</u>	<u>7,578,074</u>	90.13%	<u>0</u>	0.00%	<u>496,143</u>	63.33%

CITY OF PENSACOLA
STORMWATER CAPITAL PROJECTS FUND
COMPARATIVE SCHEDULE OF REVENUES AND EXPENDITURES BUDGETED AND ACTUAL
For the Six Months Ended March 31, 2017
Unaudited

	FY 2017					FY 2016			
	COUNCIL BEGINNING BUDGET	COUNCIL AMENDED BUDGET	CURRENT APPROVED BUDGET	ACTUAL 03/17	% OF BUDGET 03/17	ACTUAL 03/16	% OF BUDGET 03/16	ACTUAL F.Y.E	% OF BUDGET F.Y.E.
APPROPRIATED FUND BALANCE	\$ 0	6,424,991	6,424,991	6,424,991	100.00%	5,611,026	100.00%	5,611,026	100.00%
REVENUES:									
Interest	1,000	1,000	1,000	2,885	288.50%	5,292	529.20%	23,454	100.00%
Transfer In From General Fund	2,659,500	2,659,500	2,659,500	2,184,193	82.13%	2,263,640	84.29%	2,772,250	100.00%
TOTAL REVENUES	2,660,500	2,660,500	2,660,500	2,187,078	82.21%	2,268,932	84.46%	2,795,704	100.00%
TOTAL REVENUES AND FUND BALANCE	\$ 2,660,500	9,085,491	9,085,491	8,612,069	94.79%	7,879,958	94.97%	8,406,730	100.00%
EXPENDITURES:									
CAPITAL PROJECTS									
Operating Expenses	525,000	1,116,935	1,995,485	374,500	18.77%	139,825	20.15%	348,895	53.73%
Capital Outlay	2,005,300	7,838,356	6,959,806	1,382,607	19.87%	1,370,183	18.26%	1,502,638	28.47%
Sub-Total	2,530,300	8,955,291	8,955,291	1,757,107	19.62%	1,510,008	18.42%	1,851,533	31.29%
Allocated Overhead/(Cost Recovery)									
General Fund	130,200	130,200	130,200	65,100	50.00%	49,100	50.00%	130,200	100.00%
TOTAL EXPENDITURES	\$ 2,660,500	9,085,491	9,085,491	1,822,207	20.06%	1,559,108	18.79%	1,981,733	32.36%

**CITY OF PENSACOLA
GAS UTILITY FUND
COMPARATIVE SCHEDULE OF REVENUES AND EXPENSES BUDGETED AND ACTUAL
For the Six Months Ended March 31, 2017
Unaudited**

	FY 2017					FY 2016			
	COUNCIL BEGINNING BUDGET	COUNCIL AMENDED BUDGET	CURRENT APPROVED BUDGET	ACTUAL 03/17	% OF BUDGET 03/17	ACTUAL 03/16	% OF BUDGET 03/16	ACTUAL F.Y.E.	% OF BUDGET F.Y.E.
GAS OPERATIONS:									
APPROPRIATED FUND BALANCE	\$ 2,816,100	967,805	967,805	967,805	100.00%	2,128,495	100.00%	3,089,443	100.00%
REVENUES:									
GAS									
Residential User Fees	23,211,900	23,211,900	23,211,900	10,817,040	46.60%	12,361,651	43.57%	20,217,992	100.00%
Commercial User Fees	12,906,200	12,906,200	12,906,200	6,240,689	48.35%	6,566,874	47.69%	12,104,980	100.00%
Municipal User Fees	300,200	300,200	300,200	151,347	50.42%	161,982	64.95%	285,134	100.01%
Interruptible User Fees	4,012,000	4,012,000	4,012,000	2,541,680	63.35%	2,744,910	75.00%	5,121,757	100.00%
Transportation User Fees	5,366,200	5,366,200	5,366,200	1,787,444	33.31%	1,234,922	85.99%	2,799,504	100.00%
CNG	872,000	872,000	872,000	440,493	50.52%	354,103	48.22%	728,344	100.01%
Gas Piping Fees	200,000	200,000	200,000	46,028	23.01%	61,020	38.09%	150,540	99.96%
Infrastructure Cost Recovery	2,175,000	2,175,000	2,175,000	1,127,152	51.82%	1,003,627	46.58%	1,528,017	100.00%
Miscellaneous Charges	680,000	680,000	680,000	194,084	28.54%	192,593	29.16%	406,072	99.97%
New Accounts/Turn-on Fees	600,000	600,000	600,000	285,658	47.61%	311,339	43.68%	583,513	100.00%
Interest Income	21,800	21,800	21,800	39,227	179.94%	41,797	417.97%	107,691	100.04%
Cookbooks	0	0	0	2,725	----	824	----	1,535	102.33%
Sale of Asset	0	0	0	18,201	----	0	----	0	----
Rebates	627,100	627,100	627,100	35,992	5.74%	13,450	----	483,643	100.01%
TOTAL REVENUES	50,972,400	50,972,400	50,972,400	23,727,760	46.55%	25,049,092	48.25%	44,518,722	100.00%
TOTAL REVENUES AND FUND BALANCE	\$ 53,788,500	51,940,205	51,940,205	24,695,565	47.55%	27,177,587	50.29%	47,608,165	100.00%
EXPENSES:									
GAS OPERATION MAINTENANCE									
Personal Services	\$ 7,278,200	6,203,000	6,260,400	2,842,326	45.40%	3,197,466	44.32%	6,618,484	97.57%
City Sponsored Pensions	1,576,600	1,340,600	1,343,200	1,341,278	99.86%	1,577,517	99.90%	1,578,387	99.95%
Sub-Total	8,854,800	7,543,600	7,603,600	4,183,604	55.02%	4,774,983	54.30%	8,196,871	98.02%
Operating Expenses	32,868,000	30,685,752	30,485,752	15,250,090	50.02%	15,860,973	48.03%	25,269,290	98.93%
Capital Outlay	589,200	1,977,431	2,117,431	660,516	31.19%	528,092	76.26%	538,596	90.03%
Sub-Total	42,312,000	40,206,783	40,206,783	20,094,210	49.98%	21,164,047	49.79%	34,004,757	98.51%
TRANSFERS OUT									
General Fund	8,000,000	8,000,000	8,000,000	4,000,000	50.00%	4,000,000	50.00%	8,000,000	100.00%
Sub-Total	8,000,000	8,000,000	8,000,000	4,000,000	50.00%	4,000,000	50.00%	8,000,000	100.00%
Allocated Overhead/(Cost Recovery)	1,196,600	1,196,600	1,196,600	598,300	50.00%	629,850	50.00%	1,196,600	100.00%

The City's general, fire and police pension fund annual contributions were paid in a lump sum contribution on October 1st which have been separated from personal services.

**CITY OF PENSACOLA
GAS UTILITY FUND
COMPARATIVE SCHEDULE OF REVENUES AND EXPENSES BUDGETED AND ACTUAL
For the Six Months Ended March 31, 2017
Unaudited**

	FY 2017					FY 2016			
	COUNCIL BEGINNING BUDGET	COUNCIL AMENDED BUDGET	CURRENT APPROVED BUDGET	ACTUAL 03/17	% OF BUDGET 03/17	ACTUAL 03/16	% OF BUDGET 03/16	ACTUAL F.Y.E.	% OF BUDGET F.Y.E.
EXPENSES: (continued)									
DEBT SERVICE									
Interest	124,900	381,822	381,822	67,580	17.70%	106,302	52.49%	202,467	99.98%
Principal	2,155,000	2,155,000	2,155,000	2,155,000	100.00%	2,075,000	100.00%	2,075,000	100.00%
Sub-Total	2,279,900	2,536,822	2,536,822	2,222,580	87.61%	2,181,302	95.78%	2,277,467	100.00%
TOTAL GAS OPERATIONS EXPENSES	<u>\$ 53,788,500</u>	<u>51,940,205</u>	<u>51,940,205</u>	<u>26,915,090</u>	51.82%	<u>27,975,199</u>	51.76%	<u>45,478,824</u>	98.87%
GAS CONSTRUCTION:									
APPROPRIATED FUND BALANCE	<u>\$ 0</u>	<u>9,414,110</u>	<u>9,414,110</u>	<u>9,414,110</u>	100.00%	<u>0</u>	----	<u>0</u>	---
EXPENSES:									
GAS CONSTRUCTION NOTE									
Personal Services	0	1,075,200	1,109,400	454,034	40.93%	0	----	0	---
City Sponsored Pensions	0	236,000	236,500	236,211	99.88%	0	----	0	---
Sub-Total	0	1,311,200	1,345,900	690,245	51.29%	0	----	0	---
Operating Expenses	0	499,300	7,765,200	6,445,387	83.00%	0	----	0	---
Capital Outlay	0	7,603,610	303,010	301,190	99.40%	0	----	0	---
Sub-Total	0	9,414,110	9,414,110	7,436,822	79.00%	0	----	0	---
TOTAL GAS CONSTRUCTION NOTE EXPENSES	<u>\$ 0</u>	<u>9,414,110</u>	<u>9,414,110</u>	<u>7,436,822</u>	79.00%	<u>0</u>	----	<u>0</u>	---
TOTAL FUND:									
TOTAL REVENUES AND FUND BALANCE	<u>\$ 53,788,500</u>	<u>61,354,315</u>	<u>61,354,315</u>	<u>34,109,675</u>	55.59%	<u>27,177,587</u>	50.29%	<u>47,608,165</u>	100.00%
TOTAL EXPENSES	<u>\$ 53,788,500</u>	<u>61,354,315</u>	<u>61,354,315</u>	<u>34,351,912</u>	55.99%	<u>27,975,199</u>	51.76%	<u>45,478,824</u>	98.87%

The City's general, fire and police pension fund annual contributions were paid in a lump sum contribution on October 1st which have been separated from personal services.

**CITY OF PENSACOLA
SANITATION FUND
COMPARATIVE SCHEDULE OF REVENUES AND EXPENSES BUDGETED AND ACTUAL
For the Six Months Ended March 31, 2017
Unaudited**

	FY 2017					FY 2016			
	COUNCIL BEGINNING BUDGET	COUNCIL AMENDED BUDGET	CURRENT APPROVED BUDGET	ACTUAL 03/17	% OF BUDGET 03/17	ACTUAL 03/16	% OF BUDGET 03/16	ACTUAL F.Y.E.	% OF BUDGET F.Y.E.
SANITATION OPERATIONS:									
APPROPRIATED FUND BALANCE	\$ 256,200	1,270,550	1,270,550	1,270,550	100.00%	114,690	100.00%	314,690	100.00%
REVENUES:									
SANITATION									
Residential Refuse Container Charges	3,998,700	3,998,700	3,998,700	2,021,654	50.56%	1,999,911	50.51%	4,007,963	100.00%
Bulk Item Collection Charges	130,000	130,000	130,000	62,524	48.10%	59,433	45.72%	115,213	99.92%
Business Refuse Container Charges	155,900	155,900	155,900	66,584	42.71%	71,063	46.42%	140,136	99.95%
New Accounts/Transfer Fees	85,000	85,000	85,000	43,460	51.13%	42,596	50.11%	87,256	99.95%
Fuel Surcharge	500,000	500,000	500,000	114,155	22.83%	171,495	34.30%	317,104	100.00%
County Landfill	1,093,000	1,093,000	1,093,000	555,089	50.79%	549,646	54.29%	1,104,448	100.00%
Miscellaneous	5,000	5,000	5,000	49,809	996.18%	26,896	537.92%	49,137	100.08%
Interest Income	0	0	0	592	----	1,392	----	7,474	99.65%
Sale of Assets	5,000	5,000	5,000	22,325	446.50%	0	0.00%	0	0.00%
SUB-TOTAL SANITATION REVENUES	5,972,600	5,972,600	5,972,600	2,936,192	49.16%	2,922,432	49.95%	5,828,731	99.92%
CODE ENFORCEMENT									
Franchise Fees	1,190,000	1,190,000	1,190,000	307,741	25.86%	288,209	25.39%	1,166,689	100.00%
Lot Cleaning (FY Cash Balance) *	75,000	75,000	75,000	39,282	52.38%	23,728	31.64%	55,631	74.17%
Code Enforcement Violations	70,000	70,000	70,000	60,329	86.18%	97,669	162.78%	120,826	100.02%
Sub-Total	1,335,000	1,335,000	1,335,000	407,352	30.51%	409,606	32.25%	1,343,146	98.58%
zoning/Housing Code Enforcement	15,000	15,000	15,000	787	5.25%	795	2.27%	3,902	95.17%
Sub-Total	15,000	15,000	15,000	787	5.25%	795	2.27%	3,902	95.17%
SUB-TOTAL CODE ENFORCEMENT REVENUES	1,350,000	1,350,000	1,350,000	408,139	30.23%	410,401	31.45%	1,347,048	98.57%
SUB-TOTAL REVENUES	7,322,600	7,322,600	7,322,600	3,344,331	45.67%	3,332,833	46.58%	7,175,779	99.66%
TOTAL REVENUES AND FUND BALANCE	\$ 7,578,800	8,593,150	8,593,150	4,614,881	53.70%	3,447,523	47.42%	7,490,469	99.68%

* Actual billings are \$33,619 however collections are typically lower.

**CITY OF PENSACOLA
SANITATION FUND
COMPARATIVE SCHEDULE OF REVENUES AND EXPENSES BUDGETED AND ACTUAL
For the Six Months Ended March 31, 2017
Unaudited**

	FY 2017					FY 2016			
	COUNCIL BEGINNING BUDGET	COUNCIL AMENDED BUDGET	CURRENT APPROVED BUDGET	ACTUAL 03/17	% OF BUDGET 03/17	ACTUAL 03/16	% OF BUDGET 03/16	ACTUAL F.Y.E.	% OF BUDGET F.Y.E.
SANITATION OPERATIONS CONTINUED:									
EXPENSES:									
SANITATION SERVICES									
Personal Services	\$ 2,006,500	2,006,500	2,005,950	944,254	47.07%	980,144	50.06%	1,992,397	99.38%
City Sponsored Pensions	447,600	447,600	448,150	447,906	99.95%	447,920	99.89%	448,210	100.00%
Sub-Total	2,454,100	2,454,100	2,454,100	1,392,160	56.73%	1,428,064	59.35%	2,440,607	99.49%
Operating Expenses	3,134,000	3,248,350	3,248,350	1,505,041	46.33%	1,369,786	46.94%	3,040,056	97.37%
Capital Outlay	0	900,000	900,000	763,653	84.85%	0	----	0	----
Debt Service	229,500	229,500	229,500	137,204	59.78%	135,922	58.89%	225,701	97.79%
Allocated Overhead/(Cost Recovery)	379,400	379,400	379,400	189,700	50.00%	181,650	50.00%	379,400	100.00%
Sub-Total	6,197,000	7,211,350	7,211,350	3,987,758	55.30%	3,115,422	52.64%	6,085,764	98.38%
CODE ENFORCEMENT PROGRAM									
Personal Services	664,800	664,800	664,400	293,072	44.11%	291,637	46.21%	600,745	100.00%
City Sponsored Pensions	292,600	292,600	293,000	292,772	99.92%	255,271	99.87%	255,454	100.00%
Sub-Total	957,400	957,400	957,400	585,844	61.19%	546,908	61.68%	856,199	100.00%
Operating Expenses	280,800	280,800	280,800	142,006	50.57%	140,564	50.69%	259,730	99.99%
Capital Outlay	55,000	55,000	55,000	49,823	90.59%	25,596	27.67%	72,596	78.48%
Allocated Overhead/(Cost Recovery)	88,600	88,600	88,600	44,300	50.00%	47,300	50.00%	88,600	100.00%
Sub-Total	1,381,800	1,381,800	1,381,800	821,973	59.49%	760,368	56.28%	1,277,125	98.46%
TOTAL EXPENSES SANITATION OPERATIONS	\$ 7,578,800	8,593,150	8,593,150	4,809,731	55.97%	3,875,790	53.31%	7,362,889	98.40%
TOTAL FUND:									
TOTAL REVENUES AND FUND BALANCE	\$ 7,578,800	8,593,150	8,593,150	4,614,881	53.70%	3,447,523	47.42%	7,490,469	99.68%
TOTAL EXPENSES	\$ 7,578,800	8,593,150	8,593,150	4,809,731	55.97%	3,875,790	53.31%	7,362,889	98.40%

The City's general, fire and police pension fund annual contributions were paid in a lump sum contribution on October 1st which have been separated from personal services.

**CITY OF PENSACOLA
PORT FUND
COMPARATIVE SCHEDULE OF REVENUES AND EXPENSES BUDGETED AND ACTUAL
For the Six Months Ended March 31, 2017
Unaudited**

	FY 2017					FY 2016			
	COUNCIL BEGINNING BUDGET	COUNCIL AMENDED BUDGET	CURRENT APPROVED BUDGET	ACTUAL 03/17	% OF BUDGET 03/17	ACTUAL 03/16	% OF BUDGET 03/16	ACTUAL F.Y.E.	% OF BUDGET F.Y.E.
APPROPRIATED FUND BALANCE	\$ 100,000	833,571	833,571	833,571	100.00%	1,094,375	100.00%	1,304,375	100.00%
REVENUES:									
PORT									
Handling	35,000	35,000	35,000	13,963	39.89%	11,298	25.79%	35,021	100.00%
Wharfage	361,800	361,800	361,800	154,964	42.83%	126,633	30.79%	319,874	100.00%
Storage	181,900	181,900	181,900	14,343	7.89%	76,257	50.84%	131,406	100.00%
Dockage	550,000	550,000	550,000	60,357	10.97%	311,488	62.30%	498,016	100.00%
Water Sales	17,000	17,000	17,000	506	2.98%	7,525	50.17%	12,345	99.99%
Property Rental	654,000	654,000	654,000	332,325	50.81%	355,303	57.68%	606,510	100.00%
Stevedore Fees	39,100	39,100	39,100	10,502	26.86%	8,935	28.64%	20,858	100.00%
Harbor	30,000	30,000	30,000	6,550	21.83%	12,950	39.24%	23,950	100.00%
Security Fees	65,000	65,000	65,000	13,520	20.80%	33,139	47.68%	63,273	100.00%
Interior Lighting	50,000	50,000	50,000	7,842	15.68%	27,999	186.66%	41,506	100.00%
Miscellaneous/Billed	15,000	15,000	15,000	5,510	36.73%	2,080	13.87%	13,172	100.00%
Miscellaneous/Non-Billed	0	0	0	160	----	5,344	----	5,729	100.00%
Interest Income	0	0	0	104	----	640	----	1,088	100.00%
Sale of Asset	0	0	0	1,045	----	0	----	0	----
Cedar Street Lease/Parking Lot	70,700	70,700	70,700	38,360	54.26%	30,140	----	57,540	100.00%
TOTAL REVENUES	2,069,500	2,069,500	2,069,500	660,051	31.89%	1,009,731	53.15%	1,830,288	100.00%
TOTAL REVENUES AND FUND BALANCE	\$ 2,169,500	2,903,071	2,903,071	1,493,622	51.45%	2,104,106	70.27%	3,134,663	100.00%
EXPENSES:									
OPERATIONS MAINTENANCE									
Personal Services	\$ 789,200	789,200	789,108	352,388	44.66%	348,787	45.37%	736,505	93.78%
City Sponsored Pensions	120,400	120,400	120,492	120,475	99.99%	120,475	99.97%	120,550	99.99%
Sub-Total	909,600	909,600	909,600	472,863	51.99%	469,262	52.77%	857,055	94.60%
Operating Expenses	986,300	1,002,300	1,002,300	531,332	53.01%	490,131	58.39%	782,948	99.31%
Capital Outlay	178,400	895,971	895,971	123,436	13.78%	214,349	18.33%	204,569	22.32%
Sub-Total	2,074,300	2,807,871	2,807,871	1,127,631	40.16%	1,173,742	40.50%	1,844,572	64.24%
Allocated Overhead/(Cost Recovery)	95,200	95,200	95,200	47,600	50.00%	48,200	50.00%	95,200	100.00%
TOTAL EXPENSES	\$ 2,169,500	2,903,071	2,903,071	1,175,231	40.48%	1,221,942	40.81%	1,939,772	65.33%

The City's general, fire and police pension fund annual contributions were paid in a lump sum contribution on October 1st which have been separated from personal services.

**CITY OF PENSACOLA
AIRPORT FUND
COMPARATIVE SCHEDULE OF REVENUES AND EXPENSES BUDGETED AND ACTUAL
For the Six Months Ended March 31, 2017
Unaudited**

	FY 2017					FY 2016			
	COUNCIL BEGINNING BUDGET	COUNCIL AMENDED BUDGET	CURRENT APPROVED BUDGET	ACTUAL 03/17	% OF BUDGET 03/17	ACTUAL 03/16	% OF BUDGET 03/16	ACTUAL F.Y.E	% OF BUDGET F.Y.E.
APPROPRIATED FUND BALANCE	\$ 0	2,816,098	2,816,098	2,816,098	100.00%	3,366,373	100.00%	1,298,147	100.00%
REVENUES:									
AIRLINE REVENUES									
Loading Bridges Fees	200,000	200,000	200,000	181,010	90.51%	200,857	100.43%	552,458	100.00%
Air Carrier Landing Fees	2,912,100	2,912,100	2,912,100	1,050,024	36.06%	1,401,119	54.95%	2,980,293	100.00%
Apron Area Rental	520,000	520,000	520,000	298,613	57.43%	249,496	29.35%	569,984	100.00%
Airline Rentals	2,500,000	2,500,000	2,500,000	1,453,153	58.13%	1,479,216	51.01%	2,969,645	100.00%
SUBTOTAL AIRLINE REVENUES	6,132,100	6,132,100	6,132,100	2,982,800	48.64%	3,330,688	51.24%	7,072,380	100.00%
NON-AIRLINE REVENUES									
U.S.Government - FASCO	80,000	80,000	80,000	124,001	155.00%	124,000	155.00%	248,002	100.00%
Rental Cars	3,400,000	3,400,000	3,400,000	1,526,221	44.89%	1,484,676	46.40%	3,450,620	100.52%
Rental Car Customer Facility Charge (Garage)	911,700	911,700	911,700	322,580	35.38%	379,281	43.10%	916,846	102.85%
CFC - Rental Car Svc Facility	2,050,000	2,050,000	2,050,000	923,734	45.06%	832,951	39.11%	2,372,361	103.17%
Rental Car Service Facility Rent	230,000	230,000	230,000	111,133	48.32%	124,513	49.81%	233,187	100.00%
Fixed Base Operators	155,000	155,000	155,000	89,089	57.48%	75,595	50.40%	168,123	103.89%
Restaurant and Lounge	453,000	453,000	453,000	257,396	56.82%	240,342	60.39%	544,147	100.00%
Advertising	90,000	90,000	90,000	46,175	51.31%	45,256	64.65%	114,744	100.00%
Hangar Rentals	135,000	135,000	135,000	94,264	69.83%	76,315	56.53%	144,869	100.00%
Airport 12th	128,000	128,000	128,000	61,558	48.09%	54,000	49.09%	112,417	100.00%
Parking Lot	5,125,000	5,125,000	5,125,000	2,705,712	52.79%	2,605,049	53.16%	5,381,278	98.63%
Gift Shop	300,000	300,000	300,000	116,938	38.98%	119,223	36.13%	239,529	102.85%
Taxi Permits	110,000	110,000	110,000	15,613	14.19%	21,610	36.02%	79,423	99.98%
LEO/TSA Security	110,000	110,000	110,000	45,300	41.18%	45,600	41.45%	108,693	100.00%
Commercial Property Rentals	350,000	350,000	350,000	152,968	43.71%	156,804	44.80%	291,740	100.00%
GSA/TSA Term Rent	280,000	280,000	280,000	143,390	51.21%	155,924	55.69%	280,113	100.00%
Miscellaneous	35,000	35,000	35,000	60,310	172.31%	68,918	196.91%	135,080	55.81%
Interest Income	20,000	20,000	20,000	14,670	73.35%	18,317	122.11%	98,963	94.17%
SUB-TOTAL NON-AIRLINE REVENUES	13,962,700	13,962,700	13,962,700	6,811,052	48.78%	6,628,374	49.16%	14,920,135	99.61%
TOTAL OPERATING REVENUES	20,094,800	20,094,800	20,094,800	9,793,852	48.74%	9,959,062	49.84%	21,992,515	99.73%
TOTAL REVENUES AND FUND BALANCE	\$ 20,094,800	22,910,898	22,910,898	12,609,950	55.04%	13,325,435	57.07%	23,290,662	99.75%

**CITY OF PENSACOLA
AIRPORT FUND
COMPARATIVE SCHEDULE OF REVENUES AND EXPENSES BUDGETED AND ACTUAL
For the Six Months Ended March 31, 2017
Unaudited**

	FY 2017					FY 2016			
	COUNCIL BEGINNING BUDGET	COUNCIL AMENDED BUDGET	CURRENT APPROVED BUDGET	ACTUAL 03/17	% OF BUDGET 03/17	ACTUAL 03/16	% OF BUDGET 03/16	ACTUAL F.Y.E	% OF BUDGET F.Y.E.
EXPENSES:									
OPERATION & MAINTENANCE									
Personal Services	\$ 3,581,600	3,581,600	3,591,102	1,659,827	46.22%	1,688,712	44.55%	3,481,674	95.13%
City Sponsored Pensions	688,500	778,300	768,798	768,606	99.98%	661,124	99.97%	790,981	99.87%
Sub-Total	4,270,100	4,359,900	4,359,900	2,428,433	55.70%	2,349,837	52.78%	4,272,655	95.97%
Operating Expenses	9,257,600	11,436,180	11,182,425	4,633,742	41.44%	4,322,570	47.74%	7,806,451	88.98%
Capital Outlay	615,500	1,163,218	1,416,973	726,628	51.28%	635,995	29.76%	1,057,838	63.55%
Sub-Total	14,143,200	16,959,298	16,959,298	7,788,803	45.93%	7,308,402	46.72%	13,136,944	87.70%
DEBT SERVICE GARB									
Interest	1,100,400	1,100,400	1,100,400	471,247	42.83%	329,527	28.44%	928,749	80.16%
Principal	2,843,800	2,843,800	2,843,800	2,275,000	80.00%	2,180,000	80.00%	2,180,000	80.00%
Sub-Total	3,944,200	3,944,200	3,944,200	2,746,247	69.63%	2,509,527	64.62%	3,108,749	80.05%
DEBT SERVICE CFC									
Interest	488,800	488,800	488,800	60,699	12.42%	40,102	6.12%	102,218	15.59%
Principal	922,900	922,900	922,900	0	0.00%	0	0.00%	0	0.00%
Sub-Total	1,411,700	1,411,700	1,411,700	60,699	4.30%	40,102	1.23%	102,218	3.14%
Allocated Overhead/(Cost Recovery)									
General Fund	595,700	595,700	595,700	297,850	50.00%	281,300	50.00%	595,700	100.00%
TOTAL OPERATING EXPENSES	\$ 20,094,800	22,910,898	22,910,898	10,893,599	47.55%	10,139,330	43.42%	16,943,611	74.94%

The City's general, fire and police pension fund annual contributions were paid in a lump sum contribution on October 1st which have been separated from personal services.

**CITY OF PENSACOLA
RISK MANAGEMENT SERVICES
COMPARATIVE SCHEDULE OF REVENUES AND EXPENSES BUDGETED AND ACTUAL
For the Six Months Ended March 31, 2017
Unaudited**

	FY 2017					FY 2016			
	COUNCIL BEGINNING BUDGET	COUNCIL AMENDED BUDGET	CURRENT APPROVED BUDGET	ACTUAL 03/17	% OF BUDGET 03/17	ACTUAL 03/16	% OF BUDGET 03/16	ACTUAL F.Y.E.	% OF BUDGET F.Y.E.
APPROPRIATED FUND BALANCE	\$ 0	0	0	0	----	0	----	0	----
REVENUES:									
Service Fees	1,566,500	1,466,500	1,466,500	861,984	58.78%	964,956	61.19%	1,426,106	90.43%
TOTAL REVENUES	1,566,500	1,466,500	1,466,500	861,984	58.78%	964,956	61.19%	1,426,106	90.43%
TOTAL REVENUES AND FUND BALANCE	\$ 1,566,500	1,466,500	1,466,500	861,984	58.78%	964,956	61.19%	1,426,106	90.43%
EXPENSES:									
RISK MANAGEMENT									
Personal Services	\$ 535,600	535,600	535,500	352,949	65.91%	280,010	56.26%	433,440	87.10%
City Sponsored Pensions	59,900	59,900	60,000	59,928	99.88%	59,912	100.02%	59,957	99.99%
Sub-Total	595,500	595,500	595,500	412,877	69.33%	339,922	60.96%	493,397	88.49%
Operating Expenses	698,600	698,600	693,800	350,293	50.49%	432,241	63.11%	682,750	99.69%
Sub-Total	1,294,100	1,294,100	1,289,300	763,170	59.19%	772,163	62.15%	1,176,147	94.66%
CITY CLINIC									
Personal Services	\$ 117,600	117,600	117,572	57,383	48.81%	57,260	49.17%	117,326	99.01%
City Sponsored Pensions	27,800	27,800	27,828	27,825	99.99%	27,825	99.91%	27,852	99.96%
Sub-Total	145,400	145,400	145,400	85,208	58.60%	85,085	58.96%	145,178	99.19%
Operating Expenses	27,000	27,000	31,800	13,606	42.79%	15,161	50.54%	27,639	98.93%
Sub-Total	172,400	172,400	177,200	98,814	55.76%	100,246	57.51%	172,817	99.15%
ADA									
Operating Expenses	100,000	0	0	0	----	92,546	57.75%	0	0.00%
Sub-Total	100,000	0	0	0	----	92,546	57.75%	0	0.00%
TOTAL EXPENSES	\$ 1,566,500	1,466,500	1,466,500	861,984	58.78%	964,956	61.19%	1,348,964	85.54%

The City's general, fire and police pension fund annual contributions were paid in a lump sum contribution on October 1st which have been separated from personal services.

**CITY OF PENSACOLA
CENTRAL SERVICES FUND
COMPARATIVE SCHEDULE OF REVENUES AND EXPENSES BUDGETED AND ACTUAL
For the Six Months Ended March 31, 2017
Unaudited**

	FY 2017					FY 2016			
	COUNCIL BEGINNING BUDGET	COUNCIL AMENDED BUDGET	CURRENT APPROVED BUDGET	ACTUAL 03/17	% OF BUDGET 03/17	ACTUAL 03/16	% OF BUDGET 03/16	ACTUAL F.Y.E.	% OF BUDGET F.Y.E.
APPROPRIATED FUND BALANCE	\$ 0	0	0	0	----	0	----	0	----
REVENUES:									
Service Fees									
Mail Room	82,900	82,900	82,900	49,115	59.25%	47,582	58.03%	72,765	88.74%
Technology Resources	2,779,600	2,852,253	2,852,253	1,539,737	53.98%	1,423,170	51.39%	2,344,353	84.65%
Engineering	794,400	794,400	794,400	371,417	46.75%	296,075	40.97%	516,099	71.41%
Central Garage	1,468,700	1,468,700	1,468,700	800,679	54.52%	777,222	55.18%	1,443,240	102.47%
TOTAL REVENUES	5,125,600	5,198,253	5,198,253	2,760,948	53.11%	2,544,048	51.06%	4,376,457	87.83%
TOTAL REVENUES AND FUND BALANCE	\$ 5,125,600	5,198,253	5,198,253	2,760,948	53.11%	2,544,048	51.06%	4,376,457	87.83%
EXPENSES:									
MAIL ROOM									
Personal Services	\$ 42,500	42,500	42,500	17,972	42.29%	17,840	42.68%	36,477	87.27%
City Sponsored Pensions	21,600	21,600	21,600	21,600	100.00%	21,600	100.00%	21,600	100.00%
Sub-Total	64,100	64,100	64,100	39,572	61.73%	39,440	62.21%	58,077	91.60%
Operating Expenses	18,800	18,800	18,800	9,543	50.76%	8,142	43.78%	11,919	64.08%
Sub-Total Mail Room	82,900	82,900	82,900	49,115	59.25%	47,582	58.03%	69,996	85.36%
TECHNOLOGY RESOURCES									
Personal Services	992,400	992,400	992,300	457,271	46.08%	483,931	42.73%	951,831	83.42%
City Sponsored Pensions	216,700	216,700	216,800	216,754	99.98%	216,753	100.00%	216,810	100.00%
Sub-Total	1,209,100	1,209,100	1,209,100	674,025	55.75%	700,684	51.93%	1,168,641	86.06%
Operating Expenses	1,114,700	1,187,353	1,187,353	744,575	62.71%	533,366	53.82%	810,199	83.84%
Capital Outlay	226,000	226,000	226,000	79,456	35.16%	147,439	69.57%	199,200	90.19%
Sub-Total	2,549,800	2,622,453	2,622,453	1,498,056	57.12%	1,381,489	54.13%	2,178,040	85.57%
TRANSFER OUT									
Local Option Sales Tax	188,100	188,100	188,100	0	0.00%	0	0.00%	175,480	99.99%
Sub-Total	188,100	188,100	188,100	0	0.00%	0	0.00%	175,480	99.99%
DEBT SERVICE									
Interest	1,700	1,700	1,700	1,667	98.06%	3,295	99.86%	3,295	99.85%
Principal	40,000	40,000	40,000	40,014	100.04%	38,386	99.96%	38,386	99.96%
Sub-Total	41,700	41,700	41,700	41,681	99.95%	41,681	99.95%	41,681	99.95%
Sub-Total Technology Resources	2,779,600	2,852,253	2,852,253	1,539,737	53.98%	1,423,170	51.39%	2,395,201	86.70%

The City's general, fire and police pension fund annual contributions were paid in a lump sum contribution on October 1st which have been separated from personal services.

**CITY OF PENSACOLA
CENTRAL SERVICES FUND
COMPARATIVE SCHEDULE OF REVENUES AND EXPENSES BUDGETED AND ACTUAL
For the Six Months Ended March 31, 2017
Unaudited**

	FY 2017					FY 2016			
	COUNCIL BEGINNING BUDGET	COUNCIL AMENDED BUDGET	CURRENT APPROVED BUDGET	ACTUAL 03/17	% OF BUDGET 03/17	ACTUAL 03/16	% OF BUDGET 03/16	ACTUAL F.Y.E.	% OF BUDGET F.Y.E.
ENGINEERING									
Personal Services	528,200	528,200	528,125	186,263	35.27%	143,924	28.52%	324,231	65.53%
City Sponsored Pensions	105,000	105,000	105,075	105,041	99.97%	105,040	99.96%	105,083	99.99%
Sub-Total	633,200	633,200	633,200	291,304	46.01%	248,964	40.83%	429,314	71.57%
Operating Expenses	122,200	122,200	122,200	52,342	42.83%	47,111	41.69%	83,680	74.05%
Capital Outlay	39,000	39,000	39,000	27,771	71.21%	0	----	9,850	100.00%
Sub-Total Engineering	794,400	794,400	794,400	371,417	46.75%	296,075	40.97%	522,844	72.35%
CENTRAL GARAGE									
Personal Services	920,500	920,500	920,300	419,893	45.63%	432,301	47.03%	897,794	97.69%
City Sponsored Pensions	216,100	216,100	216,300	216,242	99.97%	216,256	99.95%	216,423	99.98%
Sub-Total	1,136,600	1,136,600	1,136,600	636,135	55.97%	648,557	57.11%	1,114,217	98.12%
Operating Expenses	290,800	290,800	290,800	127,413	43.81%	128,664	47.16%	222,794	81.65%
Capital Outlay	41,300	41,300	41,300	37,131	89.91%	0	----	0	----
Sub-Total Central Garage	1,468,700	1,468,700	1,468,700	800,679	54.52%	777,222	55.18%	1,337,011	94.93%
TOTAL EXPENSES	\$ 5,125,600	5,198,253	5,198,253	2,760,948	53.11%	2,544,048	51.06%	4,325,052	86.92%

The City's general, fire and police pension fund annual contributions were paid in a lump sum contribution on October 1st which have been separated from personal services.

**CITY OF PENSACOLA
BUDGET PROGRAMS
FISCAL YEAR 2017
Unaudited**

PROGRAM	FY 2017					
	COUNCIL BEGINNING BUDGET	COUNCIL AMENDED BUDGET	CURRENT APPROVED BUDGET	DIFFERENCE APPROVED - AMENDED	FY 2017 ACTUAL 03/17	% OF BUDGET 03/17
AIRPORT						
Aircraft Rescue □ Firefighting Facility (ARFF)	\$ 706,500	796,300	796,300	-	423,527	53.19%
Airport Administration	3,276,500	3,279,539	3,279,539	-	1,742,944	53.15%
Maintenance	8,794,700	11,517,259	11,517,259	-	4,793,397	41.62%
Operations	719,100	719,100	719,100	-	436,523	60.70%
Security	1,242,100	1,242,800	1,242,800	-	690,262	55.54%
Sub-total	14,738,900	17,554,998	17,554,998	-	8,086,653	46.06%
CITY CLERK						
Administration of Legal Documents	113,500	109,500	109,500	-	77,943	71.18%
City Elections/Appointments	33,200	33,200	33,200	-	15,811	47.62%
City Council Meetings Preparation	88,400	88,400	88,400	-	42,165	47.70%
Sub-total	235,100	231,100	231,100	-	135,919	58.81%
CITY COUNCIL						
Audit	99,700	194,400	194,400	-	196,300	100.98%
City Council Support	312,700	306,200	306,200	-	66,987	21.88%
Office of the City Council	366,300	420,182	420,182	-	131,873	31.38%
Sub-total	778,700	920,782	920,782	-	395,160	42.92%
COMMUNITY REDEVELOPMENT AGENCY - CRA						
Urban Core Community Redevelopment Area				-		
Redevelopment Plan Implementation	481,000	481,875	396,775	(85,100)	150,315	37.88%
Asset Maintenance and Operation	406,900	256,900	256,900	-	93,724	36.48%
Capital and Infrastructure Projects	-	-	-	-	-	----
Non-Capital Projects and Activities	197,900	1,138,006	1,223,106	85,100	200,925	16.43%
MNTC - Project Support Payment	1,420,400	1,420,400	1,420,400	-	947,373	66.70%
2009 ECUA/WWTP Relocation	1,300,000	1,300,000	1,300,000	-	1,300,000	100.00%
Eastside Redevelopment Area Plan Implementation	105,200	1,683,364	1,683,364	-	1,080,553	64.19%
Westside Redevelopment Area Plan Implementation	192,700	323,021	323,021	-	18,220	5.64%
Sub-total	4,104,100	6,603,566	6,603,566	-	3,791,110	57.41%
FINANCIAL SERVICES						
Accounting	472,200	447,500	469,200	21,700	281,571	60.01%
Budget	61,200	61,000	61,000	-	44,428	72.83%
Contract □ Lease Services	90,900	89,700	89,700	-	43,135	48.09%
Payroll	199,700	194,400	194,400	-	115,518	59.42%
Purchasing	119,300	165,993	144,293	(21,700)	81,111	56.21%
Sub-total	943,300	958,593	958,593	-	565,763	59.02%
FINANCIAL SERVICES - RISK MANAGEMENT SERVICES						
Risk Management Services	1,394,100	1,294,100	1,289,300	(4,800)	763,170	59.19%
Sub-total	1,394,100	1,294,100	1,289,300	(4,800)	763,170	59.19%

**CITY OF PENSACOLA
BUDGET PROGRAMS
FISCAL YEAR 2017
Unaudited**

PROGRAM	FY 2017					% OF BUDGET 03/17
	COUNCIL BEGINNING BUDGET	COUNCIL AMENDED BUDGET	CURRENT APPROVED BUDGET	DIFFERENCE APPROVED - AMENDED	FY 2017 ACTUAL 03/17	
FINANCIAL SERVICES - MAIL ROOM						
Mail Room	82,900	82,900	82,900	-	49,115	59.25%
Sub-total	82,900	82,900	82,900	-	49,115	59.25%
FINANCIAL SERVICES - TECHNOLOGY RESOURCES						
Capital Accumulation	41,700	41,700	41,700	-	41,681	99.95%
Information Management	1,068,300	1,102,853	1,082,239	(20,614)	584,376	54.00%
Network/System Management	1,096,500	1,134,600	1,155,427	20,827	734,200	63.54%
Office of the Director	206,000	206,000	203,854	(2,146)	105,614	51.81%
Public Safety	179,000	179,000	180,933	1,933	73,866	40.83%
Sub-total	2,591,500	2,664,153	2,664,153	-	1,539,737	57.79%
FIRE						
Administrative Support	309,100	309,100	318,790	9,690	214,150	67.18%
Cadets	-	-	167,700	167,700	29,218	17.42%
City Emergency Management	8,000	8,000	8,400	400	5,474	65.17%
Emergency Operations - Fire Suppression	7,708,600	7,708,600	7,514,100	(194,500)	4,422,113	58.85%
Emergency Operations - Rescue	469,400	469,400	474,200	4,800	256,182	54.02%
Facilities and Apparatus Management	825,400	825,874	824,474	(1,400)	423,067	51.31%
Fire Academy	26,000	26,000	26,000	-	6,399	24.61%
Fire Code Enforcement	300,300	300,300	314,600	14,300	139,047	44.20%
Marine Operations	57,000	57,000	57,060	60	24,194	42.40%
Technical Support to City	7,200	7,200	7,300	100	5,474	74.99%
Training	149,500	149,500	148,350	(1,150)	95,800	64.58%
Sub-total	9,860,500	9,860,974	9,860,974	-	5,621,118	57.00%
HOUSING						
HOME Program	133,700	444,162	444,162	-	152,626	34.36%
SHIP Program	54,500	90,912	90,912	-	20,822	22.90%
Sub-total	188,200	535,074	535,074	-	173,448	32.42%
HOUSING - CDBG						
Community Development Block Grant (CDBG) Program	275,300	275,567	275,567	-	117,314	42.57%
Housing Rehabilitation	544,700	544,967	544,967	-	96,896	17.78%
Sub-total	820,000	820,534	820,534	-	214,210	26.11%
HOUSING - SECTION 8						
Section 8 Housing Assistance Payments Program Fund	18,691,000	18,693,433	18,693,433	-	8,441,846	45.16%
Sub-total	18,691,000	18,693,433	18,693,433	-	8,441,846	45.16%

**CITY OF PENSACOLA
BUDGET PROGRAMS
FISCAL YEAR 2017
Unaudited**

PROGRAM	FY 2017					
	COUNCIL BEGINNING BUDGET	COUNCIL AMENDED BUDGET	CURRENT APPROVED BUDGET	DIFFERENCE APPROVED - AMENDED	FY 2017 ACTUAL 03/17	% OF BUDGET 03/17
HUMAN RESOURCES						
Human Resources Administration	338,600	344,348	341,300	(3,048)	243,091	71.23%
Recruiting □ Training	118,900	118,900	121,948	3,048	59,278	48.61%
Sub-total	<u>457,500</u>	<u>463,248</u>	<u>463,248</u>	<u>-</u>	<u>302,369</u>	65.27%
HUMAN RESOURCES - CLINIC						
Clinic	172,400	172,400	177,200	4,800	98,814	55.76%
Sub-total	<u>172,400</u>	<u>172,400</u>	<u>177,200</u>	<u>4,800</u>	<u>98,814</u>	55.76%
INSPECTION SERVICES						
Inspection Services	1,106,300	1,301,700	1,300,710	(990)	698,139	53.67%
Plan Review and Permitting	84,500	84,500	85,490	990	49,800	58.25%
Sub-total	<u>1,190,800</u>	<u>1,386,200</u>	<u>1,386,200</u>	<u>-</u>	<u>747,939</u>	53.96%
LEGAL						
Client Legal Advisory Services	206,100	178,900	136,835	(42,065)	63,488	46.40%
Legal Management and Operations Services	168,300	168,300	195,415	27,115	77,473	39.65%
Public Records Law Compliance and Process Services	43,500	43,500	58,450	14,950	16,962	29.02%
Sub-total	<u>417,900</u>	<u>390,700</u>	<u>390,700</u>	<u>-</u>	<u>157,923</u>	40.42%
MAYOR						
City Administrator/Cabinet	398,200	401,800	401,800	-	203,870	50.74%
Communications	27,500	20,300	20,300	-	(1,055)	-5.20%
Constituent Services	113,200	110,700	110,700	-	57,757	52.17%
Office of the Mayor	116,000	107,000	107,000	-	16,572	15.49%
Sub-total	<u>654,900</u>	<u>639,800</u>	<u>639,800</u>	<u>-</u>	<u>277,144</u>	43.32%
NON-DEPARTMENTAL FUNDING						
Agency funding	2,856,500	3,211,062	3,236,062	25,000	2,429,884	75.09%
Sub-total	<u>2,856,500</u>	<u>3,211,062</u>	<u>3,236,062</u>	<u>25,000</u>	<u>2,429,884</u>	75.09%

**CITY OF PENSACOLA
BUDGET PROGRAMS
FISCAL YEAR 2017
Unaudited**

PROGRAM	FY 2017					% OF BUDGET 03/17
	COUNCIL BEGINNING BUDGET	COUNCIL AMENDED BUDGET	CURRENT APPROVED BUDGET	DIFFERENCE APPROVED - AMENDED	FY 2017 ACTUAL 03/17	
PARKS □ RECREATION						
Aquatics	244,000	279,228	279,228	-	53,760	19.25%
Athletic Field Maintenance	377,900	378,058	378,058	-	182,958	48.39%
Athletics	425,200	430,884	417,884	(13,000)	199,186	47.67%
Office of the Director (Administration)	647,600	647,600	642,873	(4,727)	380,594	59.20%
Park Administration □ Maintenance	2,288,300	2,486,809	2,562,893	76,084	1,621,607	63.27%
Recreation/Community Center Administration	703,100	703,100	698,974	(4,126)	386,393	55.28%
Resource Center Programs	899,600	900,838	900,563	(275)	370,310	41.12%
Senior Center	191,400	191,400	187,252	(4,148)	81,754	43.66%
Volunteer □ Outdoor Pursuits Program	63,300	63,300	63,492	192	28,000	44.10%
Sub-total	<u>5,840,400</u>	<u>6,081,217</u>	<u>6,131,217</u>	<u>50,000</u>	<u>3,304,562</u>	53.90%
PARKS □ RECREATION - TENNIS						
Roger Scott Tennis Center	254,000	304,000	304,000	-	163,184	53.68%
Sub-total	<u>254,000</u>	<u>304,000</u>	<u>304,000</u>	<u>-</u>	<u>163,184</u>	53.68%
PARKS □ RECREATION - GOLF						
Osceola Golf Course	742,900	771,808	771,808	-	415,936	53.89%
Sub-total	<u>742,900</u>	<u>771,808</u>	<u>771,808</u>	<u>-</u>	<u>415,936</u>	53.89%
PARKS □ RECREATION - CMP						
Community Maritime Park Cultural Events	657,600	657,600	657,600	-	208,974	31.78%
Sub-total	<u>657,600</u>	<u>657,600</u>	<u>657,600</u>	<u>-</u>	<u>208,974</u>	31.78%
PENSACOLA ENERGY						
Customer Service	994,500	994,500	997,000	2,500	554,851	55.65%
Gas Construction	4,003,400	3,941,931	4,075,931	134,000	770,964	18.92%
Gas Cost	19,263,600	19,263,600	19,225,800	(37,800)	9,543,100	49.64%
Gas Marketing	2,452,800	2,455,600	2,367,450	(88,150)	940,684	39.73%
Gas Piping	513,500	513,500	188,050	(325,450)	147,103	78.23%
Gas Renewal □ Replacement	4,626,500	4,633,070	4,475,670	(157,400)	2,940,690	65.70%
Gas Training	294,900	294,900	294,900	-	126,532	42.91%
Infrastructure Replacement	2,321,400	-	-	-	-	-----
Operations	9,038,000	9,306,282	9,778,582	472,300	5,668,586	57.97%
Sub-total	<u>43,508,600</u>	<u>41,403,383</u>	<u>41,403,383</u>	<u>-</u>	<u>20,692,510</u>	49.98%

**CITY OF PENSACOLA
BUDGET PROGRAMS
FISCAL YEAR 2017
Unaudited**

PROGRAM	FY 2017					% OF BUDGET 03/17
	COUNCIL BEGINNING BUDGET	COUNCIL AMENDED BUDGET	CURRENT APPROVED BUDGET	DIFFERENCE APPROVED - AMENDED	FY 2017 ACTUAL 03/17	
PLANNING SERVICES						
Planning Services	669,300	669,300	669,300	-	346,922	51.83%
Business Licenses	45,000	45,000	45,000	-	31,052	69.00%
Neighborhood Enhancement	131,900	131,900	131,900	-	12,115	9.18%
Economic Development	47,900	122,900	122,900	-	-	0.00%
Pensacola Neighborhood Challenge (PNC)	24,900	92,124	92,124	-	210	0.23%
Sub-total	919,000	1,061,224	1,061,224	-	390,299	36.78%
POLICE						
Cadets	357,700	357,700	261,071	(96,629)	133,329	51.07%
Central Records	471,300	471,300	477,184	5,884	246,876	51.74%
Chief's Office	1,740,600	1,740,600	1,757,963	17,363	1,006,289	57.24%
Communications Center	1,663,300	1,663,300	1,769,644	106,344	932,222	52.68%
Community Oriented Policing Squad	1,121,800	1,121,800	1,089,987	(31,813)	644,337	59.11%
Crime Scene Investigation	702,000	706,000	708,555	2,555	463,119	65.36%
Criminal Intelligence Unit	83,400	83,400	83,700	300	50,216	60.00%
Criminal Investigation Unit	2,305,100	2,305,100	2,268,790	(36,310)	1,297,337	57.18%
Fleet Management	437,600	437,600	428,792	(8,808)	209,017	48.75%
Property Management	386,300	386,300	387,815	1,515	211,008	54.41%
School Resource Office (SRO)	656,300	656,300	660,185	3,885	377,505	57.18%
Traffic	985,100	985,100	967,667	(17,433)	593,103	61.29%
Training/Personnel	642,000	664,305	652,049	(12,256)	413,010	63.34%
Uniform Patrol	9,076,300	9,076,300	9,132,396	56,096	5,606,137	61.39%
Vice □ Narcotics	599,700	599,700	609,007	9,307	326,592	53.63%
Sub-total	21,228,500	21,254,805	21,254,805	-	12,510,097	58.86%
PORT						
Administration	847,700	863,700	653,428	(210,272)	344,048	52.65%
Business □ Trade Development	237,400	237,400	191,930	(45,470)	75,636	39.41%
Operations □ Maintenance	638,500	638,500	862,065	223,565	471,478	54.69%
Seaport Security	309,500	309,500	341,677	32,177	160,633	47.01%
Federal/State Matching Grant	136,400	853,971	853,971	-	123,436	14.45%
Sub-total	2,169,500	2,903,071	2,903,071	-	1,175,231	40.48%

**CITY OF PENSACOLA
BUDGET PROGRAMS
FISCAL YEAR 2017
Unaudited**

PROGRAM	FY 2017					% OF BUDGET 03/17
	COUNCIL BEGINNING BUDGET	COUNCIL AMENDED BUDGET	CURRENT APPROVED BUDGET	DIFFERENCE APPROVED - AMENDED	FY 2017 ACTUAL 03/17	
PUBLIC WORKS □ FACILITIES - GENERAL FUND						
ADA Improvements	-	100,000	-	(100,000)	-	-----
Administration Daily Operation	256,300	258,339	255,195	(3,144)	127,913	50.12%
Building Maintenance Administration	266,400	290,218	274,642	(15,576)	152,062	55.37%
City Facility Maintenance □ Repair	1,228,600	1,417,000	1,368,334	(48,666)	604,715	44.19%
Resource Center Maintenance	163,200	241,400	171,753	(69,647)	86,001	50.07%
Street Daily Operation	635,600	737,639	888,547	150,908	509,167	57.30%
Traffic Signals □ Street Lighting	1,355,400	1,408,362	1,419,587	11,225	732,021	51.57%
Traffic Striping	43,900	43,900	43,800	(100)	24,153	55.14%
Sub-total	<u>3,949,400</u>	<u>4,496,858</u>	<u>4,421,858</u>	<u>(75,000)</u>	<u>2,236,032</u>	50.57%
PUBLIC WORKS □ FACILITIES - STORMWATER FUND						
Stormwater Operation □ Maintenance	1,878,900	1,897,079	1,885,509	(11,570)	1,132,177	60.05%
Street Sweeping FDOT Roadways	39,600	39,600	42,242	2,642	25,468	60.29%
Street Sweeping Operation □ Maintenance	840,600	840,600	849,528	8,928	473,506	55.74%
Sub-total	<u>2,759,100</u>	<u>2,777,279</u>	<u>2,777,279</u>	<u>-</u>	<u>1,631,151</u>	58.73%
PUBLIC WORKS □ FACILITIES - CENTAL SERVICES FUND						
Plan Review	82,200	82,200	82,200	-	30,144	36.67%
Proiect Design	286,700	286,700	286,700	-	111,512	38.90%
Proiect Management	413,400	413,400	413,400	-	226,623	54.82%
Survey Operations Coordination	12,100	12,100	12,100	-	3,138	25.93%
Sub-total	<u>794,400</u>	<u>794,400</u>	<u>794,400</u>	<u>-</u>	<u>371,417</u>	46.75%
SANITATION SERVICES						
Code Enforcement	1,280,800	1,280,800	1,280,800	-	756,114	59.03%
Code Enforcement-□oning/Housing	101,000	101,000	101,000	-	65,859	65.21%
Residential Garbage Collection	3,101,300	3,436,050	3,436,050	-	1,823,511	53.07%
Recycling Collection	886,300	1,565,900	1,565,900	-	1,028,220	65.66%
Transfer Station	403,000	403,000	403,000	-	215,004	53.35%
Yard Trash/Bulk Waste Collection	1,662,000	1,662,000	1,662,000	-	783,819	47.16%
Sub-total	<u>7,434,400</u>	<u>8,448,750</u>	<u>8,448,750</u>	<u>-</u>	<u>4,672,527</u>	55.30%
SANITATION SERVICES - GARAGE						
Central Garage	1,468,700	1,468,700	1,468,700	-	800,679	54.52%
Sub-total	<u>1,468,700</u>	<u>1,468,700</u>	<u>1,468,700</u>	<u>-</u>	<u>800,679</u>	54.52%
TOTAL	<u>\$ 151,551,550</u>	<u>158,134,904</u>	<u>158,134,904</u>	<u>-</u>	<u>81,947,985</u>	51.82%

City of Pensacola, Florida
Investment Schedule
As of March 31, 2017
(Unaudited)

<u>POOLED INVESTMENTS</u>		Invest Type	Purchase Date	Maturity Date	Interest Rate	Principal Amount	Market Value
Compass Bank (a)	6736937164	CD	03/18/16	03/18/17	0.63%	\$ 5,000,000.00	\$ 5,000,000.00
Compass Bank (a)	6736937067	CD	03/18/16	03/18/17	0.63%	5,000,000.00	5,000,000.00
Hancock Bank (b)	689271	CD	03/21/16	03/21/17	0.65%	5,000,000.00	5,000,000.00
BankUnited	1815051005	CD	07/15/16	07/15/17	0.84%	20,000,000.00	20,000,000.00
Compass	6740367348	CD	07/15/16	07/15/17	0.65%	5,000,000.00	5,000,000.00
Servis1st Bank	169532	CD	07/18/16	07/18/17	0.76%	5,000,000.00	5,000,000.00
Servis1st Bank	169540	CD	08/05/16	08/05/17	0.72%	10,000,000.00	10,000,000.00
Florida Community Bank	218829900	CD	08/05/16	09/27/17	1.09%	20,000,000.00	20,000,000.00
BankUnited	9853970289	MM	12/08/16		0.70%	5,000,000.00	5,000,000.00
Florida Community Bank	2168900800	MM	12/08/16		0.60%	5,000,000.00	5,000,000.00
Compass	6740367348	CD	01/27/17	07/27/17	0.60%	5,000,000.00	5,000,000.00
Hancock	693137	CD	01/30/17	07/30/17	0.70%	15,000,000.00	15,000,000.00
<u>City's- GCA (checking account)</u>							
Wells Fargo Bank	Public Now Account	ERC 35%; offset fees				23,559,291.79	23,559,291.79
TOTAL INVESTMENTS						\$ 128,559,291.79	\$ 128,559,291.79

Money Market interest rates are good through March 31, 2017.

Wells Fargo Bank is the City's primary depository, expires June 30, 2019.

(a) CDs were reinvested with Compass Bank on April 13, 2017 at 1.10% interest with a maturity date of January 13, 2018.

(b) CD was reinvested with Hancock Bank on April 13, 2017 at 0.90% interest with a maturity date of January 13, 2018.

**CITY OF PENSACOLA
DEBT SERVICE SCHEDULE
March 31, 2017
(Unaudited)**

	BALANCE 09/30/16	ADDITION OR (RETIREMENT) OF PRINCIPAL	BALANCE 03/31/17	REQUIRED RESERVES ^(a)	FUTURE INTEREST	MATURITY DATE
2008 AIRPORT TAXABLE CFC REVENUE NOTE	8,800,000.00	0.00	8,800,000.00	0.00	896,206.74 ^(b)	12/31/18
2008 AIRPORT REVENUE BONDS	32,170,000.00	(695,000.00)	31,475,000.00	3,325,607.53	26,948,187.50	10/01/38
2009 REDEVELOPMENT REVENUE BONDS (CMP)	43,360,000.00	0.00	43,360,000.00	0.00	43,863,692.62 ^(c)	04/01/40
2010 AIRPORT REVENUE REFUNDING NOTE (97B, 98A AIRPORT)	3,760,000.00	(1,225,000.00)	2,535,000.00	214,582.33	91,298.04	10/01/18
2010A-1 CAPITAL FUNDING REVENUE BONDS (2000A LOST)	2,165,000.00	(1,055,000.00)	1,110,000.00	0.00	56,887.50	10/01/17
2010A-2 CAPITAL FUNDING REVENUE BONDS (2000B LOST)	4,495,000.00	(2,190,000.00)	2,305,000.00	0.00	118,131.26	10/01/17
2010B-1 CAPITAL FUNDING REVENUE BONDS (2008 GAS/AMR)	1,480,000.00	(725,000.00)	755,000.00	0.00	31,143.76	10/01/17
2010B-2 CAPITAL FUNDING REVENUE BONDS (1999 GAS)	1,900,000.00	(935,000.00)	965,000.00	0.00	38,600.00	10/01/17
2011 GAS SYSTEM REVENUE NOTE	3,130,000.00	(495,000.00)	2,635,000.00	0.00	167,513.50	10/01/21
2012 AIRPORT REVENUE NOTE	6,300,000.00	0.00	6,300,000.00	0.00	1,777,967.50 ^(b)	10/01/27
2015 AIRPORT REFUNDING REVENUE NOTE	12,465,000.00	(915,000.00)	11,550,000.00	795,508.58	1,841,227.50	10/01/27
2016 LOCAL OPTION GAS TAX REVENUE BOND	14,314,000.00	(271,000.00)	14,043,000.00	0.00	1,451,812.20	12/31/26
2016 GAS SYSTEM REVENUE NOTE	0.00	15,000,000.00	15,000,000.00	0.00	1,842,613.23	10/01/26
TOTAL	\$ 134,339,000.00	6,494,000.00	140,833,000.00	4,335,698.44	79,125,281.35	

^(a) Does not include required O&M and R&R reserves.

^(b) Estimated.

^(c) Interest is shown as a gross amount. The federal government subsidy for Build America Bonds is \$15,221,468.99 for a net interest on the bonds of \$28,642,223.63.

CITY OF PENSACOLA
DEBT SERVICE SCHEDULE BY ALLOCATION
March 31, 2017
(Unaudited)

	BALANCE 09/30/16	ADDITION OR (RETIREMENT) OF PRINCIPAL	BALANCE 03/31/17	REQUIRED RESERVES ^(a)	FUTURE INTEREST	MATURITY DATE
<u>LOCAL OPTION GAS TAX FUND</u>						
2016 LOCAL OPTION GAS TAX REVENUE BOND	14,314,000.00	(271,000.00)	14,043,000.00	0.00	1,451,812.20	12/31/26
TOTAL LOCAL OPTION GAS TAX FUND	14,314,000.00	(271,000.00)	14,043,000.00	0.00	1,451,812.20	
<u>COMMUNITY REDEVELOPMENT AGENCY</u>						
2009 REDEVELOPMENT REVENUE BONDS (CMP) ^(d)	43,360,000.00	0.00	43,360,000.00	0.00	43,863,692.62 ^(c)	04/01/40
TOTAL COMMUNITY REDEVELOPMENT AGENCY	43,360,000.00	0.00	43,360,000.00	0.00	43,863,692.62	
<u>LOCAL OPTION SALES TAX FUND</u>						
2010A-1 CAPITAL FUNDING REVENUE BONDS (2000A LOST)	2,165,000.00	(1,055,000.00)	1,110,000.00	0.00	56,887.50	10/01/17
2010A-2 CAPITAL FUNDING REVENUE BONDS (2000B LOST)	4,495,000.00	(2,190,000.00)	2,305,000.00	0.00	118,131.26	10/01/17
TOTAL LOCAL OPTION SALES TAX FUND	6,660,000.00	(3,245,000.00)	3,415,000.00	0.00	175,018.76	
<u>GAS UTILITY FUND</u>						
2010B-1 CAPITAL FUNDING REVENUE BONDS (2008 GAS/AMR)	1,480,000.00	(725,000.00)	755,000.00	0.00	31,143.76	10/01/17
2010B-2 CAPITAL FUNDING REVENUE BONDS (1999 GAS)	1,900,000.00	(935,000.00)	965,000.00	0.00	38,600.00	10/01/17
2011 GAS SYSTEM REVENUE NOTE	3,130,000.00	(495,000.00)	2,635,000.00	0.00	167,513.50	10/01/21
2016 GAS SYSTEM REVENUE NOTE	0.00	15,000,000.00	15,000,000.00	0.00	1,842,613.23	10/01/26
TOTAL GAS UTILITY FUND	6,510,000.00	12,845,000.00	19,355,000.00	0.00	2,079,870.49	
<u>AIRPORT FUND</u>						
2008 AIRPORT TAXABLE CFC REVENUE NOTE	8,800,000.00	0.00	8,800,000.00	0.00	896,206.74 ^(b)	12/31/18
2008 AIRPORT REVENUE BONDS	32,170,000.00	(695,000.00)	31,475,000.00	3,325,607.53	26,948,187.50	10/01/38
2010 AIRPORT REVENUE REFUNDING NOTE (97B, 98A AIRPORT)	3,760,000.00	(1,225,000.00)	2,535,000.00	214,582.33	91,298.04	10/01/18
2012 AIRPORT REVENUE NOTE	6,300,000.00	0.00	6,300,000.00	0.00	1,777,967.50 ^(b)	10/01/27
2015 AIRPORT REFUNDING REVENUE NOTE	12,465,000.00	(915,000.00)	11,550,000.00	795,508.58	1,841,227.50	10/01/27
TOTAL AIRPORT FUND	63,495,000.00	(2,835,000.00)	60,660,000.00	4,335,698.44	31,554,887.28	
TOTAL	\$ 134,339,000.00	6,494,000.00	140,833,000.00	4,335,698.44	79,125,281.35	

^(a) Does not include required O&M and R&R reserves.

^(b) Estimated.

^(c) Interest is shown as a gross amount. The federal government subsidy for Build America Bonds is \$15,221,468.99 for a net interest on the bonds of \$28,642,223.63.

^(d) In prior years, bond was previously shown in the Maritime Community Park Construction Fund.

CITY OF PENSACOLA
SCHEDULE OF LEGAL COSTS
March 31, 2017
(Unaudited)

ATTORNEY NAME OR FIRM	AMOUNT PAID	NATURE OF SERVICES PROVIDED
ALLEN NORTON & BLUE P A	\$46,377.39	Administrative, Collective Bargaining and Employee Matters
BEGGS & LANE	157,919.30	Contract and Real Estate Law
BRYANT MILLER OLIVE PA	37,800.00	Bond Counsel
COLLEEN CLEARY ORTIZ PA	1,635.00	Police Forfeiture Claim
GALLOWAY, JOHNSON, TOMPKINS, BURR AND SMITH	5,495.00	Contract Law
GRAY ROBINSON PA	36,140.67	Fee, Tax and Pension Plan Compliance
GUNSTER YOAKLEY & STEWART PA	3,687.75	Natural Gas Matters
JOLLY & PETERSON PA	8,416.63	Police Liability Claims
KLEIN HORNIG LLP	2,560.00	New Market Tax Credits
MCCARTER & ENGLISH LLP	15,538.98	Natural Gas Industry
PHILIP A BATES PA	260.40	Sanitation Matters
PLAUCHE MASELLI PARKERSON LLP	22,503.99	Utility Litigation
QUINTAIROS PRIETO WOOD & BOYER PA	28,904.74	Workers Compensation and Liability Claims
RAY, JR LOUIS F	11,165.00	Code Enforcement Special Magistrate
RODERIC G. MAGIE, PA	16,558.55	Workers Compensation Claims
SCHNADER HARRISON SEGAL & LEWIS LLP	105.00	Aviation Industry
SPERO, DONALD J	2,687.50	Arbitration
STEINMEYER FIVEASH LLP	33,360.99	Environmental and Property Matters
THE HAMMONS LAW FIRM PA	2,471.00	Code Enforcement Lien Foreclosures
WILSON HARRELL & FARRINGTON PA	218,041.35	Claims and Litigation
REPORT TOTAL	<u>\$651,629.24</u>	