



# City of Pensacola

## Agenda Conference

### Agenda

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

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February 5, 2024, 3:30 PM

Hagler-Mason Conference Room, 2nd Floor

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The meeting can be watched via live stream at [cityofpensacola.com/video](https://cityofpensacola.com/video).

#### ROLL CALL

#### PRESENTATION ITEMS

1. 24-139 OPIOID ABATEMENT FUNDING ADVISORY BOARD UPDATE

**Recommendation:** That City Council receive a presentation from Tommy White, City Council appointee to the Opioid Abatement Funding Advisory Board, providing an update.

**Sponsors:** Council Member Delarian Wiggins

**Attachments:** None

#### REVIEW OF CONSENT AGENDA ITEMS

2. 24-92 AWARD OF CONTRACT: BID NO. 24-001 - MALCOLM YONGE GYM DEMOLITION

**Recommendation:** That City Council follow the Community Redevelopment Agency (CRA) Board recommendation and approve the award of contract to Bid No. 24-001 to Jobe's Dirt Works, LLC of Baker, Florida, the lowest and most responsive and responsible bidder, for a base price of \$49,232.50 plus a 20% contingency in the amount of \$9,846.50 for a total contract of \$59,079.00.

**Sponsors:** Council Member Jennifer Brahier

**Attachments:** Bid No. -24-001 Reference List  
Bid No. 24-001 Bid Tabulation

3. 24-84 DISCRETIONARY FUNDING ALLOCATION - CITY COUNCIL MEMBER DELARIAN WIGGINS - DISTRICT 7

**Recommendation:** That City Council approve funding of \$1,000 to the Pensacola Alumni Charity Foundation and \$600 to the Pensacola Delta Enrichment Center and \$500 to the Junior League of Pensacola from the City Council

Discretionary Funds for District 7.

**Sponsors:** Council Member Delarian Wiggins

**Attachments:** *None*

**4. 24-111 DISCRETIONARY FUNDING ALLOCATION - CITY COUNCIL VICE-PRESIDENT JARED MOORE - DISTRICT 4**

**Recommendation:** That City Council approve funding of \$2,500 to the Rally! Foundation for Childhood Cancer Research and \$1,000 to Pillars for Promise from the City Council Discretionary Funds for District 4.

**Sponsors:** Council Vice President Jared Moore

**Attachments:** *None*

**5. 24-123 AUTHORIZE DISPOSITION AND ACCEPTANCE OF DONATED PORTION OF COMMUNITY REDEVELOPMENT AGENCY (CRA) PROPERTY LOCATED AT 101 WEST MAIN STREET TO PUBLIC RIGHT-OF-WAY**

**Recommendation:** That City Council authorize the disposition and accept the Community Redevelopment Agency (CRA) conveyance of a portion of its property at 101 West Main Street, parcel ID 00-0S-00-9100-080-026, to public right-of-way as described in the attached Special Warranty Deed.

**Sponsors:** Council Member Jennifer Brahier

**Attachments:** *Special Warranty Deed  
Survey*

**REVIEW OF REGULAR AGENDA ITEMS**

**6. 24-82 PUBLIC HEARING: PROPOSED AMENDMENT TO SECTION 12-4-1 OF THE CITY CODE - OFF-STREET PARKING SPACES REQUIREMENTS**

**Recommendation:** That City Council conduct a Public Hearing on February 8, 2024, to consider the proposed amendment to Section 12-4-1 of the Code of the City of Pensacola, Florida, Off-street Parking Spaces Requirements; amending Section 12-4-1(4), Off-site Parking and creating Section 12-4-1(7), Parking Reductions for Specific Land Uses.

**Sponsors:** Mayor D.C. Reeves

**Attachments:** *Planning Board Minutes January 9, 2024  
Proposed Ordinance No. 4-24  
Business Impact Analysis Report  
Map of CRA Districts  
Resolution 13-84\_For Reference  
Resolution 55-80\_For Reference*



*9.10.2013 Planning Board Minutes*

*10.24.2013 City Council Minutes*

7. 24-83 PROPOSED ORDINANCE NO. 4-24 - PROPOSED AMENDMENT TO SECTION 12-4-1 OF THE CITY CODE - OFF-STREET PARKING SPACES REQUIREMENTS

**Recommendation:** That City Council approve Proposed Ordinance No. 4-24 on first reading:

AN ORDINANCE AMENDING SECTION 12-4-1 OF THE CODE OF THE CITY OF PENSACOLA, FLORIDA, OFF-STREET PARKING SPACES REQUIREMENTS; AMENDING SECTION 12-4-1(4), OFF-SITE PARKING AND CREATING SECTION 12-4-1(7), PARKING REDUCTIONS FOR SPECIFIC LAND USES; PROVIDING FOR REDUCTION OF PARKING REQUIREMENTS; PROVIDING FOR SEVERABILITY; REPEALING CLAUSE; PROVIDING AN EFFECTIVE DATE.

**Sponsors:** Mayor D.C. Reeves

**Attachments:** *Proposed Ordinance No. 4-24*  
*Business Impact Analysis Report*  
*Planning Board Minutes January 9, 2024*  
*Map of CRA Districts*  
*Resolution 13-84\_For Reference*  
*Resolution 55-80\_For Reference*  
*9.10.2013 Planning Board Minutes*  
*10.24.2013 City Council Minutes*

8. 24-81 REQUEST FOR VOLUNTARY ANNEXATION - BEARING POINT - AIRPORT BOULEVARD PROPERTIES

**Recommendation:** That City Council approve the request for the voluntary annexation of three (3) parcels located at 422, 424, and the 400 Block of Airport Boulevard.

**Sponsors:** Mayor D.C. Reeves

**Attachments:** *Request for Annexation - Bearing Point - Airport Blvd*  
*Map of Annexation Area*  
*Proposed Ordinance No. 1-24*  
*Business Impact Estimate*

9. 24-97 PROPOSED ORDINANCE NO. 1-24 - REQUEST FOR VOLUNTARY ANNEXATION - BEARING POINT - AIRPORT BOULEVARD PROPERTIES

**Recommendation:** That City Council approve Proposed Ordinance No. 1-24 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; PROVIDING FOR SEVERABILITY; REPEALING CLAUSE; AND PROVIDING AN EFFECTIVE DATE.

**Sponsors:** Mayor D.C. Reeves

**Attachments:** *Proposed Ordinance No. 1-24*  
*Business Impact Estimate*  
*Request for Annexation - Bearing Point - Airport Blvd*

**10. 24-93 FUNDING OF FULL BUILDING ASSESSMENT OF E.S. COBB RESOURCE CENTER**

**Recommendation:** That City Council approve the recommendation of the Community Redevelopment Agency (CRA) Board and fund a full building assessment of the E.S. Cobb Resource Center, not to exceed \$175,000.

**Sponsors:** Council Member Jennifer Brahier

**Attachments:** *Limited Structural Assessment Report by JDA, LLC dated 09/5/2023*

**11. 24-80 INTERLOCAL AGREEMENT WITH ESCAMBIA COUNTY - FLORIDA OPIOID ALLOCATION**

**Recommendation:** That City Council approve the interlocal agreement with Escambia County for the acceptance of Florida Opioid Allocation in the amount of \$152,445.00. Further, that City Council authorize the Mayor to take the actions necessary to execute and administer this grant, consistent with the terms of the grant and the Mayor's Executive Powers as granted in the City Charter. Also, that City Council adopt a supplemental budget resolution allocating the funds.

**Sponsors:** Mayor D.C. Reeves

**Attachments:** *Interlocal Agreement for Escambia County Florida Opioid Allocation*  
*Supplemental Budget Resolution No. 2024-10*  
*Supplemental Budget Explanation No. 2024-10*

**12. 24-119 RESOLUTION NO. 2024-13 - ACQUISITION OF REAL PROPERTY AT 710-712 NORTH C STREET (JOHN A. GIBSON SCHOOL) WITH COMMUNITY REDEVELOPMENT AGENCY (CRA) FUNDS**

**Recommendation:** That City Council adopt Resolution No. 2024-13:

A RESOLUTION OF THE CITY OF PENSACOLA, FLORIDA RELATING TO COMMUNITY REDEVELOPMENT WITHIN THE WESTSIDE COMMUNITY REDEVELOPMENT AREA; PROVIDING FINDINGS; APPROVING AND AUTHORIZING THE EXPENDITURE OF CRA FUNDS TO ACQUIRE CERTAIN REAL PROPERTY THEREIN LOCATED AT 710-712 NORTH C STREET IN FURTHERANCE OF THE PURPOSES ESTABLISHED IN CHAPTER 163, PART III, FLORIDA STATUTES AND THE WESTSIDE REDEVELOPMENT PLAN; AND PROVIDING AN EFFECTIVE DATE.

**Sponsors:** Mayor D.C. Reeves

**Attachments:** *Resolution No. 2024-13*  
*Property Appraiser Record - 712 N. C St*

**13. 24-121 ACQUISITION OF REAL PROPERTY - 710-712 NORTH C STREET (JOHN A. GIBSON SCHOOL)**

**Recommendation:** That City Council follow the CRA Board recommendation via Resolution No. 2024-15 CRA ,and approve the purchase of real property located at 710-712 North C Street (Parcel No. 000S009060001016) from the Escambia County School Board for \$570,000 plus an estimated \$115,000 in due diligence cost, closing costs, and potential brokerage costs, for a total amount not to exceed \$685,000. Funding for this purchase will be through City as well as Westside-TIF funds Also, that City Council authorize the Mayor to take the necessary actions to execute and administer the acquisition, consistent with the Mayor's Executive Powers as granted in the City Charter.

**Sponsors:** Mayor D.C. Reeves

**Attachments:** *Property Appraiser Record - 712 N. C St*  
*Appraisal Report - Gibson School*

**14. 24-78 SUPPLEMENTAL BUDGET RESOLUTION NO. 2024-10 - INTERLOCAL AGREEMENT WITH ESCAMBIA COUNTY - FLORIDA OPIOID ALLOCATION**

**Recommendation:** That the City Council adopt Supplemental Budget Resolution NO. 2024-10.

A RESOLUTION AUTHORIZATION AND MAKING REVISIONS AND APPROPRIATIONS FOR THE FISCAL YEAR ENDING SEPTEMBER 30, 2024; FOR AN EFFECTIVE DATE.

**Sponsors:** Mayor D.C. Reeves

*Attachments:*                    *Supplemental Budget Resolution No. 2024-10*  
                                         *Supplemental Budget Explanation No. 2024-10*

**15. 24-19**            **SUPPLEMENTAL BUDGET RESOLUTION NO. 2024-5 - FY 2024 NON-ENCUMBERED CARRYOVER BUDGET RESOLUTION**

*Recommendation:* That City Council adopt Supplemental Budget Resolution No. 2024-5.

A RESOLUTION AUTHORIZING AND MAKING REVISIONS AND APPROPRIATIONS FOR THE FISCAL YEAR ENDING SEPTEMBER 30, 2024; PROVIDING FOR AN EFFECTIVE DATE.

*Sponsors:*                Mayor D.C. Reeves

*Attachments:*            *Supplemental Budget Resolution No. 2024-5*  
                                         *Supplemental Budget Explanation No. 2024-5*  
                                         *Attachment A*

**16. 24-73**            **SUPPLEMENTAL BUDGET RESOLUTION NO 2024-11 - APPROPRIATING FUNDING FOR GENERATOR AT FIRE STATION 1**

*Recommendation:* The City Council adopts Supplemental Budget Resolution No. 2024-11.

A RESOLUTION AUTHORIZING AND MAKING REVISIONS AND APPROPRIATIONS FOR THE FISCAL YEAR ENDING SEPTEMBER 30, 2024; PROVIDING AN EFFECTIVE DATE.

*Sponsors:*                Mayor D.C. Reeves

*Attachments:*            *Supplemental Budget Resolution No. 2024-11*  
                                         *Supplemental Budget Explanation No. 2024-11*

**17. 24-72**            **SUPPLEMENTAL BUDGET RESOLUTION NO. 2024-9 - LAW ENFORCEMENT TRUST FUND (LETF) - DONATION TO AMIKIDS, PENSACOLA, INC.**

*Recommendation:* That City Council adopt Supplemental Budget Resolution No. 2024-9.

A RESOLUTION AUTHORIZING AND MAKING REVISIONS AND APPROPRIATIONS FOR THE FISCAL YEAR ENDING SEPTEMBER 30, 2024; PROVIDING FOR AN EFFECTIVE DATE.

*Sponsors:*                Mayor D.C. Reeves

*Attachments:*            *Supplemental Budget Resolution No. 2024-9*  
                                         *Supplemental Budget Explanation No. 2024-9*  
                                         *Letter of Certification*

**18. 24-106**           **SUPPLEMENTAL BUDGET RESOLUTION NO 2024-12 - APPROPRIATION OF HURRICANE SALLY INSURANCE PROCEEDS**

## FOR THE PORT OF PENSACOLA

**Recommendation:** That City Council adopt Supplemental Budget Resolution No. 2024-12.

A RESOLUTION AUTHORIZING AND MAKING REVISIONS AND APPROPRIATIONS FOR THE FISCAL YEAR ENDING SEPTEMBER 30, 2024; PROVIDING FOR AN EFFECTIVE DATE.

**Sponsors:** Mayor D.C. Reeves

**Attachments:** *Supplemental Budget Resolution No. 2024-12*  
*Supplemental Budget Explanation No. 2024-12*

**19. 24-87** PROPOSED ORDINANCE AMENDMENTS TO SECTIONS 11-2-26 THROUGH 11-2-50 OF THE CODE OF THE CITY OF PENSACOLA, FLORIDA, TRAFFIC AND VEHICLES

**Recommendation:** That City Council approve on first reading:

Proposed Ordinance No. 3-24 with changes to Chapter 11-2-26 through 11-2-50. An ordinance amending sections 11-2-26 through 11-2-50 of the code of the city of Pensacola, Florida Traffic and Vehicle; providing for severability; repealing clause; and providing an effective date.

**Sponsors:** Mayor D.C. Reeves

**Attachments:** *Proposed Ordinance Amending XI Traffic and Vehicles*  
*Pensacola Memorandum to ACA Moore - Establishing Parking Rates*  
*Business Impact Analysis Report - 11-2 Parking Ordinance Revision 1.16.24*

**CONSIDERATION OF ANY ADD-ON ITEMS**

**DISCUSSION ITEMS**

**READING OF ITEMS FOR COUNCIL AGENDA**

**CITY ADMINISTRATOR'S COMMUNICATION**

**CITY ATTORNEY'S COMMUNICATION**

**CITY COUNCIL COMMUNICATION**

**ADJOURNMENT**

Any opening invocation that is offered before the official start of the Council meeting shall be the voluntary offering of a private person, to and for the benefit of the Council. The views or beliefs expressed by the invocation speaker have not been previously reviewed or approved by the City Council or the city staff, and the City is not allowed by

law to endorse the religious or non-religious beliefs or views of such speaker. Persons in attendance at the City Council meeting are invited to stand during the invocation and to stand and recite the Pledge of Allegiance. However, such invitation shall not be construed as a demand, order, or any other type of command. No person in attendance at the meeting shall be required to participate in any opening invocation that is offered or to participate in the Pledge of Allegiance. You may remain seated within the City Council Chambers or exit the City Council Chambers and return upon completion of the opening invocation and/or Pledge of Allegiance if you do not wish to participate in or witness the opening invocation and/or the recitation of the Pledge of Allegiance.

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

The City of Pensacola adheres to the Americans with Disabilities Act and will make reasonable accommodations for access to City services, programs and activities. Please call 435-1606 (or TDD 435-1666) for further information. Request must be made at least 48 hours in advance of the event in order to allow the City time to provide the requested services.



# City of Pensacola

222 West Main Street  
Pensacola, FL 32502

## Memorandum

**File #:** 24-139

**Agenda Conference**

**2/5/2024**

### **LEGISLATIVE ACTION ITEM**

**SPONSOR:** Council Member Delarian Wiggins

**SUBJECT:**

Opioid Abatement Funding Advisory Board Update

**RECOMMENDATION:**

That City Council receive a presentation from Tommy White, City Council appointee to the Opioid Abatement Funding Advisory Board, providing an update.

**HEARING REQUIRED:** No Hearing Required

**SUMMARY:**

As a result of the national opioid crisis, many governmental entities throughout the country filed lawsuits against opioid manufacturers, distributors, and retailers, to hold them accountable for the damage caused by their misfeasance, nonfeasance and malfeasance, as well as to recover monetary damages for past harm and financial compensation for ongoing and future abatement efforts. The City of Pensacola and Escambia County deemed the opioid crisis significant enough to secure litigation counsel and individually elected to file suit against the defendants. These lawsuits were consolidated with other lawsuits filed by state, tribal and local governmental entities into what is known as the National Prescription Opiate Litigation in the United States District Court of the Northern District of Ohio, Eastern Division, case number 1:17-MD-2804.

The Attorney General for the State of Florida anticipates that settlement funds will be distributed to the State of Florida over multiple years as part of a global settlement and has proposed entering into agreements with local governments within the State of Florida to receive Settlement funds. In order for Escambia County to become a Qualified County eligible to receive Regional Funding, there must be an interlocal agreement among Escambia County and Municipalities.

The interlocal agreement provides for the appointment to the Opioid Abatement Funding Advisory Board, which shall review and make recommendations on Escambia County's abatement plan and funding considerations consistent with the abatement plan and State MOU.

The Board must annually make recommendations on funding, programs, services, and location priorities for the upcoming years(s) ("Opioid Abatement Funding Advisory Board Priority List", "Priority List," or "Abatement Plan"). The County Commission shall have final approval of the Abatement Plan, or any amendments thereto.

The Board must provide the County with an Opioid Abatement Funding Advisory Board Priority List for the County to perform competitive solicitations for programming and services in accordance with the

procurement process in Chapter 46 of the Escambia County Code of Ordinances.

The Board shall approve and present to the Board of County Commissioners Final Review recommendations. The Board of County Commissioners shall approve the Board's recommendations by a majority vote of the members present unless the Board of County Commissioners rejects such recommendations by a majority vote of the members present. In the event of such rejection, the Board of County Commissioners shall determine and approve by a majority vote of the members present the expenditure of the Regional Funds in accordance with the State Memorandum of Understanding.

This presentation provides an update from the City's representative.

**PRIOR ACTION:**

April 14, 2022 -- City Council appointed Tommy White to the Opioid Abatement Funding Advisory Board

**FUNDING:**

N/A

**FINANCIAL IMPACT:**

None

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

**STAFF CONTACT:**

Don Kraher, Council Executive

**ATTACHMENTS:**

None

**PRESENTATION:** Yes





# City of Pensacola

222 West Main Street  
Pensacola, FL 32502

## Memorandum

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**File #:** 24-92

**Agenda Conference**

**2/5/2024**

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### **LEGISLATIVE ACTION ITEM**

**SPONSOR:** Council Member Jennifer Brahier

**SUBJECT:**

**AWARD OF CONTRACT: BID NO. 24-001 - MALCOLM YONGE GYM DEMOLITION**

**RECOMMENDATION:**

That City Council follow the Community Redevelopment Agency (CRA) Board recommendation and approve the award of contract to Bid No. 24-001 to Jobe's Dirt Works, LLC of Baker, Florida, the lowest and most responsive and responsible bidder, for a base price of \$49,232.50 plus a 20% contingency in the amount of \$9,846.50 for a total contract of \$59,079.00.

**HEARING REQUIRED:** No Hearing Required

**SUMMARY:**

In March of 2023, Malcolm Yonge Gym was closed due to safety concerns. After the closure, the City obtained a structural assessment of the building that confirmed it was structurally unsound and required substantial repair.

Due to the age and condition of the building, along with the cost of preparing the building to allow for a complete assessment, as well as the cost associated with the assessment and potential cost of total repairs needed, it was recommended that the building be demolished and the site redeveloped. Bid No. 24-001 was solicited on October 6, 2023, to demolish the former gym building. The scope of work includes demolition, material removal and site cleanup.

Seven (7) responsive bids were received. Jobe's Dirt Work LLC provided the lowest and best responsive bid.

**PRIOR ACTION:**

September 11, 2023 -- The CRA discussed the redevelopment of Malcolm Yonge Gym

December 11, 2023 -- The CRA recommended awarding the contract for demolition to Jobe's Dirt Works, LLC

December 11, 2023 -- The CRA postponed taking action on the demolition of the Malcolm Yonge Gym to allow staff to act upon recommendations of the limited structural assessment and requested an update at its January meeting.

January 16, 2023 -- The CRA recommended the award of a demolition contract to Jobe's Dirt Works, LLC be forwarded to City Council for action.

January 16, 2024 - The CRA adopted Supplemental Budget Resolution No. 2024-06 CRA carrying forward balances from fiscal year ending 2023.

**FUNDING:**

|         |             |                       |
|---------|-------------|-----------------------|
| Budget: | \$59,079.00 |                       |
| Actual: | \$49,232.50 | Construction Contract |
|         | \$9,846.50  | Contingency (20%)     |
|         | \$59,079.00 | TOTAL                 |

**FINANCIAL IMPACT:**

Funding in the amount of \$59,079.00 is available in the CRA Fund under the Acquisition & Redevelopment line item and will be brought forward into FY24 with the adoption of the Unencumbered Carryover Supplemental Budget Resolution at the February 8, 2024, City Council meeting. The CRA adopted their Unencumbered Carryover Supplemental Budget Resolution at their January 16, 2024, meeting.

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

**STAFF CONTACT:**

Don Kraher, Council Executive  
David Forte, Deputy City Administrator  
Victoria D'Angelo, CRA Division Manager

**ATTACHMENTS:**

1. Bid No. -24-001 Reference List
2. Bid No. 24-001 Bid Tabulation

**PRESENTATION:** No

Submittal Due Date: 11/06/23

Bid No.: 24-001

**FINAL VENDOR REFERENCE LIST**  
**MALCOLM YONGE GYMNASIUM BUILDING DEMOLITION CONTRACT**  
**CRA**

| Vendor | Name                                             | Address                     | City            | St | Zip Code | SMWBE |
|--------|--------------------------------------------------|-----------------------------|-----------------|----|----------|-------|
| 004632 | A E NEW JR INC                                   | 460 VAN PELT LANE           | PENSACOLA       | FL | 32505    |       |
| 067544 | AFFORDABLE CONCRETE & CONSTRUCTION LLC           | 4089 E JOHNSON AVE          | PENSACOLA       | FL | 32515    | Y     |
| 046667 | ALFRED BURGENDORF LLC DBA A & B DOZING LLC       | 2172 W NINE MILE RD PMB 158 | PENSACOLA       | FL | 32534    |       |
| 068495 | ANDALA ENTERPRISES INC                           | 641 BAYOU BOULEVARD         | PENSACOLA       | FL | 32503    |       |
| 036997 | BELLVIEW SITE CONTRACTORS INC                    | 3300 GODWIN LANE            | PENSACOLA       | FL | 32526    | Y     |
| 046668 | BERRY CONSTRUCTION CO OF                         | 4391 STEPHENS ROAD          | PACE            | FL | 32571    |       |
| 038068 | BIGGS CONSTRUCTION CO INC                        | 2510 NORTH PACE BOULEVARD   | PENSACOLA       | FL | 32505    | Y     |
| 063759 | BILL MCBRIDE CONSTRUCTION LLC                    | 320 WEST LLOYD STREET       | PENSACOLA       | FL | 32501    | Y     |
| 053457 | BIRKSHIRE JOHNSTONE LLC                          | PO BOX 30580                | PENSACOLA       | FL | 32503    |       |
| 070527 | BLOWERS, BENJAMIN DBA INNOVIS USA LLC            | 5540 LEESWAY BLVD           | PENSACOLA       | FL | 32504    |       |
| 067318 | BLUE WATER CONSTRUCTION & LANDSCAPING INC        | 2314 S HWY 97               | CANTONMENT      | FL | 32533    | Y     |
| 026898 | BONTRAGER BUILDER GROUP INC                      | 223 W GREGORY STREET        | PENSACOLA       | FL | 32502    |       |
| 065158 | BOSS LADY CONCREATE CO LLC                       | 5801 CLEARWATER AVENUE      | PENSACOLA       | FL | 32505    | Y     |
| 073150 | BROOKS REMEDIATION                               | 2561 COVE ROAD              | NAVARRE         | FL | 32566    |       |
| 041503 | BROWN, AMOS P JR DBA P BROWN BUILDERS LLC        | 4231 CHERRY LAUREL DRIVE    | PENSACOLA       | FL | 32504    | Y     |
| 078639 | C W ROBERTS CONTRACTING INC                      | 4375 MCCOY DRIVE            | PENSACOLA       | FL | 32503    |       |
| 042045 | CHIVERS CONSTRUCTION INC                         | 801 VIRECENT ROAD           | CANTONMENT      | FL | 32533    |       |
| 039797 | CONTAINERS INC DBA CONTAINERS INC OF N W FLORIDA | 372 MILSTEAD ST             | PENSACOLA       | FL | 32503    |       |
| 058961 | CONTRACTOR SERVICES LLC                          | 3044 EAST KINGSFIELD ROAD   | PENSACOLA       | FL | 32514    |       |
| 032452 | CROSS ENVIRONMENTAL SVCS INC                     | P O BOX 1299                | CRYSTAL SPRINGS | FL | 33524    |       |
| 023733 | D H GRIFFIN WRECKING CO INC                      | P O BOX 7037                | PENSACOLA       | FL | 32534    |       |
| 033554 | D K E MARINE SERVICES                            | P O BOX 2395                | PENSACOLA       | FL | 32513    | Y     |
| 066984 | DELTA CONTRACTORS                                | 1238 FINLEY DRIVE           | PENSACOLA       | FL | 32514    |       |
| 066983 | DEMOLITION PROS LLC                              | 366-B AIRPORT BLVD          | PENSACOLA       | FL | 32503    | Y     |
| 056603 | DESIGN HOMEBUILDERS INC                          | 2460 BLUFFS CIRCLE          | PENSACOLA       | FL | 32503    |       |
| 056607 | DN BOBCAT                                        | 7004 NAVARRE PARKWAY        | NAVARRE         | FL | 32566    |       |
| 086049 | DPF FL LLC DBA JDOG JUNK REMOVAL & HAULING PCOLA | 391 MAN'O'WAR COURT         | CANTONMENT      | FL | 32533    |       |
| 086264 | ECO GARDENS LANDSCAPING INC                      | PO BOX 1508                 | GULF BREEZE     | FL | 32562    |       |
| 049947 | EMERALD COAST CONSTRUCTORS INC                   | 9425 WANDA DR               | PENSACOLA       | FL | 32514    |       |
| 048528 | EMPIRE BUILDERS GROUP INC                        | 3217 TALLSHIP LANE          | PENSACOLA       | FL | 32526    | Y     |
| 032038 | EVANS CONTRACTING INC                            | 400 NEAL ROAD               | CANTONMENT      | FL | 32533    |       |
| 074355 | GANNETT MHC MEDIA INC DBA PENSACOLA NEWS JOURNAL | 2 NORTH PALAFOX ST          | PENSACOLA       | FL | 32502    |       |
| 050495 | GB GREEN CONSTRUCTION MGMT & CONSULTING INC      | 303 MAN'O'WAR CIRCLE        | CANTONMENT      | FL | 32533    | Y     |
| 053862 | GFD CONSTRUCTION INC                             | 8771 ASHLAND AVE            | PENSACOLA       | FL | 32514    |       |
| 087176 | GLE                                              | 2610 NW 43RD ST 2A          | GAINESVILLE     | FL | 32606    |       |
| 000591 | GULF ATLANTIC CONSTRUCTORS INC                   | 650 WEST OAKFIELD RD        | PENSACOLA       | FL | 32503    | Y     |
| 018636 | GULF COAST BUILDING CONTRACTORS INC              | 1010 N 12TH AVE STE 201     | PENSACOLA       | FL | 32501    | Y     |

Submittal Due Date: 11/06/23

Bid No.: 24-001

**FINAL VENDOR REFERENCE LIST  
MALCOLM YONGE GYMNASIUM BUILDING DEMOLITION CONTRACT  
CRA**

| Vendor | Name                                                                 | Address                      | City          | St | Zip Code | SMWBE |
|--------|----------------------------------------------------------------------|------------------------------|---------------|----|----------|-------|
| 074827 | GULF COAST MINORITY CHAMBER OF COMMERCE INC                          | 321 N DEVILLERS ST STE 104   | PENSACOLA     | FL | 32501    |       |
| 036662 | H H H CONSTRUCTION OF NWF INC                                        | 8190 BELLE PINES LANE        | PENSACOLA     | FL | 32526    |       |
| 070385 | HANTO & CLARKE GENERAL CONTRACTORS LLC                               | 1401 EAST BELMONT STREET     | PENSACOLA     | FL | 32501    |       |
| 047672 | HRC ROOFING & CONSTRUCTION INC DBA HRC CONSTRUCTION                  | 5675 HWY 90 SUITE #B         | MILTON        | FL | 32583    |       |
| 002923 | HUEY'S WORKS                                                         | 1206 N "W" STREET            | PENSACOLA     | FL | 32505    | Y     |
| 074292 | INFRASTRUCTURE SPECIALTY SERVICES INC                                | 2251 NORTH E STREET          | PENSACOLA     | FL | 32501    |       |
| 084618 | ISS AMERICA SOUTH INC                                                | 2251 NORTH E STREET          | PENSACOLA     | FL | 32501    |       |
| 050070 | JAMES A RICH JR DBA JAMES RICH BUILDERS INC                          | PO BOX 17173                 | PENSACOLA     | FL | 32522    |       |
| 051744 | JOBE'S DIRT WORKS LLC                                                | 1158 HWY 90 WEST             | HOLT          | FL | 32564    |       |
| 053161 | JONBUILT INC                                                         | PO BOX 5482                  | NAVARRE BEACH | FL | 32566    |       |
| 043857 | KBI CONSTRUCTION CO INC                                              | 9214 WARING RD               | PENSACOLA     | FL | 32534    |       |
| 024819 | KEENAN & SONS INC                                                    | 3250 W FAIRFIELD DR          | PENSACOLA     | FL | 32505    |       |
| 044890 | KLEPAC ENGINEERING & CONTRACTING, LLC                                | 10305 BRISTOL PARK ROAD      | CANTONMENT    | FL | 32533    |       |
| 010677 | LARRY HALL CONSTRUCTION INC                                          | 4740 WOODBINE ROAD           | PACE          | FL | 32571    | Y     |
| 068161 | LEA, DOUGLAS C DBA L&L CONSTRUCTION SERVICES LLC                     | 9655 SOUTH TRACE ROAD        | MILTON        | FL | 32583    | Y     |
| 060298 | LESCO GROUP INC DBA LESCO ENVIRONMENTAL SERVICES                     | PO BOX 362                   | CANTONMENT    | FL | 32533    |       |
| 051373 | LUKER BUILDERS INC                                                   | 5265 JOANNA PLACE            | PACE          | FL | 32571    |       |
| 058801 | M & H CONSTRUCTION SVCS INC                                          | 1161 W 9 1/2 MILE RD         | PENSACOLA     | FL | 32534    | Y     |
| 059406 | MADRIL BUILDERS LLC                                                  | 1965 STOUT ROAD              | CANTONMENT    | FL | 32533    |       |
| 069799 | MAVERICK DEMOLITION OF NW FLORIDA INC                                | 2355 SUMMIT BLVD             | PENSACOLA     | FL | 32503    |       |
| 031023 | MILLIGAN FORD UNLIMITED INC                                          | 3160 TUNNEL ROAD             | PACE          | FL | 32571    | Y     |
| 073522 | MOORE BETTER CONTRACTORS, INC                                        | 1721 EAST CERVANTES STREET   | PENSACOLA     | FL | 32501    | Y     |
| 066985 | NORTH STAR DEMO & REMEDIATN LP                                       | 450 VAN PELT LANE            | PENSACOLA     | FL | 32505    |       |
| 049113 | O'DANIEL MARINE CONSTRUCTION INC                                     | 1165 SUNSET LANE             | GULF BREEZE   | FL | 32563    |       |
| 049009 | PARRIS CONSTRUCTION CO LLC                                           | 3636 N L ST BLDG C STE D     | PENSACOLA     | FL | 32505    | Y     |
| 058953 | PARSCO LLC                                                           | 700 N DEVILLIERS STREET      | PENSACOLA     | FL | 32501    |       |
| 060344 | PENSACOLA BAY AREA CHAMBER OF COMMERCE DBA GREATER PENSACOLA CHAMBER | 117 W GARDEN ST              | PENSACOLA     | FL | 32502    |       |
| 073174 | PERRITT, CHRIS LLC                                                   | 5340 BRIGHT MEADOWS ROAD     | MILTON        | FL | 32570    | Y     |
| 033922 | PHILLIPS & JORDAN                                                    | 41 N JEFFERSON STE 401       | PENSACOLA     | FL | 32502    |       |
| 068488 | PRO CONSTRUCTN LLC DBA FIRST ONSITE PRPTY RSTRTN/COMPLT DKI          | 511 WYNNEHURST STREET        | PENSACOLA     | FL | 32503    | Y     |
| 049671 | RADFORD & NIX CONSTRUCTION LLC                                       | 7014 PINE FOREST ROAD        | PENSACOLA     | FL | 32526    | Y     |
| 001681 | RANDALL, HENRY DBA RANDALL CONSTRUCTION                              | 1045 S FAIRFIELD DRIVE       | PENSACOLA     | FL | 32506    |       |
| 056449 | ROBERSON, ROBERT DBA R2R ENTERPRISES LLC                             | 8290 SEDGEFIELD DRIVE        | PENSACOLA     | FL | 32507    |       |
| 046042 | ROYALTY LLC DBA ROYALTY MANAGEMENT LLC                               | 1765 E NINE MILE ROAD #1-104 | PENSACOLA     | FL | 32514    | Y     |
| 058753 | SAILWIND CONSTRUCTION INC                                            | 7 GILMORE DRIVE              | GULF BREEZE   | FL | 32561    | Y     |
| 042044 | SALTER/3C'S CONSTRUCTION CO                                          | 4512 TRICE RD                | MILTON        | FL | 32571    |       |
| 086686 | SHAFFER CONSTRUCTION                                                 | 4661 E SPENCER FIELD RD      | PACE          | FL | 32571    |       |

Submittal Due Date: 11/06/23

Bid No.: 24-001

**FINAL VENDOR REFERENCE LIST  
MALCOLM YONGE GYMNASIUM BUILDING DEMOLITION CONTRACT  
CRA**

| Vendor | Name                                              | Address                       | City       | St | Zip Code | SMWBE |
|--------|---------------------------------------------------|-------------------------------|------------|----|----------|-------|
| 024992 | SNELLGROVE CONSTRUCTION INC                       | P O BOX 34340                 | PENSACOLA  | FL | 32507    |       |
| 035108 | SOUTHEASTERN CONSTRUCTION INC                     | 504 WEST INTENDENCIA STREET   | PENSACOLA  | FL | 32502    | Y     |
| 052830 | TACOMA CONSTRUCTION LLC DBA TARTAN CONSTRUCTION   | 4051 FLORIDATOWN RD           | PACE       | FL | 32571    |       |
| 028060 | THE GREEN SIMMONS COMPANY INC                     | 3407 NORTH W STREET           | PENSACOLA  | FL | 32505    |       |
| 062939 | THREE TRADE CONSULTANTS                           | 5690 JEFF ATES RD             | MILTON     | FL | 32583    | Y     |
| 058764 | URBAN INFILL CORPORATION                          | P O BOX 4387                  | PENSACOLA  | FL | 32507    |       |
| 025254 | VIRGINIA WRECKING CO INC                          | P O BOX 156                   | STAPLETON  | AL | 36578    |       |
| 030317 | W P R INC                                         | 4175 BRIARGLEN RD             | MILTON     | FL | 32583    | Y     |
| 047084 | WADDELL HOMES INC                                 | 5876 NORTH BLUE ANGEL PARKWAY | PENSACOLA  | FL | 32526    |       |
| 032732 | WALLER, DONALD DBA NORTHCOAST CONTAINER INC       | 2325 MID PINE CIRCLE          | PENSACOLA  | FL | 32514    |       |
| 041432 | WATERS GENERAL CONTRACTORS INC                    | 10070 SCENIC HWY              | PENSACOLA  | FL | 32514    | Y     |
| 051237 | WATSON, ALFRED DBA ALFRED WATSON CONSTRUCTION LLC | 4007 NORTH "W" STREET         | PENSACOLA  | FL | 32505    | Y     |
| 051855 | WHITE CONSTRUCTION & RENOVATN INC                 | 2000 MATHISON ROAD            | CANTONMENT | FL | 32533    |       |

Vendors: 87

TABULATION OF BIDS

BID NO: 24-001

TITLE: MALCOLM YONGE GYMNASIUM BUILDING DEMOLITION CONTRACT

|                                          |                             |                                          |                                  |                        |                         |                                   |                                        |
|------------------------------------------|-----------------------------|------------------------------------------|----------------------------------|------------------------|-------------------------|-----------------------------------|----------------------------------------|
| Submittals Due:<br>11/06/2023, 2:30 P.M. | JOBE'S<br>DIRT WORKS<br>LLC | CROSS<br>ENVIRONMENTAL<br>SERVICES, INC. | CHIVERS<br>CONSTRUCTION,<br>INC. | A.E. NEW,<br>JR., INC. | SHAFFER<br>CONSTRUCTION | VIRGINIA<br>WRECKING<br>CO., INC. | BIGGS<br>CONSTRUCTION<br>COMPANY, INC. |
| Department:<br>CRA                       | Baker, FL                   | Ft Walton Beach, FL                      | Pensacola, FL                    | Pensacola, FL          | Pace, FL                | Daphne, AL                        | Pensacola, FL                          |
| Base Bid                                 | \$49,232.50                 | \$78,700.00                              | \$83,300.00                      | \$84,000.00            | \$86,000.00             | \$92,143.00                       | \$99,847.00                            |

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# City of Pensacola

222 West Main Street  
Pensacola, FL 32502

## Memorandum

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**File #:** 24-111

Agenda Conference

2/5/2024

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### **LEGISLATIVE ACTION ITEM**

**SPONSOR:** Council Vice President Jared Moore

**SUBJECT:**

DISCRETIONARY FUNDING ALLOCATION - CITY COUNCIL VICE-PRESIDENT JARED MOORE - DISTRICT 4

**RECOMMENDATION:**

That City Council approve funding of \$2,500 to the Rally! Foundation for Childhood Cancer Research and \$1,000 to Pillars for Promise from the City Council Discretionary Funds for District 4.

**HEARING REQUIRED:** No Hearing Required

**SUMMARY:**

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

Rally! Foundation for Childhood Cancer Research in Pensacola was formed in 2015 and is located in the Bear Family Foundation Pediatric Oncology Center for Hope inside Studer Family Children's Hospital at Ascension Sacred Heart to serve families all across the Florida panhandle and into southern Alabama. Through donors, community partners, special events and schools Rally Pensacola works to raise awareness, support families with kids fighting cancer and raise funds for childhood cancer research. Collectively, this allows for additional resources to stay local, providing families in the Pensacola Community the ability to receive assisted funding through the Rally Pensacola Family Emergency Fund. Funding will be for general support of their mission.

Pillars for Promise enables low-income youth residing in the Escambia area to participate in multi-sport training programs and races. Pillars for Promise encompasses the Youth Bike and Tri Charity Initiative, which is directed by members of the triathlon community. This initiative provides the opportunity for local under-privileged, high-risk youth between 6 and 15 years old to participate in multi-sports events as a way of supporting a healthy lifestyle. Partnering with schools and youth organizations in the Escambia and Santa Rosa County area, bikes and helmets are provided directly to the schools to be used by students for training and events.

The youth participating in the program are provided with free race registration fees as well as a yearly USA Triathlon membership. Because the bikes, helmets and other equipment are kept at these schools, they do not have to continue to replace the equipment, but rather, each year different youth are introduced to the program and replacement costs are minimized. The program maintains the cost of bike maintenance and repair and purchases other required equipment such as bike racks. In 2023, they serviced and repaired all the bikes owned by the program (41 bikes). Funding will be used towards offsetting costs for participation in two events in Escambia in 2024: the Maritime de Luna Youth Duathlon in the Spring and the Sea Turtle Youth Triathlon in the Fall.

**PRIOR ACTION:**

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

**FUNDING:**

|         |                 |                                                 |
|---------|-----------------|-------------------------------------------------|
| Budget: | \$ 5,504        | FY 2023 District 4 Discretionary Funds Balance  |
|         | <u>10,700</u>   | FY 2024 District 4 Discretionary Funds          |
|         | <u>\$16,204</u> |                                                 |
| Actual: | \$ 2,500        | Rally! Foundation for Childhood Cancer Research |
|         | <u>1,000</u>    | Pillars for Promise                             |
|         | <u>\$ 3,500</u> |                                                 |

**FINANCIAL IMPACT:**

A balance of \$5,504 is currently within the District 4 Discretionary Fund Account for FY 2023 and \$10,700 within the District 4 Discretionary Account for FY 2024 for a total balance of \$16,204. Upon approval by City Council, a balance of \$12,704 will remain in the District 4 Discretionary Fund Account.

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

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

**ATTACHMENTS:**

None

**PRESENTATION: No**







# City of Pensacola

222 West Main Street  
Pensacola, FL 32502

## Memorandum

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**File #:** 24-123

Agenda Conference

2/5/2024

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### **LEGISLATIVE ACTION ITEM**

**SPONSOR:** Council Member Jennifer Brahier

**SUBJECT:**

AUTHORIZE DISPOSITION AND ACCEPTANCE OF DONATED PORTION OF COMMUNITY REDEVELOPMENT AGENCY (CRA) PROPERTY LOCATED AT 101 WEST MAIN STREET TO PUBLIC RIGHT-OF-WAY

**RECOMMENDATION:**

That City Council authorize the disposition and accept the Community Redevelopment Agency (CRA) conveyance of a portion of its property at 101 West Main Street, parcel ID 00-0S-00-9100-080-026, to public right-of-way as described in the attached Special Warranty Deed.

**HEARING REQUIRED:** No Hearing Required

**SUMMARY:**

In 1996, the City of Pensacola CRA commissioned the construction of a one-story office building at 101 W. Main Street via a development agreement with the Pensacola Sports Association (PSA). The building was leased to the PSA until September 2023, when the lease was terminated by the CRA and ratified by the City Council, to allow for future development of the site.

In preparation for redevelopment, the CRA performed a survey of the property and discovered that a portion of the parcel encroached onto the adjacent Main Street streetscape. In an effort to align this tract of land with its functional use, the CRA is donating a portion of the parcel to the City for use as public right-of-way.

This item seeks authorization of the disposition of the property and acceptance of the donation.

**PRIOR ACTION:**

September 11, 2023 -- CRA approved termination of the lease agreement with PSA

September 14, 2023 -- City Council ratified the CRA's approval to terminate the lease agreement with PSA

January 16, 2024 -- CRA authorized staff to proceed with issuing a Request for Letters of Interest (RLOI) for redevelopment of 101 W. Main Street

February 5, 2024 -- CRA approved the donation of a portion of the parcel located at 101 W. Main Street to the City for use as public right-of-way

**FUNDING:**

N/A

**FINANCIAL IMPACT:**

None

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

**STAFF CONTACT:**

Don Kraher, Council Executive  
David Forte, Deputy City Administrator  
Sherry Morris, Development Services Director  
Victoria D'Angelo, CRA Division Manager

**ATTACHMENTS:**

1. Special Warranty Deed
2. Survey

**PRESENTATION:** No

**This instrument prepared by:**  
Heather F. Lindsay  
City Attorney's Office  
City of Pensacola  
222 West Main Street  
Pensacola, Florida 32502

**SPECIAL WARRANTY DEED**

STATE OF FLORIDA  
COUNTY OF ESCAMBIA

**THIS SPECIAL WARRANTY DEED**, made this \_\_\_\_ day of \_\_\_\_\_, 2024, between the **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, Florida, 32502, (the "Grantor"), to the **CITY OF PENSACOLA**, a municipal corporation of the State of Florida, whose address is 222 W. Main Street, Pensacola, Florida 32502, ("Grantee").

**WITNESSETH**, that GRANTOR does hereby grant, remise, release, alien, convey and confirm unto the GRANTEE all that certain land situated in Escambia County, Florida more particularly described below, to wit:

THE NORTH 33.2 FEET OF LOTS 9, 10 AND 11, BLOCK 26,  
WATERFRONT TRACT, CITY OF PENSACOLA, ESCAMBIA COUNTY,  
FLORIDA, ACCORDING TO THE MAP OF THE CITY OF PENSACOLA  
BY THOMAS C. WATSON IN 1906.

The above-described property being right-of-way adjacent to W Main Street and a portion of the property conveyed by virtue of that certain warranty deed executed by Anthony J. Ciano on April 19, 1990, and recorded in Official Records, Book 2845, Page 453, and having the parcel identification number 00-0S-00-9100-080-026.

**TO HAVE AND TO HOLD** the said premises and the appurtenances thereof belonging or in anywise appertaining, and all the estate, right, title, interest, lien, equity and claim whatsoever of the said grantor, either in law or equity, to the said grantee forever.

**IN WITNESS WHEREOF**, the Community Redevelopment Agency of the City of Pensacola has caused these presents to be signed in the name of the grantor by its chairperson.

***[Signature Page To Follow On The Next Page].***

Signed, sealed and delivered  
in the presence of:

**Community Redevelopment Agency of the  
City of Pensacola, a public body, corporate  
and politic, of the State of Florida**

By: \_\_\_\_\_

\_\_\_\_\_  
Print/Type Name of Witness  
Physical Address of Witness:

Name: Jennifer Brahier  
Its: Chairperson

ATTEST:

\_\_\_\_\_  
Print/Type Name of Witness  
Physical Address of Witness:

\_\_\_\_\_  
Print Name: \_\_\_\_\_  
Title: \_\_\_\_\_

STATE OF FLORIDA  
COUNTY OF ESCAMBIA

The foregoing instrument was acknowledged before me this \_\_\_\_\_ day of January, 2024, by Jennifer Brahier, as Chairperson of the Community Redevelopment Agency of the City of Pensacola, a public body, corporate and politic, of the State of Florida, who is personally known to me or has produced a driver's license as identification.

(NOTARIAL SEAL)

\_\_\_\_\_  
NOTARY PUBLIC  
Commission number: \_\_\_\_\_  
My Commission expires: \_\_\_\_\_





# City of Pensacola

222 West Main Street  
Pensacola, FL 32502

## Memorandum

**File #:** 24-82

**Agenda Conference**

**2/5/2024**

### **LEGISLATIVE ACTION ITEM**

**SPONSOR:** Mayor D.C. Reeves

**SUBJECT:**

PUBLIC HEARING: PROPOSED AMENDMENT TO SECTION 12-4-1 OF THE CITY CODE - OFF-STREET PARKING SPACES REQUIREMENTS

**RECOMMENDATION:**

That City Council conduct a Public Hearing on February 8, 2024, to consider the proposed amendment to Section 12-4-1 of the Code of the City of Pensacola, Florida, Off-street Parking Spaces Requirements; amending Section 12-4-1(4), Off-site Parking and creating Section 12-4-1(7), Parking Reductions for Specific Land Uses.

**HEARING REQUIRED:** Public Hearing Required

**SUMMARY:**

The Mayor's Office is requesting an amendment to Sec. 12-4-1 of the Land Development Code to expand optional parking reductions for specific land uses in the CRA Urban Core to the Westside and Eastside CRA districts.

Currently, Sec. 12-4-1(4)a.7. provides parking reductions which, "shall apply only to the community redevelopment agency's boundaries, as defined in Resolution No. 13-84." During research, staff identified two errors. First, while the CRA parking reductions are specific to on-site parking, the ordinance section is incorrectly located in Sec. 12-4-1(4) which provides requirements for off-site parking. Second, resolution No. 13-84 does not pertain to CRA districts, but rather the date, maturity, schedule, interest rates, interest dates, amount of capitalized interest, redemption provisions, bond registrar, and paying agent for redevelopment revenue bonds. Staff believes it should have referenced Resolution No. 55-80, a resolution providing for the creation of the Pensacola Community Redevelopment Agency, and that the original intent was to provide parking reductions for all CRA districts. Although these changes could be corrected as scrivener's errors, the Mayor's Office opted for maximum transparency and requested that these corrections and clarifications be reviewed by the Planning Board and City Council.

This item was brought to the Planning Board as a discussion item in September 2023, where it received strong support from all members in attendance. At the January 2024 Planning Board

meeting, the board voted 4-0 recommending that the City Council approve the amendment.

**PRIOR ACTION:**

None

**FUNDING:**

N/A

**FINANCIAL IMPACT:**

None

**LEGAL REVIEW ONLY BY CITY ATTORNEY: Yes**

1/20/2024

**STAFF CONTACT:**

Kerrith Fiddler, City Administrator  
David Forte, Deputy City Administrator  
Sherry Morris, AICP, Development Services Department Director  
Cynthia Cannon, AICP, Planning and Zoning Division Manager  
Gregg Harding, Assistant Planning and Zoning Division Manager

**ATTACHMENTS:**

1. Planning Board Minutes January 9, 2024
2. Proposed Ordinance No. 4-24
3. Business Impact Analysis Report
4. Map of CRA Districts
5. Resolution 13-84\_For Reference
6. Resolution 55-80\_For Reference
7. 9.10.2013 Planning Board Minutes
8. 10.24.2013 City Council Minutes

**PRESENTATION: Yes**





**MINUTES OF THE PLANNING BOARD**  
**January 9, 2024**

**MEMBERS PRESENT:** Chairperson Ritz, Board Member Grundhoefer,  
Board Member Villegas, Board Member Van Hoose

**MEMBERS ABSENT:** Vice Chairperson Larson, Board Member Sampson, Board  
Member Powell

**STAFF PRESENT:** Planning & Zoning Manager Cannon, Assistant Planning &  
Zoning Manager Harding, Assistant City Attorney Lindsay,  
Help Desk Technician Russo, Development Services Director  
Morris, City Surveyor Odom, Executive Assistant Chwastyk,  
Development Services Coordinator Statler, Office Assistant  
Longoria

**STAFF VIRTUAL:** None

**OTHERS PRESENT:** Amir Fooladi, Jason Rebol

**AGENDA:**

- Quorum/Call to Order
- Approval of Meeting Minutes from December 12, 2023
- **New Business:**
- Request for Preliminary Plat Approval – Gadsden & 7<sup>th</sup> Avenue Subdivision, Zoning District OEHC-1
- Proposed Amendment to the Land Development Code – CRA Parking Reductions for Specific Land Uses
- Open Forum
- Discussion
- Adjournment

**Call to Order / Quorum Present**

Chairperson Ritz called the meeting to order at 2:02 pm with a quorum present and explained the procedures of the Board meeting including requirements for audience participation.

**Approval of Meeting Minutes** – Board Member Villegas made a motion to approve the December 12, 2023, minutes, seconded by Board Member Grundhoefer, and it carried 4:0.

### **New Business –**

#### **Request for Preliminary Plat Approval – Gadsden & 7th Avenue Subdivision, Zoning District OEHC-1**

Assistant Planning & Zoning Manager, Harding introduced the item. Rebol-Battle & Associates is requesting preliminary plat approval for the Gadsden and 7<sup>th</sup> Avenue Subdivision. These properties are located within the OEHC-1 zoning district of which three (3) parcels will be subdivided into five lots to accommodate single-family detached residences.

- Property area: 0.37 acres
- Maximum Density: 35 dwelling units per acre
- Setback requirements: There shall be a 5-foot side yard setback, but no front or rear yard setbacks, unless this chapter requires a larger yard or buffer yard.

This application has been routed through the various City departments and utility providers. The visibility triangle has been expanded from fifteen feet to nineteen feet. The applicant, Jason Rebol of Rebol Battle addressed the board. This project was initially approved back in 2017, the homes will be front loaded single family products with shared driveways in the rear. There will be stormwater swells between the homes. Also, there will be underground retention under the driveways. These homes will be detached single family homes, gone through one round of the ARB, will go back before that board to address comments that were made. There was a brief discussion about the size of the homes and the size of the lots. Since this will go back before the ARB, the planning board will be provided the comments once that happens. This review is only for the division of land. There's a large tree in the ROW, it is the responsibility of the city. There will be a mitigation cost or the trees that are removed will be replaced. **Board Member Grundhoefer made the motion to approve, seconded by Board Member Villegas, and it carried 4-0.**

#### **Proposed Amendment to the Land Development Code – CRA Parking Reductions for Specific Land Uses**

Assistant Planning & Zoning Manager, Harding introduced the item. The Mayor's Office is requesting an amendment to Sec. 12-4-1 of the Land Development Code to expand optional parking reductions for specific land uses in the CRA Urban Core to the Westside and Eastside CRA districts. Currently, Sec. 12-4-1(4)a.7 provides parking reductions which, "shall apply only to the community redevelopment agency's boundaries, as defined in Resolution No. 13-84." During research, staff identified two scrivener's errors. First, while the CRA parking reductions are specific to off-street parking, the ordinance section is incorrectly located in Sec. 12-4-1(4) which provides requirements for off-site parking. Second, resolution No. 13-84 does not actually pertain to CRA districts, but rather the date, maturity, schedule, interest rates, interest dates, amount of capitalized interest, redemption provisions, and paying agent for redevelopment revenue bonds. Staff believes it should reference Resolution No. 55-80, a resolution providing for the creation of the Pensacola Community Redevelopment Agency. The existing CRA reductions were added to the Land Development Code in 2013. While parking reductions in other downtown urban cores were mentioned at those meetings, the original intent for the CRA reduction was to provide parking reductions within the full CRA boundary. Because of this, the Mayor's office is proposing to further clarify the intent of the provision by removing the word "Downtown"

and by removing references to external documents, such as Resolutions. The provision would read, "Parking reductions described in Table 12-4-1 shall apply to all established community redevelopment areas, also known as Tax Incremental Financing districts." These clarifications will permit CRA parking reductions to apply to all three CRA districts, rather than just the CRA Urban Core, it would not have to be modified in case CRA districts ever increase or shrink, and it would apply to any new CRA TIF districts if any are proposed in the future. This item was brought to the Planning Board as a discussion item in September 2023 and where it received general support from members. And while these clarifications could be internally resolved as a scrivener's errors, the Mayor opted for maximum transparency. This amendment only covers CRA, the urban core, westside, and eastside CRA, a map was shown to the board members. These parking reductions are specific to the property's use, for example, restaurants get a certain percentage and hair salons get a different percentage. From a development standpoint, some potential businesses have had challenges meeting what would normally be required of them for parking. This amendment would be beneficial to potential businesses in this area. Parking count is determined or based on square footage of buildings. Amir Fooladi spoke on the item. He is very much in favor of this amendment. As a builder, he sees the benefits of this for the westside, eastside and it may help shelved projects come back to life. He feels it encourages people to walk and sees the potential growth to these areas where this amendment would apply. Also, this may help with the city's stormwater issues since parking lots are impervious and can increase our stormwater issues. Back in 2013 this was meant for all three of the CRA areas and not just one, this is a transparent way to clarify the intent. Chairperson Ritz also recalled that when this item was presented to the Planning Board in 2013, that the intent was for all three CRA districts to benefit from parking reductions. If this item moves on to city council, there will be notification requirements so that business owners are aware of these changes. Assistant Planning & Zoning manager reread the amendments that he had read at the beginning of the item. This item would go before the city council.

**Board Member Villegas made a motion to approve, seconded by Board Member Van Hoose and it carried 4:0.**

### **Open Forum – none**

### **Discussion**

Planning & Zoning Manager Cannon gave a brief overview of the agenda for the upcoming work sessions with Inspire Placemaking Collective, the firm assessing the current Land Development Code. There was further discussion regarding items recently approved by the City Council that had come before the Planning Board.

**Adjournment** – With no further business, the Board adjourned at 2:44 p.m.

Respectfully Submitted,



Gregg Harding, RPA  
Assistant Planning & Zoning Manager  
Secretary of the Board

PROPOSED  
ORDINANCE NO. 4-24

ORDINANCE NO. \_\_\_\_\_

AN ORDINANCE  
TO BE ENTITLED:

AN ORDINANCE AMENDING SECTION 12-4-1 OF THE CODE OF THE CITY OF PENSACOLA, FLORIDA, OFF-STREET PARKING SPACES REQUIREMENTS; AMENDING SECTION 12-4-1(4), OFF-SITE PARKING AND CREATING SECTION 12-4-1(7), PARKING REDUCTIONS FOR SPECIFIC LAND USES; PROVIDING FOR REDUCTION OF PARKING REQUIREMENTS; PROVIDING FOR SEVERABILITY; REPEALING CLAUSE; PROVIDING AN EFFECTIVE DATE.

BE IT ORDAINED BY THE CITY OF PENSACOLA, FLORIDA:

SECTION 1. Section 12-4-1 of the Code of the City of Pensacola, Florida, is hereby amended to read as follows:

Section 12-4-1. – Off-street parking spaces requirements.

Off-street parking is required in all zoning districts, except as provided below. The following off-street parking is required by this chapter:

(1) *General provisions.*

- a. Area calculations based on gross square footage.
- b. Where the required number of parking spaces results in a fraction, the number of spaces required shall be construed to be the next whole number.
- c. Where parking spaces are required based on number of employees or students/clients, the number of employees must reflect the largest shift and the number of students/clients must reflect the maximum capacity allowed.
- d. For multiple land use developments, additional parking spaces will be required for each different land use and/or accessory use.
- e. Handicapped parking spaces are required as a percentage of total required parking spaces for all developments other than single-family, duplex or zero-lot-line residential.
- f. With respect to any parking lot that is required to be paved, the number of parking spaces required may be reduced by one, if the developer provides a bicycle rack or similar device that offers a secure parking area for at least five bicycles.

- g. Neither off-street parking in the city right-of-way nor creation of a parking space in the right-of-way shall be permitted without obtaining a license-to-use to do so.
- h. The number of off-street parking spaces provided for buildings constructed prior to October 13, 1994, shall be deemed in compliance with the requirements of this Code, for as long as the same land use is maintained within the same building footprint. Effective October 13, 1994, off-street parking requirements set forth in subsection (2) of this section shall be required for the following development or redevelopment activities except as specifically exempted in subsections (1)j. through l. of this section:
  - 1. New construction.
  - 2. Construction of an addition to an existing building. Whenever a building is enlarged or increased in floor area, number of dwelling units, seating capacity, intensity, density or in any manner so as to create a need for a greater number of parking spaces than currently existing, such additional spaces must be provided in accordance with subsection (2) of this section. The required number of additional parking spaces must be provided concurrently with the building enlargement. In the event that additional parking spaces are required, and the resulting number of spaces required for the whole building (existing and new) exceeds ten spaces, the entire parking lot shall comply with the provisions of section 12-4-3.
  - 3. A change in land use in an existing building or portion of a building. Whenever a land use is changed to another land use requiring a greater number of parking spaces than that existing, such additional spaces must be provided in accordance with subsection (2) of this section. The required number of additional parking spaces must be provided concurrently with the change in land use. In the event that additional parking spaces are required as a result of a change in land use for buildings constructed prior to October 13, 1994, the entire number of required parking spaces for the new land use must be provided in accordance with subsection (2) of this section. In the event that additional parking spaces are required, and the resulting number of spaces required for the new land use exceeds ten spaces, the entire parking lot shall comply with the provisions of section 12-4-3.
- i. Except as provided in subsections (4) and (5) of this section, all required parking spaces must be located on the same lot or parcel with the building or use served or on an adjacent lot or parcel owned or leased by the same owner of the building site for which the parking is required. If the required parking is provided on an adjacent property separated from the common boundary by a street, appropriate measures shall be undertaken to provide pedestrian safety. Such measures include, but are not limited to,

pedestrian crosswalk, pedestrian crossing with automated traffic control, pedestrian overpass, and underground pedestrian tunnel.

- j. Off-street parking is not required in the HC-1 and HC-2 districts (see section 12-3-10(1)e.7.iii).
- k. Off-street parking is not required in the dense business area for residential land uses.
- l. New construction of buildings within the South Palafox business district that do not exceed 40 feet in height, or the renovation or change in land use of existing buildings that do not exceed 40 feet in height are exempt from the off-street parking requirements (see also section 12-3-13(4)f).
- m. New construction of buildings within the C-2A district that do not exceed 40 feet in height and 5,000 square feet in total floor area, or the renovation or change in land use of existing buildings that do not exceed 40 feet in height and 5,000 square feet in total floor area are exempt from the off-street parking requirements.

(2) *Parking requirements for specific land uses.* The following list of requirements shall apply for any land use that is permitted or that is granted a conditional use within any zoning district.

|                                                                                                                                            |                                                       |
|--------------------------------------------------------------------------------------------------------------------------------------------|-------------------------------------------------------|
| Amusement center                                                                                                                           | 1 space/250 s.f.                                      |
| Art gallery                                                                                                                                | 1 space/500 s.f.                                      |
| Auditorium                                                                                                                                 | 1 space/50 s.f. of assembly area                      |
| Bank                                                                                                                                       | 1 space/300 s.f.                                      |
| Barbershop/beauty parlor                                                                                                                   | 2 spaces/chair                                        |
| Bed and breakfast                                                                                                                          | 1 space for owner/manager plus 1 space/sleeping room  |
| Billiard hall                                                                                                                              | 2 spaces/table                                        |
| Boarding house                                                                                                                             | 1 space for owner/manager plus 1 space/sleeping room  |
| Bowling alley                                                                                                                              | 3 spaces/lane plus spaces required for accessory uses |
| Car wash                                                                                                                                   |                                                       |
| Full-service                                                                                                                               | 2 spaces/washing stall                                |
| Self-service                                                                                                                               | 2 stacking spaces and 1 drying space per wash stall   |
| Child care facility                                                                                                                        | 1 space/300 s.f.                                      |
| Church                                                                                                                                     | 1 space/4 fixed seats                                 |
| Note: On-street parking within 500 feet of the building, except in residential districts, may be used towards fulfilling this requirement. |                                                       |
| Cocktail bar                                                                                                                               | 1 space/75 s.f.                                       |
| Community center                                                                                                                           | 1 space/300 s.f.                                      |
| Community residential home                                                                                                                 | 1 space/2 beds                                        |
| Convenience store                                                                                                                          | 1 space/200 s.f. plus accessory uses                  |

|                                                                                                                                                                                                                                                               |                                                      |
|---------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|------------------------------------------------------|
| Dormitory/fraternity/sorority residence                                                                                                                                                                                                                       | 1 space/2 beds                                       |
| Dry-cleaning shop                                                                                                                                                                                                                                             | 1 space/500 s.f.                                     |
| Funeral parlor/mortuary                                                                                                                                                                                                                                       | 1 space/200 s.f.                                     |
| Game room                                                                                                                                                                                                                                                     | 1 space/250 s.f.                                     |
| Garage, repair                                                                                                                                                                                                                                                | 1 space/200 s.f.                                     |
| Gas station                                                                                                                                                                                                                                                   | 1 space/200 s.f.                                     |
| Greenhouse                                                                                                                                                                                                                                                    | 1 space/1,000 s.f. of lot area                       |
| Group home                                                                                                                                                                                                                                                    | 1 space/2 beds                                       |
| Gymnasium                                                                                                                                                                                                                                                     | 1 space/50 s.f. of assembly area                     |
| Health spa                                                                                                                                                                                                                                                    | 1 space/200 s.f.                                     |
| Hospital                                                                                                                                                                                                                                                      | 1.5 spaces/bed                                       |
| Hotel                                                                                                                                                                                                                                                         | 1 space/room                                         |
| Industrial                                                                                                                                                                                                                                                    | 1 space/500 s.f.                                     |
| Kennel                                                                                                                                                                                                                                                        | 1 space/1,000 s.f.                                   |
| Laundromat                                                                                                                                                                                                                                                    | 1 space/2 washing machines                           |
| Library                                                                                                                                                                                                                                                       | 1 space/250 s.f.                                     |
| Note: on-street parking within 500 feet of the building, except in residential districts, may be used toward this requirement.                                                                                                                                |                                                      |
| Lodging house                                                                                                                                                                                                                                                 | 1 space for owner/manager plus 1 space/sleeping room |
| Manufacturing                                                                                                                                                                                                                                                 | 1 space/500 s.f.                                     |
| Marina                                                                                                                                                                                                                                                        | 1 space/4 boat slips                                 |
| Miniature golf course                                                                                                                                                                                                                                         | 1 space/hole                                         |
| Mini-warehouse                                                                                                                                                                                                                                                | 4 spaces/1,000 s.f. of office                        |
| Motel                                                                                                                                                                                                                                                         | 1 space/room                                         |
| Museum                                                                                                                                                                                                                                                        | 1 space/300 s.f.                                     |
| Nightclub                                                                                                                                                                                                                                                     | 1 space/75 s.f.                                      |
| Nursery                                                                                                                                                                                                                                                       | 1 space/1,000 s.f. of lot area                       |
| Nursing home                                                                                                                                                                                                                                                  | 1 space/2 beds                                       |
| Office                                                                                                                                                                                                                                                        |                                                      |
| General office                                                                                                                                                                                                                                                | 1 space/300 s.f.                                     |
| Accessory office unit                                                                                                                                                                                                                                         | 1 space/300 s.f.                                     |
| Government office                                                                                                                                                                                                                                             | 1 space/500 s.f.                                     |
| Note: On-street parking within 500 feet of the building, except in residential districts, may be used towards this requirement for non-employee parking only. In any event, one off-street parking space shall be required for each employee in the building. |                                                      |
| Medical/dental office                                                                                                                                                                                                                                         | 1 space/200 s.f.                                     |
| Open air market                                                                                                                                                                                                                                               | 1 space/300 s.f.                                     |
| Printing or publishing firm                                                                                                                                                                                                                                   | 1 space/300 s.f.                                     |
| Private club                                                                                                                                                                                                                                                  | 1 space/100 s.f.                                     |
| Racquetball club                                                                                                                                                                                                                                              | 1 space/court                                        |
| Radio or television station                                                                                                                                                                                                                                   | 1 space/300 s.f.                                     |
| Repair shop                                                                                                                                                                                                                                                   | 1 space/300 s.f.                                     |

|                                                        |                                                                   |
|--------------------------------------------------------|-------------------------------------------------------------------|
| Residential                                            |                                                                   |
| Single-family, duplex and accessory residential unit   | 1 space/unit (public street)<br>2 spaces/unit (private street)    |
| Multifamily, townhouse, manufactured home unit         | 1 space/unit                                                      |
| Rest home                                              | 1 space/2 beds                                                    |
| Restaurant                                             |                                                                   |
| Drive-in only                                          | 1 space/100 s.f.                                                  |
| Drive-through only                                     | 1 space/100 s.f.                                                  |
| Sit-down only                                          | 1 space/100 s.f. (including outdoor dining areas)                 |
| Combination drive-through/sit-down                     | 1 space/100 s.f. (including outdoor dining and/or activity areas) |
| Retail sales/rental                                    |                                                                   |
| Boat                                                   | 1 space/500 s.f.                                                  |
| Carpet                                                 | 1 space/500 s.f.                                                  |
| Furniture                                              | 1 space/500 s.f.                                                  |
| Garment                                                | 1 space/300 s.f.                                                  |
| General                                                | 1 space/300 s.f.                                                  |
| Grocery store                                          | 1 space/300 s.f.                                                  |
| Hardware                                               | 1 space/500 s.f.                                                  |
| Home improvement                                       | 1 space/500 s.f.                                                  |
| Lumber and building materials                          | 1 space/600 s.f.                                                  |
| Machinery and equipment                                | 1 space/600 s.f.                                                  |
| School                                                 |                                                                   |
| Business or trade                                      | 1 space/2 employees plus 1 space/200 s.f.                         |
| High school, college or junior college                 | 1 space/2 employees plus 1 space/10 students                      |
| Kindergarten, elementary and middle/junior high school | 1 space/2 employees plus 1 space/classroom                        |
| Self-service storage facility                          | 4 spaces/1,000 s.f. of office plus 1 space/employee               |
| Shopping center                                        | 1 space/300 s.f.                                                  |
| Skating rink                                           | 1 space/5 rated patron capacity                                   |
| Stadium                                                | 1 space/5 seats                                                   |
| Studio                                                 | 1 space/300 s.f.                                                  |
| Tavern                                                 | 1 space/75 s.f.                                                   |
| Tennis club                                            | 1 space/court                                                     |
| Theater                                                | 1 space/6 seats                                                   |
| Vehicle sales/rental                                   | 1 space/400 s.f. sales area                                       |
| Veterinary clinic or hospital                          | 1 space/300 s.f.                                                  |
| Video arcade                                           | 1 space/300 s.f.                                                  |
| Warehousing                                            | 1 space/2,000 s.f.                                                |



|                         |                    |
|-------------------------|--------------------|
| Wholesale establishment | 1 space/1,000 s.f. |
|-------------------------|--------------------|

- (3) *All other uses.* Any use not covered by this chapter shall require one parking space for each 300 square feet of gross floor area in the building.
- (4) *Off-site parking.* The off-street parking requirements set forth in subsection (2) of this section may be provided off-site through a shared parking facility or leased parking facility.
  - a. Off-site parking may be provided as specified below:
    1. Shared use parking facility shared by uses that have different principal operating hours. The schedule of operation of all such land uses shall provide that none of the uses sharing the facilities normally require off-street parking facilities at the same time as other uses sharing them. The total number of required off-street parking spaces shall be determined by the combined peak hour parking requirement for all uses sharing the facility.
    2. Off-site parking spaces that are leased on an annual basis from a private owner or public agency.
    3. Off-site parking spaces located on a site owned and controlled by the owner/developer of the building site for which the off-street parking is required.
    4. When a portion or all of the required off-street parking is provided pursuant to one of the options specified above in subsections (4)a through c of this section a written agreement shall be drawn in a form satisfactory to the city attorney and executed by all parties concerned assuring the continued availability of the off-site parking facilities for the use they are intended to serve. Such written agreement shall be required as a prerequisite for the approval of a building permit for the new development or redevelopment proposed for which the parking is required. Such written agreement shall be reviewed annually as a condition for renewal of a business license required in chapter 7-2. If a written agreement securing the number of parking spaces is not provided as part of the annual business license certification, the license may be revoked by the city unless the required off-street parking is otherwise provided.
    5. When a portion or all of the required off-street parking is provided pursuant to one of the options specified above in subsections (4)a through c of this section a sign directing business patrons to the off-street parking shall be required and shall be placed in a clearly visible location in accordance with the provisions of section 12-5-4(g)(3).
    6. Off-site parking provided for businesses within the Brownsville Business Core must be located within the city limits.

7. ~~Downtown Pensacola parking reductions described in Table 12.3-1 shall apply only to the community redevelopment agency's boundaries, as defined in Resolution No. 13-84.~~

~~TABLE 12.3-1. DOWNTOWN PENSACOLA CRA  
PARKING REDUCTIONS~~

|                                           |                                       |
|-------------------------------------------|---------------------------------------|
| <del>Educational</del>                    | <del>25%</del>                        |
| <del>Lodging</del>                        | <del>35%</del>                        |
| <del>Office</del>                         | <del>30%</del>                        |
| <del>Eating/drinking establishments</del> | <del>100%</del>                       |
| <del>Indoor amusement</del>               | <del>40%</del>                        |
| <del>Services</del>                       | <del>50%</del>                        |
| <del>College</del>                        | <del>50%</del>                        |
| <del>Places of worship</del>              | <del>50%</del>                        |
| <del>Indoor recreation</del>              | <del>50%</del>                        |
| <del>Apparel/furniture</del>              | <del>50%</del>                        |
| <del>Retail &lt; 5,000 s.f.</del>         | <del>60%</del>                        |
| <del>Community services</del>             | <del>75%</del>                        |
| <del>Single-family and multifamily</del>  | <del>Only 1 space/unit required</del> |

- b. Approval of off-site parking will be based upon consideration of the following factors:
  1. The location of the business and the proposed off-site parking;
  2. The number of off-site parking spaces proposed;
  3. Intended users of the proposed off-site parking (i.e. employees, patrons or both);
  4. The distance of the proposed off-site parking measured along the shortest legal pedestrian route (i.e. along public sidewalks, crosswalks) from the nearest lot line of the building site for which the off-site parking is proposed to the nearest lot line of the off-site parking;
  5. Pedestrian safety;
  6. Nature of the business proposing the off-site parking;
  7. Potential conflicts/overlaps in any off-site shared parking arrangement;
  8. Recommendation of city attorney regarding the form of the written agreement specified in subsection (4)a.4 of this section.
- (5) The number of required parking spaces for the geographic areas and zoning districts identified in subsection (4) of this section may be reduced by the number of on-street parking spaces provided in accordance with the following criteria:

- a. The on-street parking space must be located between the extended property lines of the property requesting the reduction. If a parking space straddles two properties owned by different property owners each property may count the space towards the required parking. Where the right-of-way contains a median and parking is provided along the median, the property owner requesting the reduction may include those spaces provided they are located between the extended property lines and the centerline of the median.
  - b. The on-street parking spaces must remain open for use by the public.
- (6) New construction, additions to existing buildings and changes in land use of existing buildings within the dense business area resulting in an increase of parking requirements may comply with the parking requirements through an in-lieu payment approved by the city council.
- a. All funds collected through the in-lieu payment process shall be utilized for the express purpose of parking capital improvement projects within the dense business area.
  - b. The in-lieu payment will be calculated by the mayor and approved by the city council in accordance with the following formula:  

$$\text{In-lieu parking payment} = (\text{total spaces required to meet code} - \text{on-site spaces} - \text{approved off-site spaces} - \text{approved on-street parking spaces}) \times (\text{in-lieu fee})$$

The in-lieu fee shall be based upon the cost of construction for parking spaces considering such factors as land acquisition, design fees, engineering, financing, construction, inspection, and other relevant factors.

(7) *Parking reductions for specific land uses.* Parking reductions described in Table 12.4-1 shall apply to all established community redevelopment areas, also known as Tax Incremental Financing (TIF) districts.

TABLE 12.4-1. PENSACOLA CRA PARKING REDUCTIONS

|                                       |                                   |
|---------------------------------------|-----------------------------------|
| <u>Educational</u>                    | <u>25%</u>                        |
| <u>Lodging</u>                        | <u>35%</u>                        |
| <u>Office</u>                         | <u>30%</u>                        |
| <u>Eating/drinking establishments</u> | <u>100%</u>                       |
| <u>Indoor amusement</u>               | <u>40%</u>                        |
| <u>Services</u>                       | <u>50%</u>                        |
| <u>College</u>                        | <u>50%</u>                        |
| <u>Places of worship</u>              | <u>50%</u>                        |
| <u>Indoor recreation</u>              | <u>50%</u>                        |
| <u>Apparel/furniture</u>              | <u>50%</u>                        |
| <u>Retail &lt; 5,000 s.f.</u>         | <u>60%</u>                        |
| <u>Community services</u>             | <u>75%</u>                        |
| <u>Single-family and multifamily</u>  | <u>Only 1 space/unit required</u> |

SECTION 2. If any word, phrase, clause, paragraph, section or provision of this ordinance or the application thereof to any person or circumstance is held invalid or unconstitutional, such finding shall not affect the other provision or applications of the ordinance which can be given effect without the invalid or unconstitutional provisions or application, and to this end the provisions of this ordinance are declared severable.

SECTION 3. All ordinances or parts of ordinances in conflict herewith are hereby repealed to the extent of such conflict.

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

Approved: \_\_\_\_\_

Adopted: \_\_\_\_\_  
President of City Council

Attest:

\_\_\_\_\_  
City Clerk



## **Business Impact Estimate**

*This form should be included in agenda packet for the item under which the proposed ordinance is to be considered, and must be posted on the City's website by the time notice of the proposed ordinance is published.*

Proposed ordinance's title/reference: P.O. No. 4-24. AN ORDINANCE AMENDING SECTION 12-4-1 OF THE CODE OF THE CITY OF PENSACOLA, FLORIDA, OFF-STREET PARKING SPACES REQUIREMENTS; AMENDING SECTION 12-4-1(4), OFF-SITE PARKING AND CREATING SECTION 12-4-1(7), PARKING REDUCTIONS FOR SPECIFIC LAND USES; PROVIDING FOR REDUCTION OF PARKING REQUIREMENTS; PROVIDING FOR SEVERABILITY; REPEALING CLAUSE; PROVIDING AN EFFECTIVE DATE.

The City is of the view that the exception(s) to the Business Impact Estimate requirement that are checked off in a box below apply to the above-referenced proposed ordinance, although the City is implementing the procedure required by statutory law to ensure that no inadvertent procedural issue could impact the enactment of the proposed ordinance.

- ☐ The proposed ordinance is required for compliance with Federal or State law or regulation;
- ☐ The proposed ordinance relates to the issuance or refinancing of debt;
- ☐ The proposed ordinance relates to the adoption of budgets or budget amendments, including revenue sources necessary to fund the budget;
- ☐ The proposed ordinance is required to implement a contract or an agreement, including, but not limited to, any Federal, State, local, or private grant, or other financial assistance accepted by the
- ☐ The proposed ordinance is an emergency ordinance;
- ☐ The ordinance relates to procurement; or
- ☒ The proposed ordinance is enacted to implement the following:
  - a. Part II of Chapter 163, *Florida Statutes*, relating to growth policy, county and municipal planning, and land development regulation, including zoning, development orders, development agreements and development permits;
  - b. Sections 190.005 and 190.046, *Florida Statutes*, regarding community development districts;
  - c. Section 553.73, *Florida Statutes*, relating to the *Florida Building Code*; or
  - d. Section 633.202, *Florida Statutes*, relating to the *Florida Fire Prevention Code*.

In accordance with the provisions of controlling law, even notwithstanding the fact that, an exemption noted above may apply, the City hereby publishes the following information:

1. Summary of the proposed ordinance (must include statement of the public purpose, such as serving the public health, safety, morals, and welfare):

(7) *Parking reductions for specific land uses.* Parking reductions described in Table 12.4-1 shall apply to all established community redevelopment areas, also known as Tax Incremental Financing (TIF) districts.

TABLE 12.4-1. PENSACOLA CRA  
PARKING REDUCTIONS

|                                |                            |
|--------------------------------|----------------------------|
| Educational                    | 25%                        |
| Lodging                        | 35%                        |
| Office                         | 30%                        |
| Eating/drinking establishments | 100%                       |
| Indoor amusement               | 40%                        |
| Services                       | 50%                        |
| College                        | 50%                        |
| Places of worship              | 50%                        |
| Indoor recreation              | 50%                        |
| Apparel/furniture              | 50%                        |
| Retail < 5,000 s.f.            | 60%                        |
| Community services             | 75%                        |
| Single-family and multifamily  | Only 1 space/unit required |

2. Estimate of direct economic impact of the proposed ordinance on private, for-profit businesses in the City: N/A

3. Estimate of direct compliance costs that businesses may reasonably incur: N/A

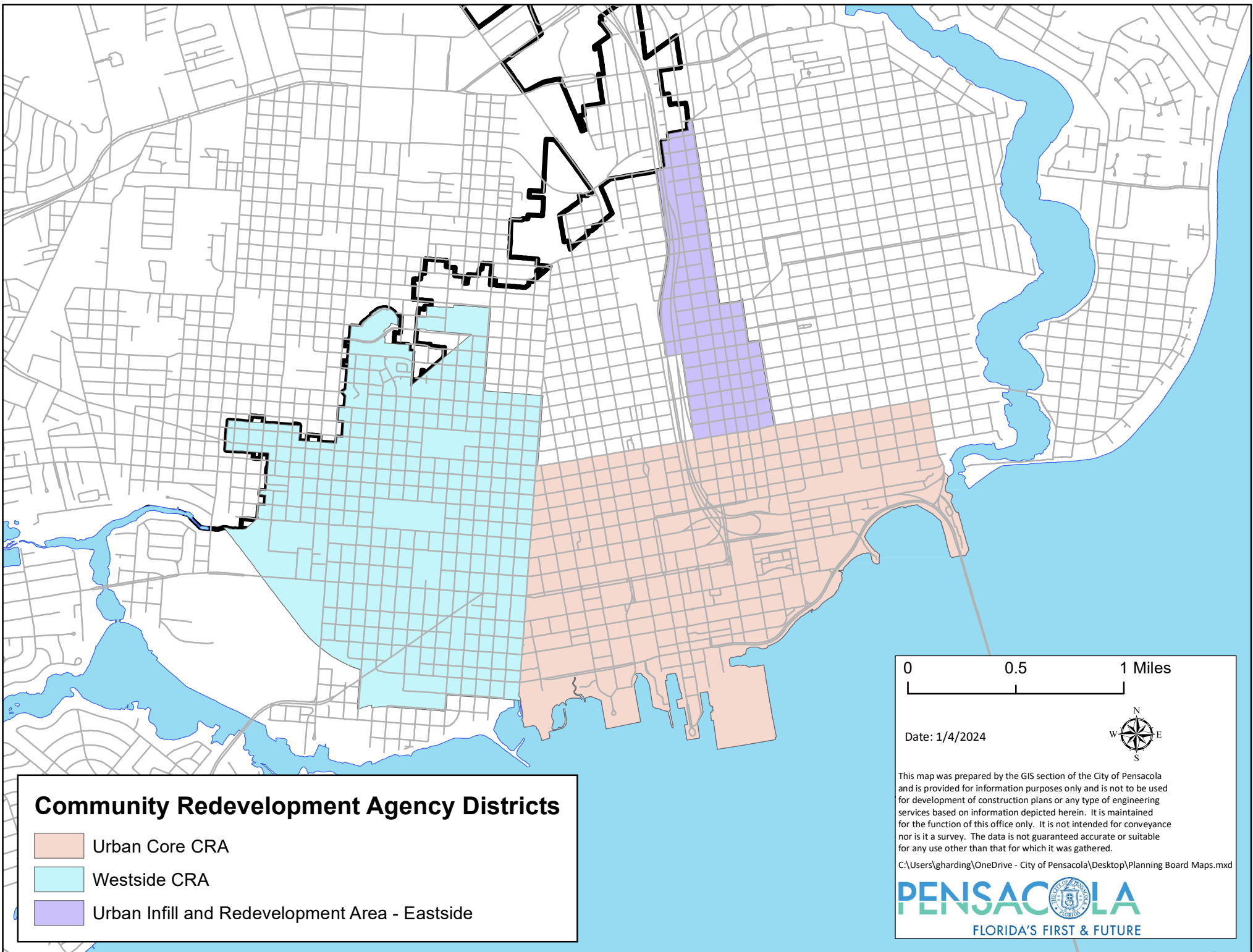
4. Any new charge or fee imposed by the proposed ordinance: N/A

5. Estimate of the City's regulatory costs, including estimated revenues from any new charges or fees to cover such costs: N/A

6. Good faith estimate of the number of businesses likely to be impacted by the proposed ordinance: N/A

7. Additional information (if any, but may wish to include the methodology used to derive information for #1 and #2, above. For example: City staff solicited comments from businesses in the City as to the potential impact of the proposed ordinance by contacting the chamber of commerce, social media posting, direct mail or direct email, posting on City website, public workshop, etc. You may also wish to include efforts made to reduce the potential fiscal impact on businesses based on feedback from businesses. You may also wish to state here that the proposed ordinance is a generally applicable ordinance that applies to all persons similarly situated (individuals as well as businesses) and, therefore, the proposed ordinance does not impose costs only upon businesses.):

The proposed parking reductions are **optional** and if adopted would incentivize further development and site planning options. Therefore, the proposed ordinance would not have an adverse economic impact on a private, for-profit business in the city.





RESOLUTION NO. 13-84

A RESOLUTION FIXING THE DATE, MATURITY SCHEDULE, INTEREST RATES, INTEREST PAYMENT DATES, AMOUNT OF CAPITALIZED INTEREST, REDEMPTION PROVISIONS, BOND REGISTRAR AND PAYING AGENT FOR \$2,145,000 REDEVELOPMENT REVENUE BONDS, SERIES 1984, OF THE CITY OF PENSACOLA, FLORIDA; AWARDING THE BONDS AT NEGOTIATED SALE TO THE PURCHASER; APPROVING THE OFFICIAL STATEMENT FOR THE BONDS; CANCELLING AUTHORIZATION FOR THE ISSUANCE OF THE BALANCE OF THE BONDS; AND PROVIDING AN EFFECTIVE DATE.

WHEREAS, a resolution (hereinafter called "Resolution") of the City Council (hereinafter called "Governing Body") of the City of Pensacola, Florida (hereinafter called "Issuer"), duly adopted on March 13, 1984, authorized the issuance of not exceeding \$4,000,000 Redevelopment Revenue Bonds, Series 1984 (hereinafter called "Bonds"), to provide for the acquisition and construction of certain redevelopment projects in the urban core area of the Issuer; and

WHEREAS, prior to adoption of this resolution, significant changes have occurred in the municipal bond market regarding interest rates on long term municipal bonds, which are favorable to the Issuer; and

WHEREAS, based upon all available information and advice from the staff of the Issuer, the Governing Body has determined that it is in the best interest of the Issuer to respond to these favorable market conditions without undue delay; and

WHEREAS, there is insufficient time to respond to these favorable market conditions by offering the Bonds for public sale; and

WHEREAS, the complex character of the Bonds and the security therefor require lengthy and detailed structuring which could be unreasonably restricted by the lack of flexibility at public sale; and

WHEREAS, a negotiated sale of these Bonds will result in the most favorable bond financing plan and is in the best interest of the Issuer; and

WHEREAS, there has been filed with the Issuer, prior to adoption of this resolution, the disclosure statement required by Section 218.385(6), Florida Statutes, a copy of which is attached hereto as Exhibit A; and

WHEREAS, the 20 "Bond-Buyer" Average Yield Index (hereinafter called "Index") published immediately prior to the first day of the month during which this resolution was adopted was 9.80%; and

WHEREAS, 150 basis points above the Index is 11.30%, which rate is the statutory interest rate limit (hereinafter called "Interest Rate Limit") applicable to the Bonds; and

WHEREAS, Arch W. Roberts & Co. (hereinafter called "Purchaser"), has, by written proposal, offered to purchase \$2,145,000 aggregate principal amount of the Bonds at the price of \$2,0<sup>38</sup>~~00~~<sup>30</sup>~~00~~, plus accrued interest to the date of delivery, at the interest rates set forth below, resulting in an average net interest cost rate less than the Interest Cost Rate Limit; and

WHEREAS, the Governing Body deems it necessary and desirable at this time to fix the date, maturity schedule, interest rates, interest payment dates, amount of capitalized interest, redemption provisions, bond registrar and paying agent for the Bonds; to award the Bonds at negotiated sale to the Purchaser; to approve the official statement for the Bonds; and to cancel authorization for the issuance of the balance of the Bonds; now, therefore,

BE IT RESOLVED BY THE CITY COUNCIL OF THE CITY OF PENSACOLA, FLORIDA:

SECTION 1. REMAINING FISCAL DETAILS FOR BONDS. The date, maturity schedule, interest rates, interest payment dates, amount of capitalized interest and redemption provisions for the Bonds shall be as set forth below.

The Bonds shall be dated April 1, 1984, and shall bear interest payable semiannually on April 1 and October 1 of each year, beginning October 1, 1984.

\$205,000 aggregate principal amount of the Bonds shall bear interest at the rates per annum and mature on April 1 in the years and amounts as follows:

| <u>YEAR</u> | <u>AMOUNT</u> | <u>INTEREST<br/>RATE</u> | <u>YEAR</u> | <u>AMOUNT</u> | <u>INTEREST<br/>RATE</u> |
|-------------|---------------|--------------------------|-------------|---------------|--------------------------|
| 1987        | \$15,000      | 8.00%                    | 1992        | \$25,000      | 9.25%                    |
| 1988        | 20,000        | 8.25                     | 1993        | 25,000        | 9.50                     |
| 1989        | 20,000        | 8.50                     | 1994        | 30,000        | 9.75                     |
| 1990        | 20,000        | 8.75                     | 1995        | 30,000        | 10.00                    |
| 1991        | 20,000        | 9.00                     |             |               |                          |

\$1,940,000 aggregate principal amount of the Bonds shall be issued as term bonds and shall mature on April 1, 2014, and bear interest at the rate of 10.75% per annum. Amortization installments are hereby established for such Bonds due April 1, 2014, and such Bonds due April 1, 2014, as will be selected by lot, shall be deemed to be due on April 1 in the years and amounts as follows:

| <u>YEARS</u> | <u>AMOUNTS</u> | <u>YEARS</u> | <u>AMOUNTS</u> |
|--------------|----------------|--------------|----------------|
| 1996         | \$35,000       | 2005         | \$ 90,000      |
| 1997         | 40,000         | 2006         | 95,000         |
| 1998         | 45,000         | 2007         | 110,000        |
| 1999         | 45,000         | 2008         | 120,000        |
| 2000         | 50,000         | 2009         | 130,000        |
| 2001         | 60,000         | 2010         | 145,000        |
| 2002         | 65,000         | 2011         | 160,000        |
| 2003         | 70,000         | 2012         | 180,000        |
| 2004         | 80,000         | 2013         | 200,000        |
|              |                | 2014         | 220,000        |

Principal amounts of the Bonds maturing April 1, 2014, to be selected by lot, which shall be equal to the following mandatory amortization installments:

| <u>YEARS</u> | <u>AMOUNTS</u> | <u>YEARS</u> | <u>AMOUNTS</u> |
|--------------|----------------|--------------|----------------|
| 1996         | \$35,000       | 2005         | \$ 90,000      |
| 1997         | 40,000         | 2006         | 95,000         |
| 1998         | 45,000         | 2007         | 110,000        |
| 1999         | 45,000         | 2008         | 120,000        |
| 2000         | 50,000         | 2009         | 130,000        |
| 2001         | 60,000         | 2010         | 145,000        |
| 2002         | 65,000         | 2011         | 160,000        |
| 2003         | 70,000         | 2012         | 180,000        |
| 2004         | 80,000         | 2013         | 200,000        |
|              |                | 2014         | 220,000        |

shall be redeemed on April 1 in such years prior to their maturity (except the installment maturing in the year 2014) by operation of the Term Bond Amortization Fund, created and established by the Resolution, at the price of the principal

amount thereof plus accrued interest to the date of prior redemption, or be purchased in the open market at a price not to exceed such redemption price.

The Bonds maturing in the years 1987 to 1994, both inclusive, are not subject to redemption prior to their respective stated dates of maturity. The Bonds maturing in the year 1995 and thereafter shall, at the option of the Issuer, be redeemable other than by operation of the Term Bond Amortization Fund, in whole at any time on or after April 1, 1994, or in part, in inverse order of maturity and by lot within a single maturity, on April 1, 1994, or on any interest payment date thereafter, at a price of par and accrued interest, plus the following premiums expressed as percentages of the par value thereof, if redeemed at the following times:

| <u>Redemption Periods</u>             | <u>Redemption Premiums</u> |
|---------------------------------------|----------------------------|
| April 1, 1994, through March 31, 1995 | 3%                         |
| April 1, 1995, through March 31, 1996 | 2 1/2                      |
| April 1, 1996, through March 31, 1997 | 2                          |
| April 1, 1997, through March 31, 1998 | 1 1/2                      |
| April 1, 1998, through March 31, 1999 | 1                          |
| April 1, 1999, through March 31, 2000 | 1/2                        |
| April 1, 2000, and thereafter         | 0                          |

From the proceeds of the sale of the Bonds, the Issuer shall capitalize interest on such Bonds for a period of 2 years beginning on the date of the Bonds.

SECTION 2. BOND REGISTRAR AND PAYING AGENT. The bond registrar and paying agent for the Bonds shall be Florida National Bank, Pensacola, Florida.

SECTION 3. AWARD OF BONDS. \$2,145,000 aggregate principal amount of the Bonds are hereby awarded and sold to the Purchaser at the price of \$2,0<sup>32 30</sup>~~00,000~~, plus accrued interest to the date of delivery, bearing interest as stated above, and upon the remaining terms and conditions of the proposed purchase contract attached hereto as Exhibit B.

SECTION 4. APPROVAL OF OFFICIAL STATEMENT. The form and dissemination of the preliminary Official Statement, dated March 19, 1984, with respect to and in connection with the

marketing of the Bonds are hereby approved. The proper officers and/or employees of the Issuer are hereby directed to cause the final Official Statement for the Bonds to be prepared in substantially the form of the preliminary Official Statement, with such changes and additions as may be suggested from time to time by the proper officers and/or employees of the Issuer.

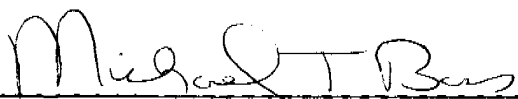
SECTION 5. CANCELLATION OF BALANCE OF BONDS. The authorization for the issuance of the \$1,855,000 balance of the Bonds is hereby cancelled and rescinded.

SECTION 6. NECESSARY ACTION. The proper officers of the Issuer are hereby designated agents of the Issuer in connection with the issuance of the Bonds, and are authorized and empowered, individually or collectively, to take all action and steps and to execute and deliver on behalf of the Issuer any and all instruments, documents or contracts, including the purchase contract for the Bonds in substantially the form attached hereto and the Official Statement for the Bonds described in Section 4 of this resolution, which are required by the Resolution and/or are necessary and desirable in connection with the execution and delivery of the Bonds, and which are not inconsistent with this resolution and any other action relating to the Bonds.

SECTION 7. EFFECTIVE DATE. This resolution shall take effect immediately upon its adoption.

Passed: March 22, 1984

Approved:

  
\_\_\_\_\_  
Mayor

Attest:

  
\_\_\_\_\_  
City Clerk

Legal in form and valid if  
adopted:

  
\_\_\_\_\_  
City Attorney

**PROOF OF PUBLICATION**

**ON FILE**

**IN THE**

**CITY CLERK'S OFFICE**

RESOLUTION  
NO. 55-80

A RESOLUTION  
TO BE ENTITLED:

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF PENSACOLA PROVIDING FOR THE CREATION OF THE PENSACOLA COMMUNITY REDEVELOPMENT AGENCY; PROVIDING FOR THE EXERCISE OF POWERS BY SAID AGENCY; ASSIGNING CERTAIN UNDEVELOPED AND UNDERDEVELOPED PROPERTIES TO THE COMMUNITY REDEVELOPMENT AGENCY FOR REDEVELOPMENT; PROVIDING AN EFFECTIVE DATE.

WHEREAS, pursuant to Part III, Chapter 163, Florida Statutes, entitled "Community Redevelopment", the City Council of the City of Pensacola has adopted Resolution No. 54-80; and

WHEREAS, Resolution No. 54-80 finds that the Pensacola Inner City area is a blighted area; and that the rehabilitation, conservation and redevelopment of the Pensacola Inner City is necessary in the public interest; and that there exists a need for a Community Redevelopment Agency to function in the City of Pensacola; and that the Pensacola Inner City area is designated a community redevelopment area and is appropriate for community redevelopment projects; and

WHEREAS, the City Council of the City of Pensacola has adopted Resolution No. 36-80 declaring the intent of City Council to cause the development of specified inner city properties for the public benefit; setting forth the basic land use intended for said properties; providing primary methods of involving private sector developers and investors; and providing for the use of the site specific zoning ordinance as a guideline in formulating development performance standards, NOW, THEREFORE,

BE IT RESOLVED BY THE CITY COUNCIL OF THE CITY OF PENSACOLA, FLORIDA:

SECTION 1. DEFINITIONS. The definition of terms as provided in Section 163.340, Florida Statutes, are hereby adopted by reference whenever used or referred to in this resolution.

SECTION 2. CREATION OF COMMUNITY REDEVELOPMENT AGENCY. Pursuant to Section 163.357, Florida Statutes, the City Council of the City of Pensacola hereby declares itself to be the Community Redevelopment Agency in the City of Pensacola. All rights, powers, duties, privileges, and immunities vested in a community redevelopment agency by Part III, Chapter 163, Florida Statutes, are hereby vested in the City Council of the City of Pensacola, subject to all responsibilities and liabilities imposed or incurred.

SECTION 3. EXERCISE OF POWERS.

- A. In the exercise of the rights, powers, duties, privileges, and immunities of a community redevelopment agency, the City Council of the City of Pensacola hereby authorizes, assigns, permits and directs its duly elected or appointed Mayor, Mayor Pro tempore, and City Manager, and all future incumbents to said offices, to be the members of the Executive Committee of the Community Redevelopment Agency and to perform the following functions in accordance with by-laws or procedural rules adopted by majority vote of the three aforementioned officers:

MICROFILMED

Roll 209 Frame 118

1. Employ any agents or employees, permanent or temporary, as may be required, and determine their qualifications, duties and compensation; subject to the limitations on funding as specified in Section 3(B). The City Manager may assign at his sole discretion employees of the City of Pensacola to provide services required by the Community Redevelopment Agency.
  2. Prepare community redevelopment plans and modifications thereof for community redevelopment projects in designated community redevelopment areas.
  3. Work with private investors, other governmental agencies, its agents and consultants, employees and community groups and interests to foster the development and redevelopment of City properties identified in Resolution No. 36-80.
  4. Exercise the powers enumerated in Sections 163.370, 163.380 and 163.385, Florida Statutes, except as they may be limited by Section 3(B).
  5. Comply with the reporting requirements and other requirements imposed on community redevelopment agencies by Part III, Chapter 163, Florida Statutes.
- B. The City Council of the City of Pensacola shall have sole power to:
1. Determine an area to be a slum or blighted area, or combination thereof, to designate such area as appropriate for a community redevelopment project, and to hold any public hearing required with respect thereto.
  2. Grant final approval to community redevelopment plans and modifications thereof, after receiving recommendation of the Executive Committee.
  3. Authorize the issuance of revenue bonds as set forth in Section 163.385, Florida Statutes.
  4. Approve the acquisition, demolition, removal or disposition of property as provided in Section 163.370, Florida Statutes, and the power to assume the responsibility to bear loss as provided in Section 163.370, Florida Statutes.
  5. Appropriate funds deemed necessary for the administration expense and overhead of the agency.
  6. Establish a Redevelopment Trust Fund as provided in Section 163.387, Florida Statutes.

#### SECTION 4. REDEVELOPMENT OF CITY CONTROLLED PROPERTY.

The City Council of the City of Pensacola hereby dedicates and assigns certain undeveloped and underdeveloped properties identified in Resolution No. 36-80 to the Community Redevelopment Agency for the purpose of promoting, planning, packaging and accomplishing the redevelopment of said properties in accord-



ance with the basic land use intent and methodology set forth in Resolution No. 36-80 and by means of the enabling provisions of this Resolution.

SECTION 5. This Resolution shall take effect immediately upon its adoption by the City Council and shall be published as required by law.

Adopted: September 25, 1980

Approved: \_\_\_\_\_

MAYOR

Attest:

Pauline Johns  
City Clerk

Legal in form and valid if adopted:

Ray Carter  
City Attorney

# THE PENSACOLA NEWS

PUBLISHED DAILY EXCEPT SATURDAY AND SUNDAY

PENSACOLA, ESCAMBIA COUNTY, FLORIDA

State of Florida, }  
County of Escambia. }

Before the undersigned authority personally appeared \_\_\_\_\_

Mary Elizabeth Rost

who on oath says that she is Legal Advertising Supervisor

of The Pensacola News, a daily (except Saturday and Sunday) newspaper  
published at Pensacola in Escambia County, Florida; that the attached  
copy of advertisement, being a Notice in the matter of

RESOLUTION NO. 55-80

\_\_\_\_\_ in the \_\_\_\_\_ Court,

was published in said newspaper in the issues of \_\_\_\_\_

OCTOBER 3, 1980

Affiant further say that the said The Pensacola News is a newspaper published at Pensacola, in said Escambia County, Florida, and that the said newspaper has heretofore been continuously published in said Escambia County, Florida, each day except Sunday, and has been entered as second class mail matter at the post office in Pensacola, 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 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.

Mary Elizabeth Rost

Sworn to and subscribed before me this 7th

day of Oct., A.D., 1980.

Ditely J. Roston

NOTARY PUBLIC.

MY COMMISSION EXPIRES OCT. 11, 1983

RESOLUTION  
NO. 55-80

A RESOLUTION  
OF THE CITY COUNCIL  
OF THE CITY OF

PENSACOLA PROVIDING FOR THE  
CREATION OF THE  
PENSACOLA COMMUNITY REDEVELOPMENT AGENCY;  
PROVIDING FOR THE EXERCISE OF POWERS BY SAID AGENCY; ASSIGNING DEVELOPED AND UNDEVELOPED PROPERTIES TO THE COMMUNITY REDEVELOPMENT AGENCY FOR REDEVELOPMENT; PROVIDING AN EFFECTIVE DATE.

The Resolution provides for the creation of the Pensacola Community Redevelopment Agency pursuant to Section 143.357, Florida Statutes. The Resolution took effect immediately upon passage by City Council at its meeting on September 25, 1980.

Pauline Jones  
City Clerk

LEGAL NO. 1867 1-T OCT. 3, 1980

## Planning Board 9/10/2013 Meeting Minutes Page 1 of 2

since it was previously County. Staff is recommending C-1 to match the remained of the site.

Chairman Paul Ritz stated C-1 seemed correct because of the surrounding zoning and land uses. Mr. Scott Sallis stated he was glad to see this as part of the City. Chairman Paul Ritz noted there was no one from the public to speak to this request.

Mr. Scott Sallis made a motion to approve the amendment. Mr. Bradley Davis seconded the motion and it carried unanimously.

### ITEM 6: Proposed Amendments to the Land Development Code – Parking

Mr. Paul Ritz called upon Mr. Alan Gray to present. Mr. Alan Gray stated staff's recommendation is approval of the proposed parking amendment. He went on to explain that the amendment is a reduction to the required parking city-wide, then also an additional reduction within the CRA boundary. Mr. Alan Gray referenced the background data included in the agenda; he highlighted that other communities are doing this with great success. He explained that they are separating the urban and suburban parking requirements and that some other cities are not requiring any parking within urban cores. Mr. Alan Gray then reviewed the specifics of the proposed amendment. Mr. Gray also highlighted the concept that by reducing the amount of required parking, there is additional land available for development. Ms. Sherry Morris stated the historic districts and C-2A areas already don't require parking. She then stated this is the direction things are going.

Chairman Paul Ritz stated the amendment is good for redevelopment and good for the built environment. He stated this is mimicking other large, urban cities that he enjoys and that it is normal in those areas to park on the edge of the city and walk where you want to go.

Mr. Scott Sallis thanked staff for drafting the amendment. He stated that a lot of the numbers were established in the 70s and that it is a totally different development time. Mr. Sallis also pointed out that they still have minimums, so that helps. Mr. Sallis asked, in retail, for less than 5,000 square feet, what happens when the building is multi-use. Sherry Morris stated that during permit review we can break down the uses and come up with a required total. Mr. Scott Sallis noted that it's a big change to state minimums and that it frees people up to do more with their sites than just build parking.

Mr. Scott Sallis stated that when you have 10 spaces or more, then paving is required. Mr. Sallis stated it should be 12 or more or 15 or more spaces before you have to pave. Mr. Alan Gray stated staff could do a comparative analysis to determine the appropriateness of that requirement. Mr. Sallis stated that architectural features sometimes increase parking requirement, kicking them over the limit to require paving, when there is not an actual need for the parking. Mr. Gray pointed out that the new requirements are simpler to compute and should also help to address that concern.

Mr. Chips Kirschenfeld added that alternative paving materials are becoming more common. He said reinforced grass is being used and that allows for a pervious surface. He also added that just replacing buildings with rooftops is not helping the stormwater.

Mr. Alan Gray did acknowledge that the space could become a building, but there is the option to provide green space. He stated this is different because we are no longer requiring the pavement, so they will now have the option to do more with that space.

Mr. Scott Sallis noted that the County has a stipulation that places of worship are exempt from parking. He stated that is may be an issue that staff wants to review.

Mr. Scott Sallis made a motion to approve the amendment. Mr. Chips Kirschenfeld seconded the motion.

Mr. Steve Dana addressed the Board. He stated he is excited to see the amendment and to see what the Planning department has put together. Mr. Ron Butlin, DIB, said his board has not taken action on the issue but that he did support it because it encourages an active downtown. He said thank you to staff for the effort. Ms. Nina Campbell stated thank you to the Planning Department for doing a great job and providing a nice overview of the proposal and enough supporting information from other areas. Mr. Paul Ritz also stated staff did a great job.

Chairman Ritz called the question and it carried unanimously.

### ITEM 7: Proposed Amendments to the Land Development Code - Minor License-to-Use Process

Sherry Morris introduced the item and explained the background. She stated that last year the LDC was amended to allow an administrative approval process for outdoor seating areas. She stated that the old process took about three months, so the idea is to simplify the process for minor uses. Sherry Morris explained it takes Planning Board, City Council, then execution of an agreement; she stated three months is a best-case scenario for this process.

She said out-swinging doors are a common issue on Palafox. Building Code requires out-swinging doors but that means the door is often encroaching. She explained that historically, this type of encroachment required the three month review process and the intent of this amendment is to allow an administrative approval. Sherry Morris also explained this new process would be allowed for driveway/parking area encroachments.

Chairman. Paul Ritz thanked staff for removing some of the oversight from the Board. He stated that their focus should be the larger scale issues, not driveways and doors. Chairman Ritz also stated he liked the

Mr. Chips Kirschenfeld asked if the insurance requirement would apply to a residential driveway. Sherry Morris stated the insurance requirement is for commercial uses and that for residential, the homeowner's insurance would cover it.

Mr. Scott Sallis said thank you for the needed improvement to the Code. He then asked if this affects vacating right-of-ways. Sherry Morris stated no, vacations require public hearings.

## City Council 10/24/2013 Meeting Minutes Page 1 of 2

### REGULAR AGENDA (cont'd.):

**CITY ADMINISTRATOR CASTILLE:** Introduced the following item:

2. **PUBLIC HEARING: PROPOSED AMENDMENT TO THE LAND DEVELOPMENT CODE — OFF-STREET PARKING REQUIREMENTS**

Recommendation:

That City Council conduct a public hearing on October 24, 2013 to consider **the proposed amendment to the Land Development Code pertaining to Off-Street Parking Requirements.**

**PLANNING SERVICES ADMINISTRATOR MORRIS:** As outlined in the memorandum dated October 24, 2013, provided a summary of the **proposed amendments to the City's Land Development Code regarding off-street parking requirements (Section 12-3-1) to reduce or eliminate the City-required parking standards, by 51.25 cumulatively within the CRA, in addition to reducing the required off-street parking standards in the entirety of the City.** She indicated the Planning Board unanimously recommended approval. She also presented overhead slides depicting the proposed changes.

Some Council Members made comments and asked questions with Planning Services Administrator Morris responding accordingly.

Public input was heard from the following individual:

Mr. Ron Butlin

**COUNCIL MEMBER PRATT:** Moved to approve the amendments.

**COUNCIL MEMBER CANNADA-WYNN:** Seconded.

**COUNCIL PRESIDENT WU:** There being no further discussion, called for the vote.

*(Electronic voting takes place indicating the motion passed unanimously.)*

**COUNCIL PRESIDENT WU:** Called on City Clerk Burnett to read the title of the ordinance on ***first reading*** related to this item.

**CITY CLERK BURNETT:** Proposed Ordinance No. 39-13 to be entitled:

***AN ORDINANCE AMENDING SECTION 12-3-1 OF THE CODE OF THE CITY OF PENSACOLA, FLORIDA; AMENDING THE OFF-STREET PARKING SPACES REQUIREMENTS; PROVIDING FOR SEVERABILITY; REPEALING CLAUSE; PROVIDING AN EFFECTIVE DATE.***

## City Council 10/24/2013 Meeting Minutes Page 2 of 2

### **REGULAR AGENDA (cont'd.):**

**COUNCIL MEMBER BARE:** Moved the approval (of P.O. #39-13).

**COUNCIL MEMBER PRATT:** Seconded.

**COUNCIL PRESIDENT WU:** There being no discussion, called for the vote.

*(Electronic voting takes place indicating the motion passed unanimously.)*

**CITY ADMINISTRATOR CASTILLE:** Introduced the following item:

3. **PUBLIC HEARING: PROPOSED AMENDMENT TO THE LAND DEVELOPMENT CODE — COMMERCIAL ACCESSORY USES AND ADMINISTRATIVE VARIANCES**

**Recommendation:**

That City Council conduct a public hearing on October 24, 2013 to consider the **proposed amendment to the Land Development Code pertaining to Commercial Accessory Uses and Administrative Variances.**

**PLANNING SERVICES ADMINISTRATOR MORRIS:** As outlined in the memorandum dated October 24, 2013, provided a summary of the **proposed amendments to the City's Land Development Code regarding commercial accessory uses (Sections 12-2-8 and 12-2-31) to allow for greater flexibility in accessory structure uses and standards; and administrative variances (Section 12-12-2) to permit staff-level variances.** She referenced Planning Board discussions of the proposed amendments over the last year and which unanimously recommended approval. She also presented overhead slides depicting the proposed changes.

Council Members asked questions throughout the presentation with Planning Services Administrator Morris responding accordingly.

**COUNCIL PRESIDENT WU:** There being no public input, indicated he will entertain a motion.

**COUNCIL MEMBER PRATT:** Moved to approve the amendments.

**COUNCIL MEMBER CANNADA-WYNN:** Seconded.

Council Members continued to ask questions with Planning Services Administrator Morris providing clarification.

**COUNCIL PRESIDENT WU:** Upon conclusion of discussion, called for the vote.

*(Electronic voting takes place indicating the motion passed unanimously.)*

**REGULAR AGENDA (cont'd.):**

**CITY ADMINISTRATOR CASTILLE:** Introduced the following item:

2. PUBLIC HEARING: PROPOSED AMENDMENT TO THE LAND DEVELOPMENT CODE — OFF-STREET PARKING REQUIREMENTS

**Recommendation:**

That City Council conduct a public hearing on October 24, 2013 to consider the **proposed amendment to the Land Development Code pertaining to Off-Street Parking Requirements.**

**PLANNING SERVICES ADMINISTRATOR MORRIS:** As outlined in the memorandum dated October 24, 2013, provided a summary of the **proposed amendments to the City's Land Development Code regarding off-street parking requirements (Section 12-3-1) to reduce or eliminate the City-required parking standards, by 51.25 cumulatively within the CRA, in addition to reducing the required off-street parking standards in the entirety of the City.** She indicated the Planning Board unanimously recommended approval. She also presented overhead slides depicting the proposed changes.

Some Council Members made comments and asked questions with Planning Services Administrator Morris responding accordingly.

Public input was heard from the following individual:

Mr. Ron Butlin

**COUNCIL MEMBER PRATT:** Moved to approve the amendments.

**COUNCIL MEMBER CANNADA-WYNN:** Seconded.

**COUNCIL PRESIDENT WU:** There being no further discussion, called for the vote.

*(Electronic voting takes place indicating the motion passed unanimously.)*

**COUNCIL PRESIDENT WU:** Called on City Clerk Burnett to read the title of the ordinance on ***first reading*** related to this item.

**CITY CLERK BURNETT:** Proposed Ordinance No. 39-13 to be entitled:

***AN ORDINANCE AMENDING SECTION 12-3-1 OF THE CODE OF THE CITY OF PENSACOLA, FLORIDA; AMENDING THE OFF-STREET PARKING SPACES REQUIREMENTS; PROVIDING FOR SEVERABILITY; REPEALING CLAUSE; PROVIDING AN EFFECTIVE DATE.***

**REGULAR AGENDA (cont'd.):**

**COUNCIL MEMBER BARE:** Moved the approval (of P.O. #39-13).

**COUNCIL MEMBER PRATT:** Seconded.

**COUNCIL PRESIDENT WU:** There being no discussion, called for the vote.

*(Electronic voting takes place indicating the motion passed unanimously.)*

**CITY ADMINISTRATOR CASTILLE:** Introduced the following item:

3. **PUBLIC HEARING: PROPOSED AMENDMENT TO THE LAND DEVELOPMENT CODE — COMMERCIAL ACCESSORY USES AND ADMINISTRATIVE VARIANCES**

**Recommendation:**

That City Council conduct a public hearing on October 24, 2013 to consider the **proposed amendment to the Land Development Code pertaining to Commercial Accessory Uses and Administrative Variances.**

**PLANNING SERVICES ADMINISTRATOR MORRIS:** As outlined in the memorandum dated October 24, 2013, provided a summary of the **proposed amendments to the City's Land Development Code regarding commercial accessory uses (Sections 12-2-8 and 12-2-31) to allow for greater flexibility in accessory structure uses and standards; and administrative variances (Section 12-12-2) to permit staff-level variances.** She referenced Planning Board discussions of the proposed amendments over the last year and which unanimously recommended approval. She also presented overhead slides depicting the proposed changes.

Council Members asked questions throughout the presentation with Planning Services Administrator Morris responding accordingly.

**COUNCIL PRESIDENT WU:** There being no public input, indicated he will entertain a motion.

**COUNCIL MEMBER PRATT:** Moved to approve the amendments.

**COUNCIL MEMBER CANNADA-WYNN:** Seconded.

Council Members continued to ask questions with Planning Services Administrator Morris providing clarification.

**COUNCIL PRESIDENT WU:** Upon conclusion of discussion, called for the vote.

*(Electronic voting takes place indicating the motion passed unanimously.)*





# City of Pensacola

222 West Main Street  
Pensacola, FL 32502

## Memorandum

File #: 24-83

Agenda Conference

2/5/2024

### **LEGISLATIVE ACTION ITEM**

**SPONSOR:** Mayor D.C. Reeves

**SUBJECT:**

PROPOSED ORDINANCE NO. 4-24 - PROPOSED AMENDMENT TO SECTION 12-4-1 OF THE CITY CODE - OFF-STREET PARKING SPACES REQUIREMENTS

**RECOMMENDATION:**

That City Council approve Proposed Ordinance No. 4-24 on first reading:

AN ORDINANCE AMENDING SECTION 12-4-1 OF THE CODE OF THE CITY OF PENSACOLA, FLORIDA, OFF-STREET PARKING SPACES REQUIREMENTS; AMENDING SECTION 12-4-1(4), OFF-SITE PARKING AND CREATING SECTION 12-4-1(7), PARKING REDUCTIONS FOR SPECIFIC LAND USES; PROVIDING FOR REDUCTION OF PARKING REQUIREMENTS; PROVIDING FOR SEVERABILITY; REPEALING CLAUSE; PROVIDING AN EFFECTIVE DATE.

**HEARING REQUIRED:** Public Hearing Required

**SUMMARY:**

The Mayor's Office is requesting an amendment to Sec. 12-4-1 of the Land Development Code to expand optional parking reductions for specific land uses in the CRA Urban Core to the Westside and Eastside CRA districts.

Currently, Sec. 12-4-1(4)a.7. provides parking reductions which, "shall apply only to the community redevelopment agency's boundaries, as defined in Resolution No. 13-84." During research, staff identified two errors. First, while the CRA parking reductions are specific to on-site parking, the ordinance section is incorrectly located in Sec. 12-4-1(4) which provides requirements for off-site parking. Second, resolution No. 13-84 does not pertain to CRA districts, but rather the date, maturity, schedule, interest rates, interest dates, amount of capitalized interest, redemption provisions, bond registrar, and paying agent for redevelopment revenue bonds. Staff believes it should have referenced Resolution No. 55-80, a resolution providing for the creation of the Pensacola Community Redevelopment Agency, and that the original intent was to provide parking reductions for all CRA districts. Although these changes could be corrected as scrivener's errors, the Mayor's Office opted for maximum transparency and requested that these corrections and clarifications be reviewed by the Planning Board and

City Council.

This item was brought to the Planning Board as a discussion item in September 2023, where it received strong support from all members in attendance. At the January 2024 Planning Board meeting, the board voted 4-0 recommending that the City Council approve the amendment.

**PRIOR ACTION:**

None

**FUNDING:**

N/A

**FINANCIAL IMPACT:**

None

**LEGAL REVIEW ONLY BY CITY ATTORNEY: Yes**

1/20/2024

**STAFF CONTACT:**

Kerrith Fiddler, City Administrator  
David Forte, Deputy City Administrator  
Sherry Morris, AICP, Development Services Department Director  
Cynthia Cannon, AICP, Planning and Zoning Division Manager  
Gregg Harding, Assistant Planning and Zoning Division Manager

**ATTACHMENTS:**

1. Proposed Ordinance No. 4-24
2. Business Impact Analysis Report
3. Planning Board Minutes January 9, 2024
4. Map of CRA Districts
5. Resolution 13-84\_ For Reference
6. Resolution 55-80\_ For Reference
7. 9.10.2013 Planning Board Minutes
8. 10.24.2013 City Council Minutes

**PRESENTATION: No**

PROPOSED  
ORDINANCE NO. 4-24

ORDINANCE NO. \_\_\_\_\_

AN ORDINANCE  
TO BE ENTITLED:

AN ORDINANCE AMENDING SECTION 12-4-1 OF THE CODE OF THE CITY OF PENSACOLA, FLORIDA, OFF-STREET PARKING SPACES REQUIREMENTS; AMENDING SECTION 12-4-1(4), OFF-SITE PARKING AND CREATING SECTION 12-4-1(7), PARKING REDUCTIONS FOR SPECIFIC LAND USES; PROVIDING FOR REDUCTION OF PARKING REQUIREMENTS; PROVIDING FOR SEVERABILITY; REPEALING CLAUSE; PROVIDING AN EFFECTIVE DATE.

BE IT ORDAINED BY THE CITY OF PENSACOLA, FLORIDA:

SECTION 1. Section 12-4-1 of the Code of the City of Pensacola, Florida, is hereby amended to read as follows:

Section 12-4-1. – Off-street parking spaces requirements.

Off-street parking is required in all zoning districts, except as provided below. The following off-street parking is required by this chapter:

(1) *General provisions.*

- a. Area calculations based on gross square footage.
- b. Where the required number of parking spaces results in a fraction, the number of spaces required shall be construed to be the next whole number.
- c. Where parking spaces are required based on number of employees or students/clients, the number of employees must reflect the largest shift and the number of students/clients must reflect the maximum capacity allowed.
- d. For multiple land use developments, additional parking spaces will be required for each different land use and/or accessory use.
- e. Handicapped parking spaces are required as a percentage of total required parking spaces for all developments other than single-family, duplex or zero-lot-line residential.
- f. With respect to any parking lot that is required to be paved, the number of parking spaces required may be reduced by one, if the developer provides a bicycle rack or similar device that offers a secure parking area for at least five bicycles.

- g. Neither off-street parking in the city right-of-way nor creation of a parking space in the right-of-way shall be permitted without obtaining a license-to-use to do so.
- h. The number of off-street parking spaces provided for buildings constructed prior to October 13, 1994, shall be deemed in compliance with the requirements of this Code, for as long as the same land use is maintained within the same building footprint. Effective October 13, 1994, off-street parking requirements set forth in subsection (2) of this section shall be required for the following development or redevelopment activities except as specifically exempted in subsections (1)j. through l. of this section:
  - 1. New construction.
  - 2. Construction of an addition to an existing building. Whenever a building is enlarged or increased in floor area, number of dwelling units, seating capacity, intensity, density or in any manner so as to create a need for a greater number of parking spaces than currently existing, such additional spaces must be provided in accordance with subsection (2) of this section. The required number of additional parking spaces must be provided concurrently with the building enlargement. In the event that additional parking spaces are required, and the resulting number of spaces required for the whole building (existing and new) exceeds ten spaces, the entire parking lot shall comply with the provisions of section 12-4-3.
  - 3. A change in land use in an existing building or portion of a building. Whenever a land use is changed to another land use requiring a greater number of parking spaces than that existing, such additional spaces must be provided in accordance with subsection (2) of this section. The required number of additional parking spaces must be provided concurrently with the change in land use. In the event that additional parking spaces are required as a result of a change in land use for buildings constructed prior to October 13, 1994, the entire number of required parking spaces for the new land use must be provided in accordance with subsection (2) of this section. In the event that additional parking spaces are required, and the resulting number of spaces required for the new land use exceeds ten spaces, the entire parking lot shall comply with the provisions of section 12-4-3.
- i. Except as provided in subsections (4) and (5) of this section, all required parking spaces must be located on the same lot or parcel with the building or use served or on an adjacent lot or parcel owned or leased by the same owner of the building site for which the parking is required. If the required parking is provided on an adjacent property separated from the common boundary by a street, appropriate measures shall be undertaken to provide pedestrian safety. Such measures include, but are not limited to,

pedestrian crosswalk, pedestrian crossing with automated traffic control, pedestrian overpass, and underground pedestrian tunnel.

- j. Off-street parking is not required in the HC-1 and HC-2 districts (see section 12-3-10(1)e.7.iii).
- k. Off-street parking is not required in the dense business area for residential land uses.
- l. New construction of buildings within the South Palafox business district that do not exceed 40 feet in height, or the renovation or change in land use of existing buildings that do not exceed 40 feet in height are exempt from the off-street parking requirements (see also section 12-3-13(4)f).
- m. New construction of buildings within the C-2A district that do not exceed 40 feet in height and 5,000 square feet in total floor area, or the renovation or change in land use of existing buildings that do not exceed 40 feet in height and 5,000 square feet in total floor area are exempt from the off-street parking requirements.

(2) *Parking requirements for specific land uses.* The following list of requirements shall apply for any land use that is permitted or that is granted a conditional use within any zoning district.

|                                                                                                                                            |                                                       |
|--------------------------------------------------------------------------------------------------------------------------------------------|-------------------------------------------------------|
| Amusement center                                                                                                                           | 1 space/250 s.f.                                      |
| Art gallery                                                                                                                                | 1 space/500 s.f.                                      |
| Auditorium                                                                                                                                 | 1 space/50 s.f. of assembly area                      |
| Bank                                                                                                                                       | 1 space/300 s.f.                                      |
| Barbershop/beauty parlor                                                                                                                   | 2 spaces/chair                                        |
| Bed and breakfast                                                                                                                          | 1 space for owner/manager plus 1 space/sleeping room  |
| Billiard hall                                                                                                                              | 2 spaces/table                                        |
| Boarding house                                                                                                                             | 1 space for owner/manager plus 1 space/sleeping room  |
| Bowling alley                                                                                                                              | 3 spaces/lane plus spaces required for accessory uses |
| Car wash                                                                                                                                   |                                                       |
| Full-service                                                                                                                               | 2 spaces/washing stall                                |
| Self-service                                                                                                                               | 2 stacking spaces and 1 drying space per wash stall   |
| Child care facility                                                                                                                        | 1 space/300 s.f.                                      |
| Church                                                                                                                                     | 1 space/4 fixed seats                                 |
| Note: On-street parking within 500 feet of the building, except in residential districts, may be used towards fulfilling this requirement. |                                                       |
| Cocktail bar                                                                                                                               | 1 space/75 s.f.                                       |
| Community center                                                                                                                           | 1 space/300 s.f.                                      |
| Community residential home                                                                                                                 | 1 space/2 beds                                        |
| Convenience store                                                                                                                          | 1 space/200 s.f. plus accessory uses                  |

|                                                                                                                                                                                                                                                               |                                                      |
|---------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|------------------------------------------------------|
| Dormitory/fraternity/sorority residence                                                                                                                                                                                                                       | 1 space/2 beds                                       |
| Dry-cleaning shop                                                                                                                                                                                                                                             | 1 space/500 s.f.                                     |
| Funeral parlor/mortuary                                                                                                                                                                                                                                       | 1 space/200 s.f.                                     |
| Game room                                                                                                                                                                                                                                                     | 1 space/250 s.f.                                     |
| Garage, repair                                                                                                                                                                                                                                                | 1 space/200 s.f.                                     |
| Gas station                                                                                                                                                                                                                                                   | 1 space/200 s.f.                                     |
| Greenhouse                                                                                                                                                                                                                                                    | 1 space/1,000 s.f. of lot area                       |
| Group home                                                                                                                                                                                                                                                    | 1 space/2 beds                                       |
| Gymnasium                                                                                                                                                                                                                                                     | 1 space/50 s.f. of assembly area                     |
| Health spa                                                                                                                                                                                                                                                    | 1 space/200 s.f.                                     |
| Hospital                                                                                                                                                                                                                                                      | 1.5 spaces/bed                                       |
| Hotel                                                                                                                                                                                                                                                         | 1 space/room                                         |
| Industrial                                                                                                                                                                                                                                                    | 1 space/500 s.f.                                     |
| Kennel                                                                                                                                                                                                                                                        | 1 space/1,000 s.f.                                   |
| Laundromat                                                                                                                                                                                                                                                    | 1 space/2 washing machines                           |
| Library                                                                                                                                                                                                                                                       | 1 space/250 s.f.                                     |
| Note: on-street parking within 500 feet of the building, except in residential districts, may be used toward this requirement.                                                                                                                                |                                                      |
| Lodging house                                                                                                                                                                                                                                                 | 1 space for owner/manager plus 1 space/sleeping room |
| Manufacturing                                                                                                                                                                                                                                                 | 1 space/500 s.f.                                     |
| Marina                                                                                                                                                                                                                                                        | 1 space/4 boat slips                                 |
| Miniature golf course                                                                                                                                                                                                                                         | 1 space/hole                                         |
| Mini-warehouse                                                                                                                                                                                                                                                | 4 spaces/1,000 s.f. of office                        |
| Motel                                                                                                                                                                                                                                                         | 1 space/room                                         |
| Museum                                                                                                                                                                                                                                                        | 1 space/300 s.f.                                     |
| Nightclub                                                                                                                                                                                                                                                     | 1 space/75 s.f.                                      |
| Nursery                                                                                                                                                                                                                                                       | 1 space/1,000 s.f. of lot area                       |
| Nursing home                                                                                                                                                                                                                                                  | 1 space/2 beds                                       |
| Office                                                                                                                                                                                                                                                        |                                                      |
| General office                                                                                                                                                                                                                                                | 1 space/300 s.f.                                     |
| Accessory office unit                                                                                                                                                                                                                                         | 1 space/300 s.f.                                     |
| Government office                                                                                                                                                                                                                                             | 1 space/500 s.f.                                     |
| Note: On-street parking within 500 feet of the building, except in residential districts, may be used towards this requirement for non-employee parking only. In any event, one off-street parking space shall be required for each employee in the building. |                                                      |
| Medical/dental office                                                                                                                                                                                                                                         | 1 space/200 s.f.                                     |
| Open air market                                                                                                                                                                                                                                               | 1 space/300 s.f.                                     |
| Printing or publishing firm                                                                                                                                                                                                                                   | 1 space/300 s.f.                                     |
| Private club                                                                                                                                                                                                                                                  | 1 space/100 s.f.                                     |
| Racquetball club                                                                                                                                                                                                                                              | 1 space/court                                        |
| Radio or television station                                                                                                                                                                                                                                   | 1 space/300 s.f.                                     |
| Repair shop                                                                                                                                                                                                                                                   | 1 space/300 s.f.                                     |

|                                                        |                                                                   |
|--------------------------------------------------------|-------------------------------------------------------------------|
| Residential                                            |                                                                   |
| Single-family, duplex and accessory residential unit   | 1 space/unit (public street)<br>2 spaces/unit (private street)    |
| Multifamily, townhouse, manufactured home unit         | 1 space/unit                                                      |
| Rest home                                              | 1 space/2 beds                                                    |
| Restaurant                                             |                                                                   |
| Drive-in only                                          | 1 space/100 s.f.                                                  |
| Drive-through only                                     | 1 space/100 s.f.                                                  |
| Sit-down only                                          | 1 space/100 s.f. (including outdoor dining areas)                 |
| Combination drive-through/sit-down                     | 1 space/100 s.f. (including outdoor dining and/or activity areas) |
| Retail sales/rental                                    |                                                                   |
| Boat                                                   | 1 space/500 s.f.                                                  |
| Carpet                                                 | 1 space/500 s.f.                                                  |
| Furniture                                              | 1 space/500 s.f.                                                  |
| Garment                                                | 1 space/300 s.f.                                                  |
| General                                                | 1 space/300 s.f.                                                  |
| Grocery store                                          | 1 space/300 s.f.                                                  |
| Hardware                                               | 1 space/500 s.f.                                                  |
| Home improvement                                       | 1 space/500 s.f.                                                  |
| Lumber and building materials                          | 1 space/600 s.f.                                                  |
| Machinery and equipment                                | 1 space/600 s.f.                                                  |
| School                                                 |                                                                   |
| Business or trade                                      | 1 space/2 employees plus 1 space/200 s.f.                         |
| High school, college or junior college                 | 1 space/2 employees plus 1 space/10 students                      |
| Kindergarten, elementary and middle/junior high school | 1 space/2 employees plus 1 space/classroom                        |
| Self-service storage facility                          | 4 spaces/1,000 s.f. of office plus 1 space/employee               |
| Shopping center                                        | 1 space/300 s.f.                                                  |
| Skating rink                                           | 1 space/5 rated patron capacity                                   |
| Stadium                                                | 1 space/5 seats                                                   |
| Studio                                                 | 1 space/300 s.f.                                                  |
| Tavern                                                 | 1 space/75 s.f.                                                   |
| Tennis club                                            | 1 space/court                                                     |
| Theater                                                | 1 space/6 seats                                                   |
| Vehicle sales/rental                                   | 1 space/400 s.f. sales area                                       |
| Veterinary clinic or hospital                          | 1 space/300 s.f.                                                  |
| Video arcade                                           | 1 space/300 s.f.                                                  |
| Warehousing                                            | 1 space/2,000 s.f.                                                |

|                         |                    |
|-------------------------|--------------------|
| Wholesale establishment | 1 space/1,000 s.f. |
|-------------------------|--------------------|

- (3) *All other uses.* Any use not covered by this chapter shall require one parking space for each 300 square feet of gross floor area in the building.
- (4) *Off-site parking.* The off-street parking requirements set forth in subsection (2) of this section may be provided off-site through a shared parking facility or leased parking facility.
  - a. Off-site parking may be provided as specified below:
    1. Shared use parking facility shared by uses that have different principal operating hours. The schedule of operation of all such land uses shall provide that none of the uses sharing the facilities normally require off-street parking facilities at the same time as other uses sharing them. The total number of required off-street parking spaces shall be determined by the combined peak hour parking requirement for all uses sharing the facility.
    2. Off-site parking spaces that are leased on an annual basis from a private owner or public agency.
    3. Off-site parking spaces located on a site owned and controlled by the owner/developer of the building site for which the off-street parking is required.
    4. When a portion or all of the required off-street parking is provided pursuant to one of the options specified above in subsections (4)a through c of this section a written agreement shall be drawn in a form satisfactory to the city attorney and executed by all parties concerned assuring the continued availability of the off-site parking facilities for the use they are intended to serve. Such written agreement shall be required as a prerequisite for the approval of a building permit for the new development or redevelopment proposed for which the parking is required. Such written agreement shall be reviewed annually as a condition for renewal of a business license required in chapter 7-2. If a written agreement securing the number of parking spaces is not provided as part of the annual business license certification, the license may be revoked by the city unless the required off-street parking is otherwise provided.
    5. When a portion or all of the required off-street parking is provided pursuant to one of the options specified above in subsections (4)a through c of this section a sign directing business patrons to the off-street parking shall be required and shall be placed in a clearly visible location in accordance with the provisions of section 12-5-4(g)(3).
    6. Off-site parking provided for businesses within the Brownsville Business Core must be located within the city limits.



7. ~~Downtown Pensacola parking reductions described in Table 12.3-1 shall apply only to the community redevelopment agency's boundaries, as defined in Resolution No. 13-84.~~

~~TABLE 12.3-1. DOWNTOWN PENSACOLA CRA  
PARKING REDUCTIONS~~

|                                           |                                       |
|-------------------------------------------|---------------------------------------|
| <del>Educational</del>                    | <del>25%</del>                        |
| <del>Lodging</del>                        | <del>35%</del>                        |
| <del>Office</del>                         | <del>30%</del>                        |
| <del>Eating/drinking establishments</del> | <del>100%</del>                       |
| <del>Indoor amusement</del>               | <del>40%</del>                        |
| <del>Services</del>                       | <del>50%</del>                        |
| <del>College</del>                        | <del>50%</del>                        |
| <del>Places of worship</del>              | <del>50%</del>                        |
| <del>Indoor recreation</del>              | <del>50%</del>                        |
| <del>Apparel/furniture</del>              | <del>50%</del>                        |
| <del>Retail &lt; 5,000 s.f.</del>         | <del>60%</del>                        |
| <del>Community services</del>             | <del>75%</del>                        |
| <del>Single-family and multifamily</del>  | <del>Only 1 space/unit required</del> |

- b. Approval of off-site parking will be based upon consideration of the following factors:
  1. The location of the business and the proposed off-site parking;
  2. The number of off-site parking spaces proposed;
  3. Intended users of the proposed off-site parking (i.e. employees, patrons or both);
  4. The distance of the proposed off-site parking measured along the shortest legal pedestrian route (i.e. along public sidewalks, crosswalks) from the nearest lot line of the building site for which the off-site parking is proposed to the nearest lot line of the off-site parking;
  5. Pedestrian safety;
  6. Nature of the business proposing the off-site parking;
  7. Potential conflicts/overlaps in any off-site shared parking arrangement;
  8. Recommendation of city attorney regarding the form of the written agreement specified in subsection (4)a.4 of this section.
- (5) The number of required parking spaces for the geographic areas and zoning districts identified in subsection (4) of this section may be reduced by the number of on-street parking spaces provided in accordance with the following criteria:

- a. The on-street parking space must be located between the extended property lines of the property requesting the reduction. If a parking space straddles two properties owned by different property owners each property may count the space towards the required parking. Where the right-of-way contains a median and parking is provided along the median, the property owner requesting the reduction may include those spaces provided they are located between the extended property lines and the centerline of the median.
  - b. The on-street parking spaces must remain open for use by the public.
- (6) New construction, additions to existing buildings and changes in land use of existing buildings within the dense business area resulting in an increase of parking requirements may comply with the parking requirements through an in-lieu payment approved by the city council.
- a. All funds collected through the in-lieu payment process shall be utilized for the express purpose of parking capital improvement projects within the dense business area.
  - b. The in-lieu payment will be calculated by the mayor and approved by the city council in accordance with the following formula:  
  

$$\text{In-lieu parking payment} = (\text{total spaces required to meet code} - \text{on-site spaces} - \text{approved off-site spaces} - \text{approved on-street parking spaces}) \times (\text{in-lieu fee})$$

The in-lieu fee shall be based upon the cost of construction for parking spaces considering such factors as land acquisition, design fees, engineering, financing, construction, inspection, and other relevant factors.

(7) *Parking reductions for specific land uses.* Parking reductions described in Table 12.4-1 shall apply to all established community redevelopment areas, also known as Tax Incremental Financing (TIF) districts.

TABLE 12.4-1. PENSACOLA CRA PARKING REDUCTIONS

|                                       |                                   |
|---------------------------------------|-----------------------------------|
| <u>Educational</u>                    | <u>25%</u>                        |
| <u>Lodging</u>                        | <u>35%</u>                        |
| <u>Office</u>                         | <u>30%</u>                        |
| <u>Eating/drinking establishments</u> | <u>100%</u>                       |
| <u>Indoor amusement</u>               | <u>40%</u>                        |
| <u>Services</u>                       | <u>50%</u>                        |
| <u>College</u>                        | <u>50%</u>                        |
| <u>Places of worship</u>              | <u>50%</u>                        |
| <u>Indoor recreation</u>              | <u>50%</u>                        |
| <u>Apparel/furniture</u>              | <u>50%</u>                        |
| <u>Retail &lt; 5,000 s.f.</u>         | <u>60%</u>                        |
| <u>Community services</u>             | <u>75%</u>                        |
| <u>Single-family and multifamily</u>  | <u>Only 1 space/unit required</u> |

SECTION 2. If any word, phrase, clause, paragraph, section or provision of this ordinance or the application thereof to any person or circumstance is held invalid or unconstitutional, such finding shall not affect the other provision or applications of the ordinance which can be given effect without the invalid or unconstitutional provisions or application, and to this end the provisions of this ordinance are declared severable.

SECTION 3. All ordinances or parts of ordinances in conflict herewith are hereby repealed to the extent of such conflict.

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

Approved: \_\_\_\_\_

Adopted: \_\_\_\_\_  
President of City Council

Attest:

\_\_\_\_\_  
City Clerk



## **Business Impact Estimate**

*This form should be included in agenda packet for the item under which the proposed ordinance is to be considered, and must be posted on the City's website by the time notice of the proposed ordinance is published.*

Proposed ordinance's title/reference: P.O. No. 4-24. AN ORDINANCE AMENDING SECTION 12-4-1 OF THE CODE OF THE CITY OF PENSACOLA, FLORIDA, OFF-STREET PARKING SPACES REQUIREMENTS; AMENDING SECTION 12-4-1(4), OFF-SITE PARKING AND CREATING SECTION 12-4-1(7), PARKING REDUCTIONS FOR SPECIFIC LAND USES; PROVIDING FOR REDUCTION OF PARKING REQUIREMENTS; PROVIDING FOR SEVERABILITY; REPEALING CLAUSE; PROVIDING AN EFFECTIVE DATE.

The City is of the view that the exception(s) to the Business Impact Estimate requirement that are checked off in a box below apply to the above-referenced proposed ordinance, although the City is implementing the procedure required by statutory law to ensure that no inadvertent procedural issue could impact the enactment of the proposed ordinance.

- ☐ The proposed ordinance is required for compliance with Federal or State law or regulation;
- ☐ The proposed ordinance relates to the issuance or refinancing of debt;
- ☐ The proposed ordinance relates to the adoption of budgets or budget amendments, including revenue sources necessary to fund the budget;
- ☐ The proposed ordinance is required to implement a contract or an agreement, including, but not limited to, any Federal, State, local, or private grant, or other financial assistance accepted by the
- ☐ The proposed ordinance is an emergency ordinance;
- ☐ The ordinance relates to procurement; or
- ☒ The proposed ordinance is enacted to implement the following:
  - a. Part II of Chapter 163, *Florida Statutes*, relating to growth policy, county and municipal planning, and land development regulation, including zoning, development orders, development agreements and development permits;
  - b. Sections 190.005 and 190.046, *Florida Statutes*, regarding community development districts;
  - c. Section 553.73, *Florida Statutes*, relating to the *Florida Building Code*; or
  - d. Section 633.202, *Florida Statutes*, relating to the *Florida Fire Prevention Code*.

In accordance with the provisions of controlling law, even notwithstanding the fact that, an exemption noted above may apply, the City hereby publishes the following information:

1. Summary of the proposed ordinance (must include statement of the public purpose, such as serving the public health, safety, morals, and welfare):

(7) *Parking reductions for specific land uses.* Parking reductions described in Table 12.4-1 shall apply to all established community redevelopment areas, also known as Tax Incremental Financing (TIF) districts.

TABLE 12.4-1. PENSACOLA CRA  
PARKING REDUCTIONS

|                                |                            |
|--------------------------------|----------------------------|
| Educational                    | 25%                        |
| Lodging                        | 35%                        |
| Office                         | 30%                        |
| Eating/drinking establishments | 100%                       |
| Indoor amusement               | 40%                        |
| Services                       | 50%                        |
| College                        | 50%                        |
| Places of worship              | 50%                        |
| Indoor recreation              | 50%                        |
| Apparel/furniture              | 50%                        |
| Retail < 5,000 s.f.            | 60%                        |
| Community services             | 75%                        |
| Single-family and multifamily  | Only 1 space/unit required |

2. Estimate of direct economic impact of the proposed ordinance on private, for-profit businesses in the City: N/A

3. Estimate of direct compliance costs that businesses may reasonably incur: N/A

4. Any new charge or fee imposed by the proposed ordinance: N/A

5. Estimate of the City's regulatory costs, including estimated revenues from any new charges or fees to cover such costs: N/A

6. Good faith estimate of the number of businesses likely to be impacted by the proposed ordinance: N/A

7. Additional information (if any, but may wish to include the methodology used to derive information for #1 and #2, above. For example: City staff solicited comments from businesses in the City as to the potential impact of the proposed ordinance by contacting the chamber of commerce, social media posting, direct mail or direct email, posting on City website, public workshop, etc. You may also wish to include efforts made to reduce the potential fiscal impact on businesses based on feedback from businesses. You may also wish to state here that the proposed ordinance is a generally applicable ordinance that applies to all persons similarly situated (individuals as well as businesses) and, therefore, the proposed ordinance does not impose costs only upon businesses.):

The proposed parking reductions are **optional** and if adopted would incentivize further development and site planning options. Therefore, the proposed ordinance would not have an adverse economic impact on a private, for-profit business in the city.



## **MINUTES OF THE PLANNING BOARD**

**January 9, 2024**

**MEMBERS PRESENT:** Chairperson Ritz, Board Member Grundhoefer, Board Member Villegas, Board Member Van Hoose

**MEMBERS ABSENT:** Vice Chairperson Larson, Board Member Sampson, Board Member Powell

**STAFF PRESENT:** Planning & Zoning Manager Cannon, Assistant Planning & Zoning Manager Harding, Assistant City Attorney Lindsay, Help Desk Technician Russo, Development Services Director Morris, City Surveyor Odom, Executive Assistant Chwastyk, Development Services Coordinator Statler, Office Assistant Longoria

**STAFF VIRTUAL:** None

**OTHERS PRESENT:** Amir Fooladi, Jason Rebol

### **AGENDA:**

- Quorum/Call to Order
- Approval of Meeting Minutes from December 12, 2023
- **New Business:**
- Request for Preliminary Plat Approval – Gadsden & 7<sup>th</sup> Avenue Subdivision, Zoning District OEHC-1
- Proposed Amendment to the Land Development Code – CRA Parking Reductions for Specific Land Uses
- Open Forum
- Discussion
- Adjournment

### **Call to Order / Quorum Present**

Chairperson Ritz called the meeting to order at 2:02 pm with a quorum present and explained the procedures of the Board meeting including requirements for audience participation.

**Approval of Meeting Minutes** – Board Member Villegas made a motion to approve the December 12, 2023, minutes, seconded by Board Member Grundhoefer, and it carried 4:0.

### **New Business –**

#### **Request for Preliminary Plat Approval – Gadsden & 7th Avenue Subdivision, Zoning District OEHC-1**

Assistant Planning & Zoning Manager, Harding introduced the item. Rebol-Battle & Associates is requesting preliminary plat approval for the Gadsden and 7<sup>th</sup> Avenue Subdivision. These properties are located within the OEHC-1 zoning district of which three (3) parcels will be subdivided into five lots to accommodate single-family detached residences.

- Property area: 0.37 acres
- Maximum Density: 35 dwelling units per acre
- Setback requirements: There shall be a 5-foot side yard setback, but no front or rear yard setbacks, unless this chapter requires a larger yard or buffer yard.

This application has been routed through the various City departments and utility providers. The visibility triangle has been expanded from fifteen feet to nineteen feet. The applicant, Jason Rebol of Rebol Battle addressed the board. This project was initially approved back in 2017, the homes will be front loaded single family products with shared driveways in the rear. There will be stormwater swells between the homes. Also, there will be underground retention under the driveways. These homes will be detached single family homes, gone through one round of the ARB, will go back before that board to address comments that were made. There was a brief discussion about the size of the homes and the size of the lots. Since this will go back before the ARB, the planning board will be provided the comments once that happens. This review is only for the division of land. There's a large tree in the ROW, it is the responsibility of the city. There will be a mitigation cost or the trees that are removed will be replaced. **Board Member Grundhoefer made the motion to approve, seconded by Board Member Villegas, and it carried 4-0.**

#### **Proposed Amendment to the Land Development Code – CRA Parking Reductions for Specific Land Uses**

Assistant Planning & Zoning Manager, Harding introduced the item. The Mayor's Office is requesting an amendment to Sec. 12-4-1 of the Land Development Code to expand optional parking reductions for specific land uses in the CRA Urban Core to the Westside and Eastside CRA districts. Currently, Sec. 12-4-1(4)a.7 provides parking reductions which, "shall apply only to the community redevelopment agency's boundaries, as defined in Resolution No. 13-84." During research, staff identified two scrivener's errors. First, while the CRA parking reductions are specific to off-street parking, the ordinance section is incorrectly located in Sec. 12-4-1(4) which provides requirements for off-site parking. Second, resolution No. 13-84 does not actually pertain to CRA districts, but rather the date, maturity, schedule, interest rates, interest dates, amount of capitalized interest, redemption provisions, and paying agent for redevelopment revenue bonds. Staff believes it should reference Resolution No. 55-80, a resolution providing for the creation of the Pensacola Community Redevelopment Agency. The existing CRA reductions were added to the Land Development Code in 2013. While parking reductions in other downtown urban cores were mentioned at those meetings, the original intent for the CRA reduction was to provide parking reductions within the full CRA boundary. Because of this, the Mayor's office is proposing to further clarify the intent of the provision by removing the word "Downtown"



and by removing references to external documents, such as Resolutions. The provision would read, "Parking reductions described in Table 12-4-1 shall apply to all established community redevelopment areas, also known as Tax Incremental Financing districts." These clarifications will permit CRA parking reductions to apply to all three CRA districts, rather than just the CRA Urban Core, it would not have to be modified in case CRA districts ever increase or shrink, and it would apply to any new CRA TIF districts if any are proposed in the future. This item was brought to the Planning Board as a discussion item in September 2023 and where it received general support from members. And while these clarifications could be internally resolved as a scrivener's errors, the Mayor opted for maximum transparency. This amendment only covers CRA, the urban core, westside, and eastside CRA, a map was shown to the board members. These parking reductions are specific to the property's use, for example, restaurants get a certain percentage and hair salons get a different percentage. From a development standpoint, some potential businesses have had challenges meeting what would normally be required of them for parking. This amendment would be beneficial to potential businesses in this area. Parking count is determined or based on square footage of buildings. Amir Fooladi spoke on the item. He is very much in favor of this amendment. As a builder, he sees the benefits of this for the westside, eastside and it may help shelved projects come back to life. He feels it encourages people to walk and sees the potential growth to these areas where this amendment would apply. Also, this may help with the city's stormwater issues since parking lots are impervious and can increase our stormwater issues. Back in 2013 this was meant for all three of the CRA areas and not just one, this is a transparent way to clarify the intent. Chairperson Ritz also recalled that when this item was presented to the Planning Board in 2013, that the intent was for all three CRA districts to benefit from parking reductions. If this item moves on to city council, there will be notification requirements so that business owners are aware of these changes. Assistant Planning & Zoning manager reread the amendments that he had read at the beginning of the item. This item would go before the city council.

**Board Member Villegas made a motion to approve, seconded by Board Member Van Hoose and it carried 4:0.**

## **Open Forum – none**

### **Discussion**

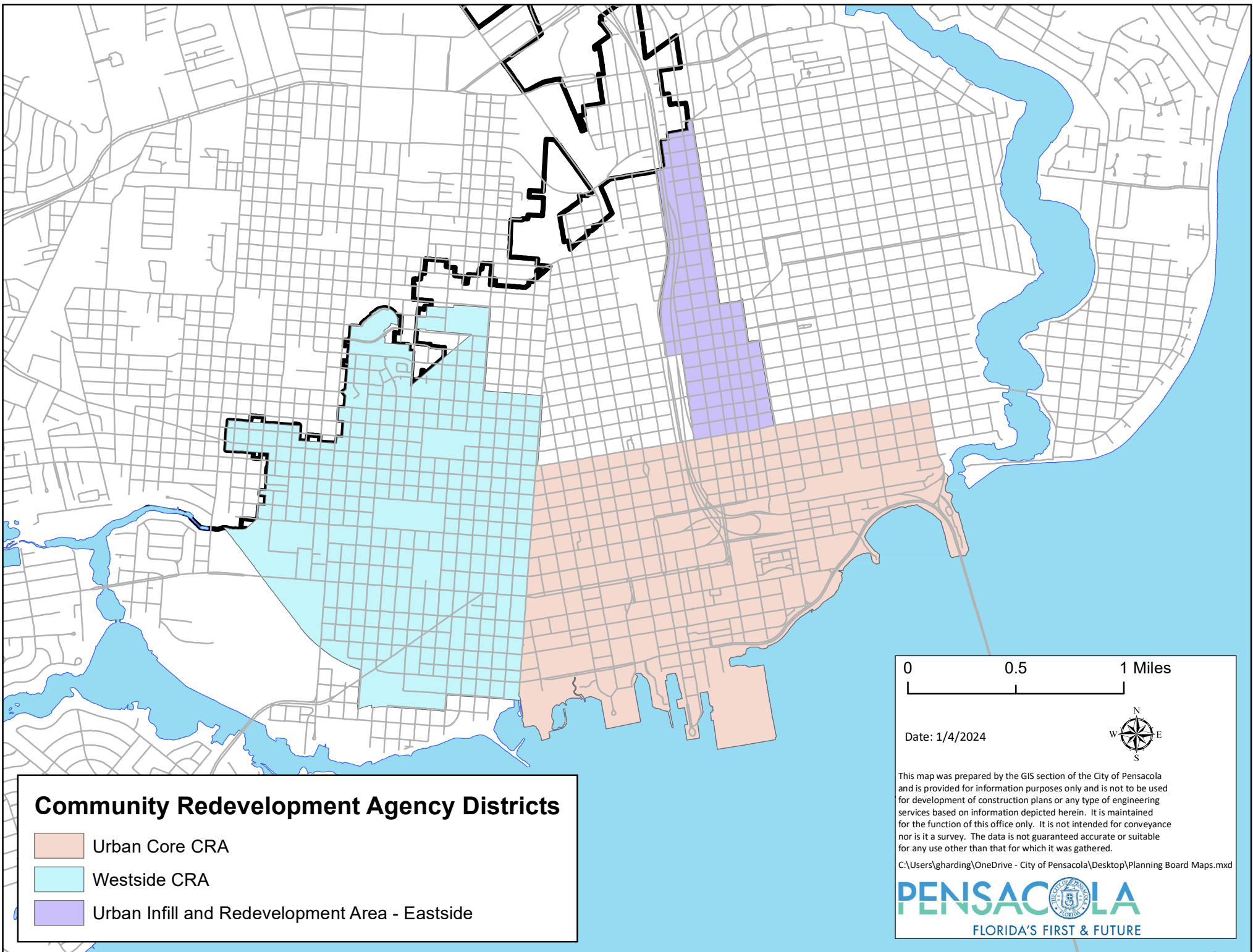
Planning & Zoning Manager Cannon gave a brief overview of the agenda for the upcoming work sessions with Inspire Placemaking Collective, the firm assessing the current Land Development Code. There was further discussion regarding items recently approved by the City Council that had come before the Planning Board.

**Adjournment** – With no further business, the Board adjourned at 2:44 p.m.

Respectfully Submitted,



Gregg Harding, RPA  
Assistant Planning & Zoning Manager  
Secretary of the Board



RESOLUTION NO. 13-84

A RESOLUTION FIXING THE DATE, MATURITY SCHEDULE, INTEREST RATES, INTEREST PAYMENT DATES, AMOUNT OF CAPITALIZED INTEREST, REDEMPTION PROVISIONS, BOND REGISTRAR AND PAYING AGENT FOR \$2,145,000 REDEVELOPMENT REVENUE BONDS, SERIES 1984, OF THE CITY OF PENSACOLA, FLORIDA; AWARDING THE BONDS AT NEGOTIATED SALE TO THE PURCHASER; APPROVING THE OFFICIAL STATEMENT FOR THE BONDS; CANCELLING AUTHORIZATION FOR THE ISSUANCE OF THE BALANCE OF THE BONDS; AND PROVIDING AN EFFECTIVE DATE.

WHEREAS, a resolution (hereinafter called "Resolution") of the City Council (hereinafter called "Governing Body") of the City of Pensacola, Florida (hereinafter called "Issuer"), duly adopted on March 13, 1984, authorized the issuance of not exceeding \$4,000,000 Redevelopment Revenue Bonds, Series 1984 (hereinafter called "Bonds"), to provide for the acquisition and construction of certain redevelopment projects in the urban core area of the Issuer; and

WHEREAS, prior to adoption of this resolution, significant changes have occurred in the municipal bond market regarding interest rates on long term municipal bonds, which are favorable to the Issuer; and

WHEREAS, based upon all available information and advice from the staff of the Issuer, the Governing Body has determined that it is in the best interest of the Issuer to respond to these favorable market conditions without undue delay; and

WHEREAS, there is insufficient time to respond to these favorable market conditions by offering the Bonds for public sale; and

WHEREAS, the complex character of the Bonds and the security therefor require lengthy and detailed structuring which could be unreasonably restricted by the lack of flexibility at public sale; and

WHEREAS, a negotiated sale of these Bonds will result in the most favorable bond financing plan and is in the best interest of the Issuer; and

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Roll 205 Frame 65

WHEREAS, there has been filed with the Issuer, prior to adoption of this resolution, the disclosure statement required by Section 218.385(6), Florida Statutes, a copy of which is attached hereto as Exhibit A; and

WHEREAS, the 20 "Bond-Buyer" Average Yield Index (hereinafter called "Index") published immediately prior to the first day of the month during which this resolution was adopted was 9.80%; and

WHEREAS, 150 basis points above the Index is 11.30%, which rate is the statutory interest rate limit (hereinafter called "Interest Rate Limit") applicable to the Bonds; and

WHEREAS, Arch W. Roberts & Co. (hereinafter called "Purchaser"), has, by written proposal, offered to purchase \$2,145,000 aggregate principal amount of the Bonds at the price of \$2,0<sup>38</sup>~~00~~<sup>30</sup>~~00~~, plus accrued interest to the date of delivery, at the interest rates set forth below, resulting in an average net interest cost rate less than the Interest Cost Rate Limit; and

WHEREAS, the Governing Body deems it necessary and desirable at this time to fix the date, maturity schedule, interest rates, interest payment dates, amount of capitalized interest, redemption provisions, bond registrar and paying agent for the Bonds; to award the Bonds at negotiated sale to the Purchaser; to approve the official statement for the Bonds; and to cancel authorization for the issuance of the balance of the Bonds; now, therefore,

BE IT RESOLVED BY THE CITY COUNCIL OF THE CITY OF PENSACOLA, FLORIDA:

SECTION 1. REMAINING FISCAL DETAILS FOR BONDS. The date, maturity schedule, interest rates, interest payment dates, amount of capitalized interest and redemption provisions for the Bonds shall be as set forth below.

The Bonds shall be dated April 1, 1984, and shall bear interest payable semiannually on April 1 and October 1 of each year, beginning October 1, 1984.

\$205,000 aggregate principal amount of the Bonds shall bear interest at the rates per annum and mature on April 1 in the years and amounts as follows:

| <u>YEAR</u> | <u>AMOUNT</u> | <u>INTEREST<br/>RATE</u> | <u>YEAR</u> | <u>AMOUNT</u> | <u>INTEREST<br/>RATE</u> |
|-------------|---------------|--------------------------|-------------|---------------|--------------------------|
| 1987        | \$15,000      | 8.00%                    | 1992        | \$25,000      | 9.25%                    |
| 1988        | 20,000        | 8.25                     | 1993        | 25,000        | 9.50                     |
| 1989        | 20,000        | 8.50                     | 1994        | 30,000        | 9.75                     |
| 1990        | 20,000        | 8.75                     | 1995        | 30,000        | 10.00                    |
| 1991        | 20,000        | 9.00                     |             |               |                          |

\$1,940,000 aggregate principal amount of the Bonds shall be issued as term bonds and shall mature on April 1, 2014, and bear interest at the rate of 10.75% per annum. Amortization installments are hereby established for such Bonds due April 1, 2014, and such Bonds due April 1, 2014, as will be selected by lot, shall be deemed to be due on April 1 in the years and amounts as follows:

| <u>YEARS</u> | <u>AMOUNTS</u> | <u>YEARS</u> | <u>AMOUNTS</u> |
|--------------|----------------|--------------|----------------|
| 1996         | \$35,000       | 2005         | \$ 90,000      |
| 1997         | 40,000         | 2006         | 95,000         |
| 1998         | 45,000         | 2007         | 110,000        |
| 1999         | 45,000         | 2008         | 120,000        |
| 2000         | 50,000         | 2009         | 130,000        |
| 2001         | 60,000         | 2010         | 145,000        |
| 2002         | 65,000         | 2011         | 160,000        |
| 2003         | 70,000         | 2012         | 180,000        |
| 2004         | 80,000         | 2013         | 200,000        |
|              |                | 2014         | 220,000        |

Principal amounts of the Bonds maturing April 1, 2014, to be selected by lot, which shall be equal to the following mandatory amortization installments:

| <u>YEARS</u> | <u>AMOUNTS</u> | <u>YEARS</u> | <u>AMOUNTS</u> |
|--------------|----------------|--------------|----------------|
| 1996         | \$35,000       | 2005         | \$ 90,000      |
| 1997         | 40,000         | 2006         | 95,000         |
| 1998         | 45,000         | 2007         | 110,000        |
| 1999         | 45,000         | 2008         | 120,000        |
| 2000         | 50,000         | 2009         | 130,000        |
| 2001         | 60,000         | 2010         | 145,000        |
| 2002         | 65,000         | 2011         | 160,000        |
| 2003         | 70,000         | 2012         | 180,000        |
| 2004         | 80,000         | 2013         | 200,000        |
|              |                | 2014         | 220,000        |

shall be redeemed on April 1 in such years prior to their maturity (except the installment maturing in the year 2014) by operation of the Term Bond Amortization Fund, created and established by the Resolution, at the price of the principal

amount thereof plus accrued interest to the date of prior redemption, or be purchased in the open market at a price not to exceed such redemption price.

The Bonds maturing in the years 1987 to 1994, both inclusive, are not subject to redemption prior to their respective stated dates of maturity. The Bonds maturing in the year 1995 and thereafter shall, at the option of the Issuer, be redeemable other than by operation of the Term Bond Amortization Fund, in whole at any time on or after April 1, 1994, or in part, in inverse order of maturity and by lot within a single maturity, on April 1, 1994, or on any interest payment date thereafter, at a price of par and accrued interest, plus the following premiums expressed as percentages of the par value thereof, if redeemed at the following times:

| <u>Redemption Periods</u>             | <u>Redemption Premiums</u> |
|---------------------------------------|----------------------------|
| April 1, 1994, through March 31, 1995 | 3%                         |
| April 1, 1995, through March 31, 1996 | 2 1/2                      |
| April 1, 1996, through March 31, 1997 | 2                          |
| April 1, 1997, through March 31, 1998 | 1 1/2                      |
| April 1, 1998, through March 31, 1999 | 1                          |
| April 1, 1999, through March 31, 2000 | 1/2                        |
| April 1, 2000, and thereafter         | 0                          |

From the proceeds of the sale of the Bonds, the Issuer shall capitalize interest on such Bonds for a period of 2 years beginning on the date of the Bonds.

SECTION 2. BOND REGISTRAR AND PAYING AGENT. The bond registrar and paying agent for the Bonds shall be Florida National Bank, Pensacola, Florida.

SECTION 3. AWARD OF BONDS. \$2,145,000 aggregate principal amount of the Bonds are hereby awarded and sold to the Purchaser at the price of \$2,0<sup>32 30</sup>~~00,000~~, plus accrued interest to the date of delivery, bearing interest as stated above, and upon the remaining terms and conditions of the proposed purchase contract attached hereto as Exhibit B.

SECTION 4. APPROVAL OF OFFICIAL STATEMENT. The form and dissemination of the preliminary Official Statement, dated March 19, 1984, with respect to and in connection with the

marketing of the Bonds are hereby approved. The proper officers and/or employees of the Issuer are hereby directed to cause the final Official Statement for the Bonds to be prepared in substantially the form of the preliminary Official Statement, with such changes and additions as may be suggested from time to time by the proper officers and/or employees of the Issuer.

SECTION 5. CANCELLATION OF BALANCE OF BONDS. The authorization for the issuance of the \$1,855,000 balance of the Bonds is hereby cancelled and rescinded.

SECTION 6. NECESSARY ACTION. The proper officers of the Issuer are hereby designated agents of the Issuer in connection with the issuance of the Bonds, and are authorized and empowered, individually or collectively, to take all action and steps and to execute and deliver on behalf of the Issuer any and all instruments, documents or contracts, including the purchase contract for the Bonds in substantially the form attached hereto and the Official Statement for the Bonds described in Section 4 of this resolution, which are required by the Resolution and/or are necessary and desirable in connection with the execution and delivery of the Bonds, and which are not inconsistent with this resolution and any other action relating to the Bonds.

SECTION 7. EFFECTIVE DATE. This resolution shall take effect immediately upon its adoption.

Passed: March 22, 1984

Approved:

Michael T. Bass  
Mayor

Attest:

Pauline Johns  
City Clerk

Legal in form and valid if  
adopted:

Sam J. Eaton  
City Attorney

**PROOF OF PUBLICATION**

**ON FILE**

**IN THE**

**CITY CLERK'S OFFICE**



RESOLUTION  
NO. 55-80

A RESOLUTION  
TO BE ENTITLED:

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF PENSACOLA PROVIDING FOR THE CREATION OF THE PENSACOLA COMMUNITY REDEVELOPMENT AGENCY; PROVIDING FOR THE EXERCISE OF POWERS BY SAID AGENCY; ASSIGNING CERTAIN UNDEVELOPED AND UNDERDEVELOPED PROPERTIES TO THE COMMUNITY REDEVELOPMENT AGENCY FOR REDEVELOPMENT; PROVIDING AN EFFECTIVE DATE.

WHEREAS, pursuant to Part III, Chapter 163, Florida Statutes, entitled "Community Redevelopment", the City Council of the City of Pensacola has adopted Resolution No. 54-80; and

WHEREAS, Resolution No. 54-80 finds that the Pensacola Inner City area is a blighted area; and that the rehabilitation, conservation and redevelopment of the Pensacola Inner City is necessary in the public interest; and that there exists a need for a Community Redevelopment Agency to function in the City of Pensacola; and that the Pensacola Inner City area is designated a community redevelopment area and is appropriate for community redevelopment projects; and

WHEREAS, the City Council of the City of Pensacola has adopted Resolution No. 36-80 declaring the intent of City Council to cause the development of specified inner city properties for the public benefit; setting forth the basic land use intended for said properties; providing primary methods of involving private sector developers and investors; and providing for the use of the site specific zoning ordinance as a guideline in formulating development performance standards, NOW, THEREFORE,

BE IT RESOLVED BY THE CITY COUNCIL OF THE CITY OF PENSACOLA, FLORIDA:

SECTION 1. DEFINITIONS. The definition of terms as provided in Section 163.340, Florida Statutes, are hereby adopted by reference whenever used or referred to in this resolution.

SECTION 2. CREATION OF COMMUNITY REDEVELOPMENT AGENCY. Pursuant to Section 163.357, Florida Statutes, the City Council of the City of Pensacola hereby declares itself to be the Community Redevelopment Agency in the City of Pensacola. All rights, powers, duties, privileges, and immunities vested in a community redevelopment agency by Part III, Chapter 163, Florida Statutes, are hereby vested in the City Council of the City of Pensacola, subject to all responsibilities and liabilities imposed or incurred.

SECTION 3. EXERCISE OF POWERS.

- A. In the exercise of the rights, powers, duties, privileges, and immunities of a community redevelopment agency, the City Council of the City of Pensacola hereby authorizes, assigns, permits and directs its duly elected or appointed Mayor, Mayor Pro tempore, and City Manager, and all future incumbents to said offices, to be the members of the Executive Committee of the Community Redevelopment Agency and to perform the following functions in accordance with by-laws or procedural rules adopted by majority vote of the three aforementioned officers:

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Roll 209 Frame 118

1. Employ any agents or employees, permanent or temporary, as may be required, and determine their qualifications, duties and compensation; subject to the limitations on funding as specified in Section 3(B). The City Manager may assign at his sole discretion employees of the City of Pensacola to provide services required by the Community Redevelopment Agency.
  2. Prepare community redevelopment plans and modifications thereof for community redevelopment projects in designated community redevelopment areas.
  3. Work with private investors, other governmental agencies, its agents and consultants, employees and community groups and interests to foster the development and redevelopment of City properties identified in Resolution No. 36-80.
  4. Exercise the powers enumerated in Sections 163.370, 163.380 and 163.385, Florida Statutes, except as they may be limited by Section 3(B).
  5. Comply with the reporting requirements and other requirements imposed on community redevelopment agencies by Part III, Chapter 163, Florida Statutes.
- B. The City Council of the City of Pensacola shall have sole power to:
1. Determine an area to be a slum or blighted area, or combination thereof, to designate such area as appropriate for a community redevelopment project, and to hold any public hearing required with respect thereto.
  2. Grant final approval to community redevelopment plans and modifications thereof, after receiving recommendation of the Executive Committee.
  3. Authorize the issuance of revenue bonds as set forth in Section 163.385, Florida Statutes.
  4. Approve the acquisition, demolition, removal or disposition of property as provided in Section 163.370, Florida Statutes, and the power to assume the responsibility to bear loss as provided in Section 163.370, Florida Statutes.
  5. Appropriate funds deemed necessary for the administration expense and overhead of the agency.
  6. Establish a Redevelopment Trust Fund as provided in Section 163.387, Florida Statutes.

#### SECTION 4. REDEVELOPMENT OF CITY CONTROLLED PROPERTY.

The City Council of the City of Pensacola hereby dedicates and assigns certain undeveloped and underdeveloped properties identified in Resolution No. 36-80 to the Community Redevelopment Agency for the purpose of promoting, planning, packaging and accomplishing the redevelopment of said properties in accord-

ance with the basic land use intent and methodology set forth in Resolution No. 36-80 and by means of the enabling provisions of this Resolution.

SECTION 5. This Resolution shall take effect immediately upon its adoption by the City Council and shall be published as required by law.

Adopted: September 25, 1980

Approved: \_\_\_\_\_

MAYOR

Attest:

Pauline Johns  
City Clerk

Legal in form and valid if adopted:

Ray Carter  
City Attorney

# THE PENSACOLA NEWS

PUBLISHED DAILY EXCEPT SATURDAY AND SUNDAY

PENSACOLA, ESCAMBIA COUNTY, FLORIDA

State of Florida, }  
County of Escambia. }

Before the undersigned authority personally appeared \_\_\_\_\_

Mary Elizabeth Rost

who on oath says that she is Legal Advertising Supervisor

of The Pensacola News, a daily (except Saturday and Sunday) newspaper  
published at Pensacola in Escambia County, Florida; that the attached  
copy of advertisement, being a Notice in the matter of

RESOLUTION NO. 55-80

\_\_\_\_\_ in the \_\_\_\_\_ Court,

was published in said newspaper in the issues of \_\_\_\_\_

OCTOBER 3, 1980

Affiant further say that the said The Pensacola News is a newspaper published at Pensacola, in said Escambia County, Florida, and that the said newspaper has heretofore been continuously published in said Escambia County, Florida, each day except Sunday, and has been entered as second class mail matter at the post office in Pensacola, 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 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.

Mary Elizabeth Rost

Sworn to and subscribed before me this 7th

day of Oct., A.D., 1980.

Ditely J. Roston

NOTARY PUBLIC.

MY COMMISSION EXPIRES OCT. 11, 1983

RESOLUTION  
NO. 55-80

A RESOLUTION  
OF THE CITY COUNCIL  
OF THE CITY OF

PENSACOLA PROVIDING FOR THE  
CREATION OF THE  
PENSACOLA COMMUNITY REDEVELOPMENT AGENCY;  
PROVIDING FOR THE EXERCISE OF POWERS BY SAID AGENCY; ASSIGNING CERTAIN UNDEVELOPED AND DEVELOPED PROPERTIES TO THE COMMUNITY REDEVELOPMENT AGENCY FOR REDEVELOPMENT; PROVIDING AN EFFECTIVE DATE.

The Resolution provides for the creation of the Pensacola Community Redevelopment Agency pursuant to Section 143.357, Florida Statutes. The Resolution took effect immediately upon passage by City Council at its meeting on September 25, 1980.

Pauline Jones  
City Clerk

LEGAL NO. 1867 1-T OCT. 3, 1980

## Planning Board 9/10/2013 Meeting Minutes Page 1 of 2

since it was previously County. Staff is recommending C-1 to match the remained of the site.

Chairman Paul Ritz stated C-1 seemed correct because of the surrounding zoning and land uses. Mr. Scott Sallis stated he was glad to see this as part of the City. Chairman Paul Ritz noted there was no one from the public to speak to this request.

Mr. Scott Sallis made a motion to approve the amendment. Mr. Bradley Davis seconded the motion and it carried unanimously.

### ITEM 6: Proposed Amendments to the Land Development Code – Parking

Mr. Paul Ritz called upon Mr. Alan Gray to present. Mr. Alan Gray stated staff's recommendation is approval of the proposed parking amendment. He went on to explain that the amendment is a reduction to the required parking city-wide, then also an additional reduction within the CRA boundary. Mr. Alan Gray referenced the background data included in the agenda; he highlighted that other communities are doing this with great success. He explained that they are separating the urban and suburban parking requirements and that some other cities are not requiring any parking within urban cores. Mr. Alan Gray then reviewed the specifics of the proposed amendment. Mr. Gray also highlighted the concept that by reducing the amount of required parking, there is additional land available for development. Ms. Sherry Morris stated the historic districts and C-2A areas already don't require parking. She then stated this is the direction things are going.

Chairman Paul Ritz stated the amendment is good for redevelopment and good for the built environment. He stated this is mimicking other large, urban cities that he enjoys and that it is normal in those areas to park on the edge of the city and walk where you want to go.

Mr. Scott Sallis thanked staff for drafting the amendment. He stated that a lot of the numbers were established in the 70s and that it is a totally different development time. Mr. Sallis also pointed out that they still have minimums, so that helps. Mr. Sallis asked, in retail, for less than 5,000 square feet, what happens when the building is multi-use. Sherry Morris stated that during permit review we can break down the uses and come up with a required total. Mr. Scott Sallis noted that it's a big change to state minimums and that it frees people up to do more with their sites than just build parking.

Mr. Scott Sallis stated that when you have 10 spaces or more, then paving is required. Mr. Sallis stated it should be 12 or more or 15 or more spaces before you have to pave. Mr. Alan Gray stated staff could do a comparative analysis to determine the appropriateness of that requirement. Mr. Sallis stated that architectural features sometimes increase parking requirement, kicking them over the limit to require paving, when there is not an actual need for the parking. Mr. Gray pointed out that the new requirements are simpler to compute and should also help to address that concern.

Mr. Chips Kirschenfeld added that alternative paving materials are becoming more common. He said reinforced grass is being used and that allows for a pervious surface. He also added that just replacing buildings with rooftops is not helping the stormwater.

Mr. Alan Gray did acknowledge that the space could become a building, but there is the option to provide green space. He stated this is different because we are no longer requiring the pavement, so they will now have the option to do more with that space.

Mr. Scott Sallis noted that the County has a stipulation that places of worship are exempt from parking. He stated that is may be an issue that staff wants to review.

Mr. Scott Sallis made a motion to approve the amendment. Mr. Chips Kirschenfeld seconded the motion.

Mr. Steve Dana addressed the Board. He stated he is excited to see the amendment and to see what the Planning department has put together. Mr. Ron Butlin, DIB, said his board has not taken action on the issue but that he did support it because it encourages an active downtown. He said thank you to staff for the effort. Ms. Nina Campbell stated thank you to the Planning Department for doing a great job and providing a nice overview of the proposal and enough supporting information from other areas. Mr. Paul Ritz also stated staff did a great job.

Chairman Ritz called the question and it carried unanimously.

### ITEM 7: Proposed Amendments to the Land Development Code - Minor License-to-Use Process

Sherry Morris introduced the item and explained the background. She stated that last year the LDC was amended to allow an administrative approval process for outdoor seating areas. She stated that the old process took about three months, so the idea is to simplify the process for minor uses. Sherry Morris explained it takes Planning Board, City Council, then execution of an agreement; she stated three months is a best-case scenario for this process.

She said out-swinging doors are a common issue on Palafox. Building Code requires out-swinging doors but that means the door is often encroaching. She explained that historically, this type of encroachment required the three month review process and the intent of this amendment is to allow an administrative approval. Sherry Morris also explained this new process would be allowed for driveway/parking area encroachments.

Chairman. Paul Ritz thanked staff for removing some of the oversight from the Board. He stated that their focus should be the larger scale issues, not driveways and doors. Chairman Ritz also stated he liked the

Mr. Chips Kirschenfeld asked if the insurance requirement would apply to a residential driveway. Sherry Morris stated the insurance requirement is for commercial uses and that for residential, the homeowner's insurance would cover it.

Mr. Scott Sallis said thank you for the needed improvement to the Code. He then asked if this affects vacating right-of-ways. Sherry Morris stated no, vacations require public hearings.

## City Council 10/24/2013 Meeting Minutes Page 1 of 2

### REGULAR AGENDA (cont'd.):

**CITY ADMINISTRATOR CASTILLE:** Introduced the following item:

2. **PUBLIC HEARING: PROPOSED AMENDMENT TO THE LAND DEVELOPMENT CODE — OFF-STREET PARKING REQUIREMENTS**

Recommendation:

That City Council conduct a public hearing on October 24, 2013 to consider the **proposed amendment to the Land Development Code pertaining to Off-Street Parking Requirements.**

**PLANNING SERVICES ADMINISTRATOR MORRIS:** As outlined in the memorandum dated October 24, 2013, provided a summary of the **proposed amendments to the City's Land Development Code regarding off-street parking requirements (Section 12-3-1) to reduce or eliminate the City-required parking standards, by 51.25 cumulatively within the CRA, in addition to reducing the required off-street parking standards in the entirety of the City.** She indicated the Planning Board unanimously recommended approval. She also presented overhead slides depicting the proposed changes.

Some Council Members made comments and asked questions with Planning Services Administrator Morris responding accordingly.

Public input was heard from the following individual:

Mr. Ron Butlin

**COUNCIL MEMBER PRATT:** Moved to approve the amendments.

**COUNCIL MEMBER CANNADA-WYNN:** Seconded.

**COUNCIL PRESIDENT WU:** There being no further discussion, called for the vote.

*(Electronic voting takes place indicating the motion passed unanimously.)*

**COUNCIL PRESIDENT WU:** Called on City Clerk Burnett to read the title of the ordinance on ***first reading*** related to this item.

**CITY CLERK BURNETT:** Proposed Ordinance No. 39-13 to be entitled:

***AN ORDINANCE AMENDING SECTION 12-3-1 OF THE CODE OF THE CITY OF PENSACOLA, FLORIDA; AMENDING THE OFF-STREET PARKING SPACES REQUIREMENTS; PROVIDING FOR SEVERABILITY; REPEALING CLAUSE; PROVIDING AN EFFECTIVE DATE.***

## City Council 10/24/2013 Meeting Minutes Page 2 of 2

### **REGULAR AGENDA (cont'd.):**

**COUNCIL MEMBER BARE:** Moved the approval (of P.O. #39-13).

**COUNCIL MEMBER PRATT:** Seconded.

**COUNCIL PRESIDENT WU:** There being no discussion, called for the vote.

*(Electronic voting takes place indicating the motion passed unanimously.)*

**CITY ADMINISTRATOR CASTILLE:** Introduced the following item:

3. **PUBLIC HEARING: PROPOSED AMENDMENT TO THE LAND DEVELOPMENT CODE — COMMERCIAL ACCESSORY USES AND ADMINISTRATIVE VARIANCES**

#### **Recommendation:**

That City Council conduct a public hearing on October 24, 2013 to consider the **proposed amendment to the Land Development Code pertaining to Commercial Accessory Uses and Administrative Variances.**

**PLANNING SERVICES ADMINISTRATOR MORRIS:** As outlined in the memorandum dated October 24, 2013, provided a summary of the **proposed amendments to the City's Land Development Code regarding commercial accessory uses (Sections 12-2-8 and 12-2-31) to allow for greater flexibility in accessory structure uses and standards; and administrative variances (Section 12-12-2) to permit staff-level variances.** She referenced Planning Board discussions of the proposed amendments over the last year and which unanimously recommended approval. She also presented overhead slides depicting the proposed changes.

Council Members asked questions throughout the presentation with Planning Services Administrator Morris responding accordingly.

**COUNCIL PRESIDENT WU:** There being no public input, indicated he will entertain a motion.

**COUNCIL MEMBER PRATT:** Moved to approve the amendments.

**COUNCIL MEMBER CANNADA-WYNN:** Seconded.

Council Members continued to ask questions with Planning Services Administrator Morris providing clarification.

**COUNCIL PRESIDENT WU:** Upon conclusion of discussion, called for the vote.

*(Electronic voting takes place indicating the motion passed unanimously.)*



**REGULAR AGENDA (cont'd.):**

**CITY ADMINISTRATOR CASTILLE:** Introduced the following item:

2. PUBLIC HEARING: PROPOSED AMENDMENT TO THE LAND DEVELOPMENT CODE — OFF-STREET PARKING REQUIREMENTS

**Recommendation:**

That City Council conduct a public hearing on October 24, 2013 to consider the **proposed amendment to the Land Development Code pertaining to Off-Street Parking Requirements.**

**PLANNING SERVICES ADMINISTRATOR MORRIS:** As outlined in the memorandum dated October 24, 2013, provided a summary of the **proposed amendments to the City's Land Development Code regarding off-street parking requirements (Section 12-3-1) to reduce or eliminate the City-required parking standards, by 51.25 cumulatively within the CRA, in addition to reducing the required off-street parking standards in the entirety of the City.** She indicated the Planning Board unanimously recommended approval. She also presented overhead slides depicting the proposed changes.

Some Council Members made comments and asked questions with Planning Services Administrator Morris responding accordingly.

Public input was heard from the following individual:

Mr. Ron Butlin

**COUNCIL MEMBER PRATT:** Moved to approve the amendments.

**COUNCIL MEMBER CANNADA-WYNN:** Seconded.

**COUNCIL PRESIDENT WU:** There being no further discussion, called for the vote.

*(Electronic voting takes place indicating the motion passed unanimously.)*

**COUNCIL PRESIDENT WU:** Called on City Clerk Burnett to read the title of the ordinance on ***first reading*** related to this item.

**CITY CLERK BURNETT:** Proposed Ordinance No. 39-13 to be entitled:

***AN ORDINANCE AMENDING SECTION 12-3-1 OF THE CODE OF THE CITY OF PENSACOLA, FLORIDA; AMENDING THE OFF-STREET PARKING SPACES REQUIREMENTS; PROVIDING FOR SEVERABILITY; REPEALING CLAUSE; PROVIDING AN EFFECTIVE DATE.***

**REGULAR AGENDA (cont'd.):**

**COUNCIL MEMBER BARE:** Moved the approval (of P.O. #39-13).

**COUNCIL MEMBER PRATT:** Seconded.

**COUNCIL PRESIDENT WU:** There being no discussion, called for the vote.

*(Electronic voting takes place indicating the motion passed unanimously.)*

**CITY ADMINISTRATOR CASTILLE:** Introduced the following item:

3. **PUBLIC HEARING: PROPOSED AMENDMENT TO THE LAND DEVELOPMENT CODE — COMMERCIAL ACCESSORY USES AND ADMINISTRATIVE VARIANCES**

**Recommendation:**

That City Council conduct a public hearing on October 24, 2013 to consider the **proposed amendment to the Land Development Code pertaining to Commercial Accessory Uses and Administrative Variances.**

**PLANNING SERVICES ADMINISTRATOR MORRIS:** As outlined in the memorandum dated October 24, 2013, provided a summary of the **proposed amendments to the City's Land Development Code regarding commercial accessory uses (Sections 12-2-8 and 12-2-31) to allow for greater flexibility in accessory structure uses and standards; and administrative variances (Section 12-12-2) to permit staff-level variances.** She referenced Planning Board discussions of the proposed amendments over the last year and which unanimously recommended approval. She also presented overhead slides depicting the proposed changes.

Council Members asked questions throughout the presentation with Planning Services Administrator Morris responding accordingly.

**COUNCIL PRESIDENT WU:** There being no public input, indicated he will entertain a motion.

**COUNCIL MEMBER PRATT:** Moved to approve the amendments.

**COUNCIL MEMBER CANNADA-WYNN:** Seconded.

Council Members continued to ask questions with Planning Services Administrator Morris providing clarification.

**COUNCIL PRESIDENT WU:** Upon conclusion of discussion, called for the vote.

*(Electronic voting takes place indicating the motion passed unanimously.)*



# City of Pensacola

222 West Main Street  
Pensacola, FL 32502

## Memorandum

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**File #:** 24-81

Agenda Conference

2/5/2024

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### **LEGISLATIVE ACTION ITEM**

**SPONSOR:** Mayor D.C. Reeves

**SUBJECT:**

REQUEST FOR VOLUNTARY ANNEXATION - BEARING POINT - AIRPORT BOULEVARD PROPERTIES

**RECOMMENDATION:**

That City Council approve the request for the voluntary annexation of three (3) parcels located at 422, 424, and the 400 Block of Airport Boulevard.

**HEARING REQUIRED:** No Hearing Required

**SUMMARY:**

Bearing Properties, on behalf of Airport Apartments, LLC, has requested that the City approve a voluntary annexation to incorporate the parcels located at 422, 424, and the 400 Block of Airport Boulevard into the City limits. The parcels are currently located within an unincorporated portion of Escambia County. The request indicates that the future plans for the property are to develop a 200-unit apartment complex.

The proposed annexation area is contiguous to the City limits and City Departments have confirmed that there are no concerns with providing services to the area.

Approval of the annexation request will necessitate a subsequent amendment to the City's Zoning and Future Land Use Maps to include the subject properties.

Florida Statute 171.044 provides that:  
Voluntary annexation

1. The owner or owners of real property in an unincorporated area of a county which is contiguous to a municipality and reasonably compact may petition the governing body of said municipality that said property be annexed to the municipality.
2. Upon determination by the governing body of the municipality that the petition bears the signatures of all owners of property in the area proposed to be annexed, the governing body may, at any regular meeting, adopt a nonemergency ordinance to annex said property and redefine the boundary lines of the municipality to include said property.

Said ordinance shall be passed after notice of the annexation has been published at least once each week for 2 consecutive weeks in some newspaper in such city or town or, if no newspaper is published in said city or town, then in a newspaper published in the same county; and if no newspaper is published in said county, then at least three printed copies of said notice shall be posted for 4 consecutive weeks at some conspicuous place in said city or town. The notice shall give the ordinance number and a brief, general description of the area proposed to be annexed. The description shall include a map clearly showing the area and a statement that the complete legal description by metes and bounds and the ordinance can be obtained from the Office of the City Clerk.

**PRIOR ACTION:**

None.

**FUNDING:**

None.

**FINANCIAL IMPACT:**

The City would receive stormwater and franchise fees and where applicable, ad valorem and public service tax revenues from the subject parcels as well as from any future improvements.

**LEGAL REVIEW ONLY BY CITY ATTORNEY: Yes**

1/18/2024

**STAFF CONTACT:**

Kerrith Fiddler, City Administrator  
David Forte, Deputy City Administrator  
Sherry Morris, AICP, Development Services Department Director

**ATTACHMENTS:**

1. Request for Annexation - Bearing Point - Airport Blvd
2. Map of Annexation Area
3. Proposed Ordinance No. 1-24
4. Business Impact Estimate

**PRESENTATION: No**



December 21, 2023

Honorable Mayor D.C. Reeves and City Council  
ATTN: Sherry Morris  
The City of Pensacola  
Planning Services  
P.O. Box 12910  
Pensacola, FL 32521  
smorris@cityofpensacola.com

**VIA EMAIL**

RE: Property annexation for 422, 424, and 400 Block of Airport Blvd.

Dear Ms. Morris,

Airport Apartments, LLC currently owns three parcels of land at 422, 424, and 400 block of Airport Blvd. The three parcels are Escambia County parcel IDs 351S07208000000, 351S307207000001, and 351S307207000000. Bearing Point Properties, on behalf of Airport Apartments, LLC are requesting to have these three parcels annexed into the city of Pensacola.

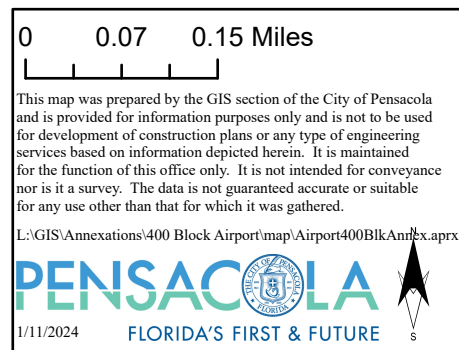
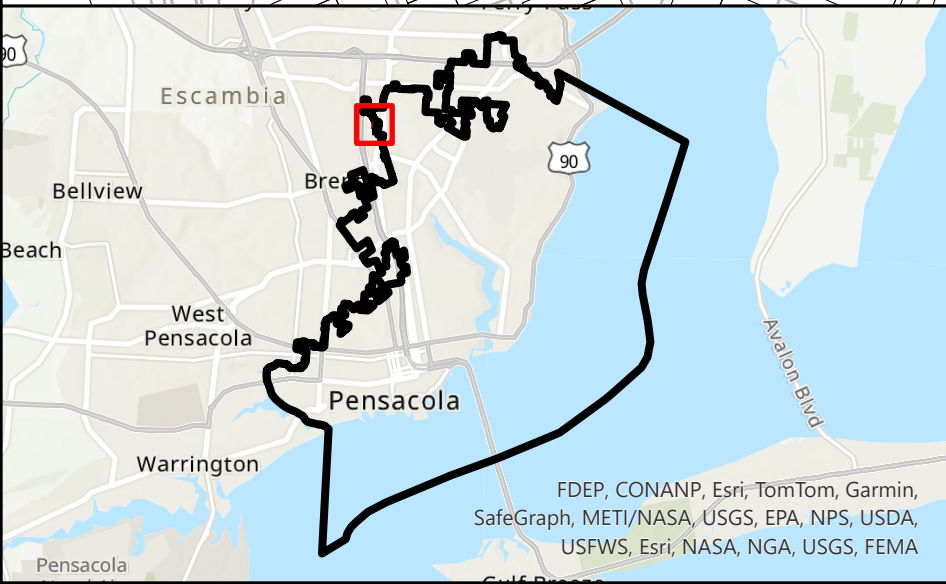
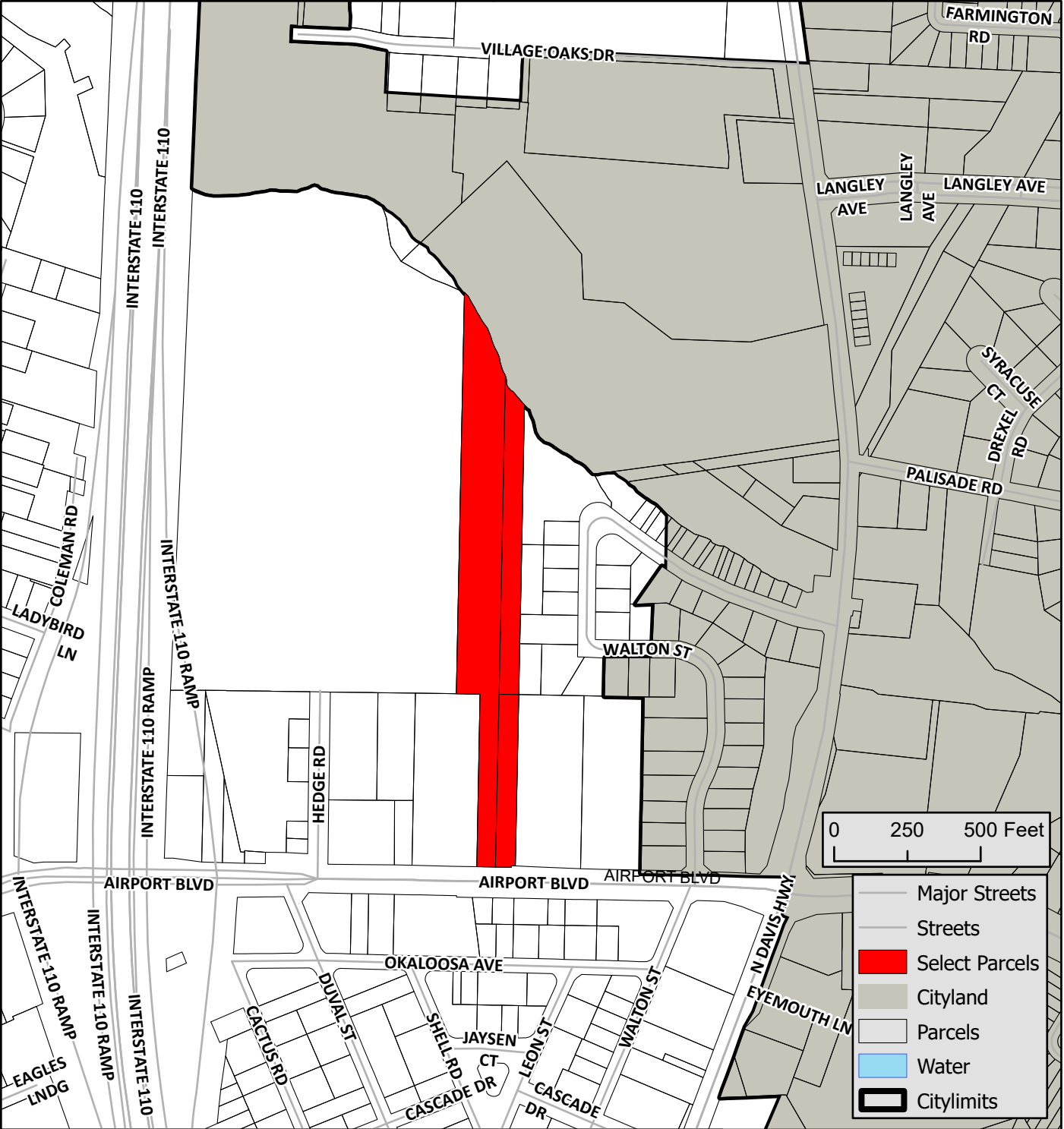
The ownership group intends to build a 200-unit apartment complex on the site. The annexation would be beneficial to the owners as it would grant future residents the benefits of living in the city of Pensacola as opposed to unincorporated Escambia County.

Thank you for your consideration of our request. We look forward to hearing from you.

Sincerely,

John Buzzell  
Managing Partner – Bearing Point Properties, LLC

Jeff Landry  
Managing Member – Airport Apartments, LLC



FDEP, CONANP, Esri, TomTom, Garmin, SafeGraph, METI/NASA, USGS, EPA, NPS, USDA, USFWS, Esri, NASA, NGA, USGS, FEMA

PROPOSED  
ORDINANCE NO. 1-24

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

WHEREAS, the city council has found that the property described below is contiguous to the city and reasonably compact in nature and meets the requirements of F.S. sections 171.043 and 171.044; and

WHEREAS, the city council 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 as provided by F.S. section 171.0413(6); 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 F.S. section 171.042, 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 hereby finds and declares that all requirements of law provided by F.S. chapter 171 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 the following described properties which are being integrated and annexed by the city and make a part and portion of the city, lying within and hereby incorporated into the City of Pensacola, to-wit:

DESCRIPTION: (OFFICIAL RECORDS BOOK 7728, PAGE 591)

PARCEL 1:

THAT PART OF SECTION 35, TOWNSHIP 1 SOUTH, RANGE 30 WEST, DESCRIBED AS FOLLOWS: COMMENCING AT THE P.R.M. MONUMENT AT THE NORTHEAST CORNER OF BLOCK 1, CRESTVIEW SUBDIVISION (PLAT BOOK 1,

PAGE 13), THENCE NORTH 21 DEGREES 25 MINUTES EAST 54.91 FEET TO THE NORTH LINE OF KILBEE AVE, THENCE WESTERLY WITH SAID NORTH LINE AND PARALLEL TO AND 50 FEET DISTANT FROM THE SOUTH LINE OF SAID AVENUE, 864 FEET TO A STAKE AT GRESHAM'S SOUTHWEST CORNER FOR THE POINT OF BEGINNING OF THIS DESCRIPTION; THENCE NORTHERLY AT RIGHT ANGLES TO KILBEE AVE. A DISTANCE OF 611 FEET TO A STAKE; THENCE WESTERLY AT RIGHT ANGLES TO LINE JUST RUN A DISTANCE OF 70 FEET TO A STAKE; THENCE SOUTHERLY & PARALLEL TO LINE FIRST RUN A DISTANCE OF 611 FEET TO THE NORTH SIDE OF KILBEE AVE. TO A STAKE; THENCE EASTERLY ALONG THE NORTH SIDE OF KILBEE AVE. A DISTANCE OF 70 FEET TO THE POINT OF BEGINNING OF THIS DESCRIPTION, LYING AND BEING IN SECTION 35, TOWNSHIP 1 SOUTH, RANGE 30 WEST, ESCAMBIA COUNTY, FLORIDA. LESS AND EXCEPT THAT PORTION OF SAID PROPERTY CONTAINED IN ORDER OF TAKING RECORDED IN OFFICIAL RECORDS BOOK 3595 PAGE 851, OF THE PUBLIC RECORDS OF ESCAMBIA COUNTY. FLORIDA.

PARCEL 3:

BEGIN AT THE NORTHEAST CORNER OF THE ABOVE DESCRIBED PARCEL 1 BEING THE ONE (1) ACRE TRACT PREVIOUSLY SOLD TO KIRBY MCHENRY AND LOUISE MCHENRY AS RECORDED IN DEED BOOK 183, PAGE 93, PUBLIC RECORDS OF ESCAMBIA COUNTY, FLORIDA; THENCE RUN WEST ALONG THE NORTH LINE OF SAID ONE ACRE TRACT A DISTANCE OF 70 FEET TO THE NORTHWEST CORNER OF SAID TRACT; THENCE RUN NORTH AT RIGHT ANGLES TO LINE JUST RUN TO SECTION LINE OF SECTION 35, TOWNSHIP 1 SOUTH, RANGE 30 WEST; THENCE RUN IN AN EASTERLY DIRECTION ALONG SAID SECTION LINE TO A POINT WHERE A LINE RUNNING NORTH AND AT RIGHT ANGLES FROM THE NORTHEAST CORNER OF SAID ONE ACRE TRACT WOULD INTERSECT THE SAID SECTION LINE; THENCE RUN SOUTH AT RIGHT ANGLES TO KILBEE AVENUE TO THE POINT OF BEGINNING OF THIS DESCRIPTION, LYING AND BEING IN SECTION 35, TOWNSHIP 1 SOUTH, RANGE 30 WEST, ESCAMBIA COUNTY, FLORIDA.

(OFFICIAL RECORDS BOOK 7728, PAGE 593)

PARCEL 2:

COMMENCING AT THE P.R.M. MONUMENT AT THE NORTHEAST CORNER OF BLOCK 1 CRESTVIEW SUBDIVISION (PLAT BOOK 1, PAGE 13) THENCE NORTH 21 DEGREES 25 MINUTES EAST 54.91 FEET TO THE NORTH LINE OF KILBEE AVENUE, THENCE WESTERLY ALONG THE NORTH LINE OF KILBEE AVENUE A DISTANCE OF 934 FEET TO BEGINNING OF THIS DESCRIPTION, THENCE CONTINUE SAME DIRECTION A DISTANCE OF 70 FEET TO A STAKE; THENCE RUN IN A NORTHERLY DIRECTION (AT RIGHT ANGLES TO THE KILBEE AVENUE) TO THE NORTH LINE OF SECTION 35, TOWNSHIP 1 SOUTH, RANGE 30 WEST, THENCE IN A EASTERLY DIRECTION ALONG THE SAID NORTH LINE OF SAID



SECTION TO A POINT WHICH IS 70 FEET AT RIGHT ANGLES FROM WEST LINE JUST RUN, THENCE IN A SOUTHERLY DIRECTION (AND PARALLEL TO THE SAID WEST LINE) TO THE NORTH LINE OF KILBEE AVENUE, BEING THE BEGINNING OF THIS DESCRIPTION, LYING AND BEING IN SECTION 35 TOWNSHIP 1 SOUTH, RANGE 30 WEST.

LESS AND EXCEPT: THAT PORTION AS DESCRIBED IN THAT ORDER OF TAKING IN FAVOR OF THE STATE OF FLORIDA DEPARTMENT OF TRANSPORTATION RECORDED IN OFFICIAL RECORDS BOOK 3595, PAGE 851 (AND AS SPECIFICALLY DESCRIBED IN OFFICIAL RECORDS BOOK 3595, PAGE 857 OF SAID DOCUMENT), ALL OF THE ABOVE LAND LYING, BEING AND SITUATE IN ESCAMBIA COUNTY, FLORIDA.

AND:

THAT PART OF SECTION 35, TOWNSHIP 1 SOUTH, RANGE 30 WEST, DESCRIBED AS FOLLOWS: COMMENCING AT THE P.R.M. MONUMENT AT THE NORTHEAST CORNER OF BLOCK 1, CRESTVIEW SUBDIVISION (PLAT BOOK 1, PAGE 13), THENCE NORTH 21 DEGREES 25 MINUTES EAST 54.91 FEET TO THE NORTH LINE OF KILBEE AVENUE, THENCE WESTERLY ALONG THE NORTH LINE OF KILBEE AVENUE A DISTANCE OF 1004 FEET, THENCE NORTHERLY AT RIGHT ANGLES TO KILBEE AVENUE A DISTANCE OF 611 FEET FOR POINT OF BEGINNING, THENCE RUN WEST AND PARALLEL TO KILBEE LANE 70 FEET, THENCE RUN NORTHERLY AND PARALLEL TO WEST LINE OF PROPERTY OF DESCRIBED IN OFFICIAL RECORDS BOOK 6874, PAGE 417, OF THE PUBLIC RECORDS OF ESCAMBIA COUNTY, FLORIDA, TO NORTH LINE OF SECTION 35, TOWNSHIP 1 SOUTH, RANGE 30 WEST, THENCE EASTERLY ALONG NORTH LINE OF SECTION 35, TOWNSHIP 1 SOUTH, RANGE 30 WEST TO NORTHWEST CORNER OF SAID PROPERTY DESCRIBED IN OFFICIAL RECORDS BOOK 6874, PAGE 417, THENCE SOUTHERLY ALONG WEST LINE OF PROPERTY DESCRIBED IN OFFICIAL RECORDS BOOK 6874, PAGE 417 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.

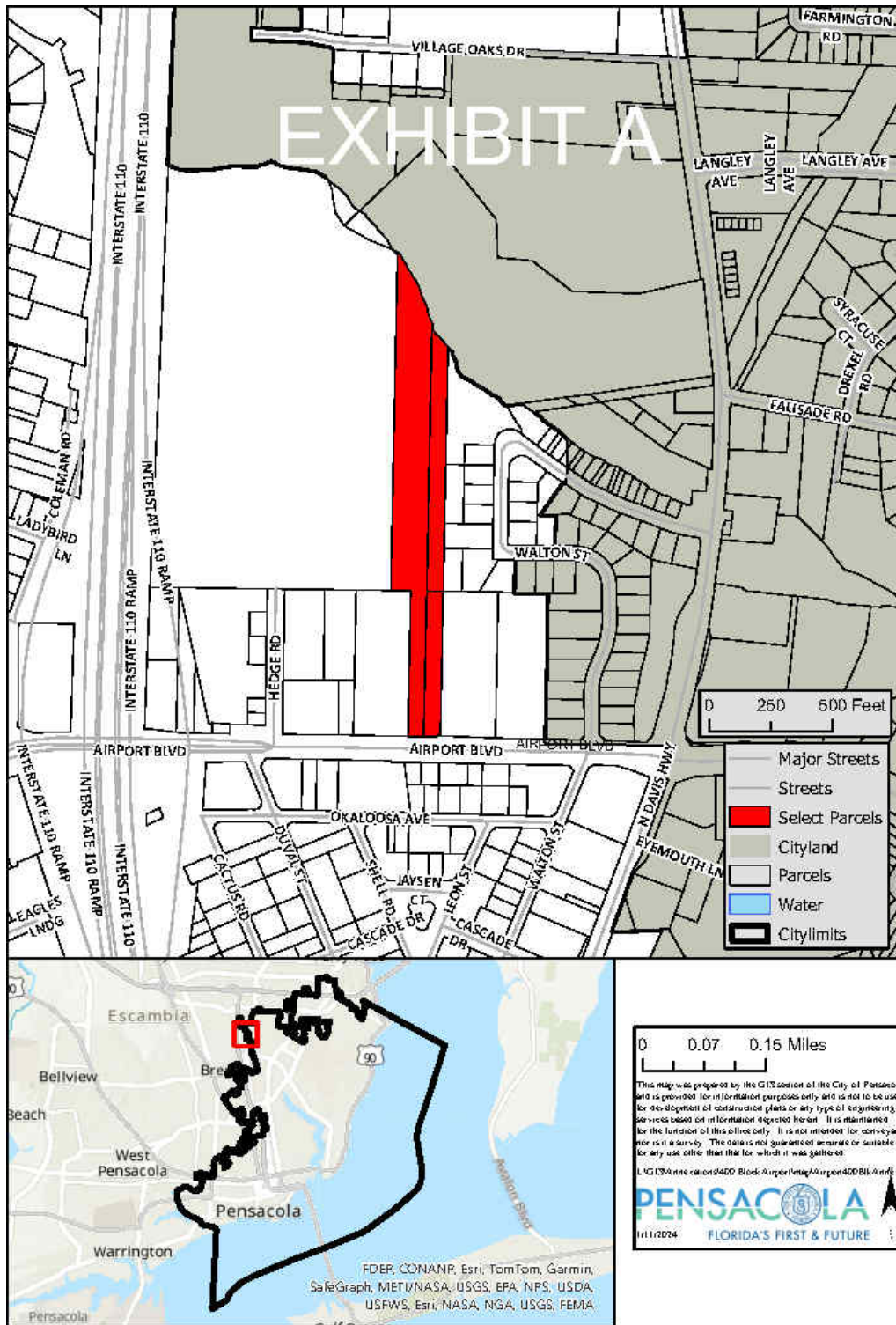
SECTION 4. This ordinance shall take effect on the fifth business day after adoption, unless otherwise provided, pursuant to Section 4.03(d) of the City Charter of the City of Pensacola.

Adopted: \_\_\_\_\_

Approved: \_\_\_\_\_  
President of City Council

Attest:

\_\_\_\_\_  
City Clerk





## **Business Impact Estimate**

*This form should be included in agenda packet for the item under which the proposed ordinance is to be considered, and must be posted on the City's website by the time notice of the proposed ordinance is published.*

Proposed Ordinance No. 1-24 (Bearing Point - Airport Blvd. Properties)

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

The City is of the view that the exception(s) to the Business Impact Estimate requirement that are checked off in a box below apply to the above-referenced proposed ordinance, although the City is implementing the procedure required by statutory law to ensure that no inadvertent procedural issue could impact the enactment of the proposed ordinance.

- ☒ The proposed ordinance is required for compliance with Federal or State law or regulation;
- ☐ The proposed ordinance relates to the issuance or refinancing of debt;
- ☐ The proposed ordinance relates to the adoption of budgets or budget amendments, including revenue sources necessary to fund the budget;
- ☐ The proposed ordinance is required to implement a contract or an agreement, including, but not limited to, any Federal, State, local, or private grant, or other financial assistance accepted by the
- ☐ The proposed ordinance is an emergency ordinance;
- ☐ The ordinance relates to procurement; or
- ☐ The proposed ordinance is enacted to implement the following:
  - a. Part II of Chapter 163, *Florida Statutes*, relating to growth policy, county and municipal planning, and land development regulation, including zoning, development orders, development agreements and development permits;
  - b. Sections 190.005 and 190.046, *Florida Statutes*, regarding community development districts;
  - c. Section 553.73, *Florida Statutes*, relating to the *Florida Building Code*; or
  - d. Section 633.202, *Florida Statutes*, relating to the *Florida Fire Prevention Code*.

In accordance with the provisions of controlling law, even notwithstanding the fact that, an exemption noted above may apply, the City hereby publishes the following information:

1. Summary of the proposed ordinance (must include statement of the public purpose, such as serving the public health, safety, morals, and welfare):

2. Estimate of direct economic impact of the proposed ordinance on private, for-profit businesses in the City:

3. Estimate of direct compliance costs that businesses may reasonably incur:

4. Any new charge or fee imposed by the proposed ordinance:

5. Estimate of the City's regulatory costs, including estimated revenues from any new charges or fees to cover such costs:

6. Good faith estimate of the number of businesses likely to be impacted by the proposed ordinance:

7. Additional information (if any, but may wish to include the methodology used to derive information for #1 and #2, above. For example: City staff solicited comments from businesses in the City as to the potential impact of the proposed ordinance by contacting the chamber of commerce, social media posting, direct mail or direct email, posting on City website, public workshop, etc. You may also wish to include efforts made to reduce the potential fiscal impact on businesses based on feedback from businesses. You may also wish to state here that the proposed ordinance is a generally applicable ordinance that applies to all persons similarly situated (individuals as well as businesses) and, therefore, the proposed ordinance does not impose costs only upon businesses.):



# City of Pensacola

222 West Main Street  
Pensacola, FL 32502

## Memorandum

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**File #:** 24-97

Agenda Conference

2/5/2024

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### **LEGISLATIVE ACTION ITEM**

**SPONSOR:** Mayor D.C. Reeves

**SUBJECT:**

PROPOSED ORDINANCE NO. 1-24 - REQUEST FOR VOLUNTARY ANNEXATION -  
BEARING POINT - AIRPORT BOULEVARD PROPERTIES

**RECOMMENDATION:**

That City Council approve Proposed Ordinance No. 1-24 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; PROVIDING FOR  
SEVERABILITY; REPEALING CLAUSE; AND PROVIDING AN EFFECTIVE DATE.

**HEARING REQUIRED:** No Hearing Required

**SUMMARY:**

Bearing Properties, on behalf of Airport Apartments, LLC, has requested that the City approve a voluntary annexation to incorporate the parcels located at 422, 424, and the 400 Block of Airport Boulevard into the City limits. The parcels are currently located within an unincorporated portion of Escambia County. The request indicates that the future plans for the property are to develop a 200-unit apartment complex.

The proposed annexation area is contiguous to the City limits and City Departments have confirmed that there are no concerns with providing services to the area.

Approval of the annexation request will necessitate a subsequent amendment to the City's Zoning and Future Land Use Maps to include the subject properties.

Florida Statute 171.044 provides that:  
Voluntary annexation

1. The owner or owners of real property in an unincorporated area of a county which is contiguous to a municipality and reasonably compact may petition the governing body of said municipality that said property be annexed to the municipality.

2. Upon determination by the governing body of the municipality that the petition bears the signatures of all owners of property in the area proposed to be annexed, the governing body may, at any regular meeting, adopt a nonemergency ordinance to annex said property and redefine the boundary lines of the municipality to include said property. Said ordinance shall be passed after notice of the annexation has been published at least once each week for 2 consecutive weeks in some newspaper in such city or town or, if no newspaper is published in said city or town, then in a newspaper published in the same county; and if no newspaper is published in said county, then at least three printed copies of said notice shall be posted for 4 consecutive weeks at some conspicuous place in said city or town. The notice shall give the ordinance number and a brief, general description of the area proposed to be annexed. The description shall include a map clearly showing the area and a statement that the complete legal description by metes and bounds and the ordinance can be obtained from the Office of the City Clerk.

**PRIOR ACTION:**

None.

**FUNDING:**

None.

**FINANCIAL IMPACT:**

The City would receive stormwater and franchise fees and where applicable, ad valorem and public service tax revenues from the subject parcels as well as from any future improvements.

**LEGAL REVIEW ONLY BY CITY ATTORNEY: Yes**

1/18/2024

**STAFF CONTACT:**

Kerrith Fiddler, City Administrator  
David Forte, Deputy City Administrator  
Sherry Morris, AICP, Development Services Department Director

**ATTACHMENTS:**

1. Proposed Ordinance No. 1-24
2. Business Impact Estimate
3. Request for Annexation - Bearing Point - Airport Blvd

**PRESENTATION: No**

PROPOSED  
ORDINANCE NO. 1-24

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

WHEREAS, the city council has found that the property described below is contiguous to the city and reasonably compact in nature and meets the requirements of F.S. sections 171.043 and 171.044; and

WHEREAS, the city council 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 as provided by F.S. section 171.0413(6); 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 F.S. section 171.042, 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 hereby finds and declares that all requirements of law provided by F.S. chapter 171 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 the following described properties which are being integrated and annexed by the city and make a part and portion of the city, lying within and hereby incorporated into the City of Pensacola, to-wit:

DESCRIPTION: (OFFICIAL RECORDS BOOK 7728, PAGE 591)

PARCEL 1:

THAT PART OF SECTION 35, TOWNSHIP 1 SOUTH, RANGE 30 WEST, DESCRIBED AS FOLLOWS: COMMENCING AT THE P.R.M. MONUMENT AT THE NORTHEAST CORNER OF BLOCK 1, CRESTVIEW SUBDIVISION (PLAT BOOK 1,



PAGE 13), THENCE NORTH 21 DEGREES 25 MINUTES EAST 54.91 FEET TO THE NORTH LINE OF KILBEE AVE, THENCE WESTERLY WITH SAID NORTH LINE AND PARALLEL TO AND 50 FEET DISTANT FROM THE SOUTH LINE OF SAID AVENUE, 864 FEET TO A STAKE AT GRESHAM'S SOUTHWEST CORNER FOR THE POINT OF BEGINNING OF THIS DESCRIPTION; THENCE NORTHERLY AT RIGHT ANGLES TO KILBEE AVE. A DISTANCE OF 611 FEET TO A STAKE; THENCE WESTERLY AT RIGHT ANGLES TO LINE JUST RUN A DISTANCE OF 70 FEET TO A STAKE; THENCE SOUTHERLY & PARALLEL TO LINE FIRST RUN A DISTANCE OF 611 FEET TO THE NORTH SIDE OF KILBEE AVE. TO A STAKE; THENCE EASTERLY ALONG THE NORTH SIDE OF KILBEE AVE. A DISTANCE OF 70 FEET TO THE POINT OF BEGINNING OF THIS DESCRIPTION, LYING AND BEING IN SECTION 35, TOWNSHIP 1 SOUTH, RANGE 30 WEST, ESCAMBIA COUNTY, FLORIDA. LESS AND EXCEPT THAT PORTION OF SAID PROPERTY CONTAINED IN ORDER OF TAKING RECORDED IN OFFICIAL RECORDS BOOK 3595 PAGE 851, OF THE PUBLIC RECORDS OF ESCAMBIA COUNTY. FLORIDA.

PARCEL 3:

BEGIN AT THE NORTHEAST CORNER OF THE ABOVE DESCRIBED PARCEL 1 BEING THE ONE (1) ACRE TRACT PREVIOUSLY SOLD TO KIRBY MCHENRY AND LOUISE MCHENRY AS RECORDED IN DEED BOOK 183, PAGE 93, PUBLIC RECORDS OF ESCAMBIA COUNTY, FLORIDA; THENCE RUN WEST ALONG THE NORTH LINE OF SAID ONE ACRE TRACT A DISTANCE OF 70 FEET TO THE NORTHWEST CORNER OF SAID TRACT; THENCE RUN NORTH AT RIGHT ANGLES TO LINE JUST RUN TO SECTION LINE OF SECTION 35, TOWNSHIP 1 SOUTH, RANGE 30 WEST; THENCE RUN IN AN EASTERLY DIRECTION ALONG SAID SECTION LINE TO A POINT WHERE A LINE RUNNING NORTH AND AT RIGHT ANGLES FROM THE NORTHEAST CORNER OF SAID ONE ACRE TRACT WOULD INTERSECT THE SAID SECTION LINE; THENCE RUN SOUTH AT RIGHT ANGLES TO KILBEE AVENUE TO THE POINT OF BEGINNING OF THIS DESCRIPTION, LYING AND BEING IN SECTION 35, TOWNSHIP 1 SOUTH, RANGE 30 WEST, ESCAMBIA COUNTY, FLORIDA.

(OFFICIAL RECORDS BOOK 7728, PAGE 593)

PARCEL 2:

COMMENCING AT THE P.R.M. MONUMENT AT THE NORTHEAST CORNER OF BLOCK 1 CRESTVIEW SUBDIVISION (PLAT BOOK 1, PAGE 13) THENCE NORTH 21 DEGREES 25 MINUTES EAST 54.91 FEET TO THE NORTH LINE OF KILBEE AVENUE, THENCE WESTERLY ALONG THE NORTH LINE OF KILBEE AVENUE A DISTANCE OF 934 FEET TO BEGINNING OF THIS DESCRIPTION, THENCE CONTINUE SAME DIRECTION A DISTANCE OF 70 FEET TO A STAKE; THENCE RUN IN A NORTHERLY DIRECTION (AT RIGHT ANGLES TO THE KILBEE AVENUE) TO THE NORTH LINE OF SECTION 35, TOWNSHIP 1 SOUTH, RANGE 30 WEST, THENCE IN A EASTERLY DIRECTION ALONG THE SAID NORTH LINE OF SAID

SECTION TO A POINT WHICH IS 70 FEET AT RIGHT ANGLES FROM WEST LINE JUST RUN, THENCE IN A SOUTHERLY DIRECTION (AND PARALLEL TO THE SAID WEST LINE) TO THE NORTH LINE OF KILBEE AVENUE, BEING THE BEGINNING OF THIS DESCRIPTION, LYING AND BEING IN SECTION 35 TOWNSHIP 1 SOUTH, RANGE 30 WEST.

LESS AND EXCEPT: THAT PORTION AS DESCRIBED IN THAT ORDER OF TAKING IN FAVOR OF THE STATE OF FLORIDA DEPARTMENT OF TRANSPORTATION RECORDED IN OFFICIAL RECORDS BOOK 3595, PAGE 851 (AND AS SPECIFICALLY DESCRIBED IN OFFICIAL RECORDS BOOK 3595, PAGE 857 OF SAID DOCUMENT), ALL OF THE ABOVE LAND LYING, BEING AND SITUATE IN ESCAMBIA COUNTY, FLORIDA.

AND:

THAT PART OF SECTION 35, TOWNSHIP 1 SOUTH, RANGE 30 WEST, DESCRIBED AS FOLLOWS: COMMENCING AT THE P.R.M. MONUMENT AT THE NORTHEAST CORNER OF BLOCK 1, CRESTVIEW SUBDIVISION (PLAT BOOK 1, PAGE 13), THENCE NORTH 21 DEGREES 25 MINUTES EAST 54.91 FEET TO THE NORTH LINE OF KILBEE AVENUE, THENCE WESTERLY ALONG THE NORTH LINE OF KILBEE AVENUE A DISTANCE OF 1004 FEET, THENCE NORTHERLY AT RIGHT ANGLES TO KILBEE AVENUE A DISTANCE OF 611 FEET FOR POINT OF BEGINNING, THENCE RUN WEST AND PARALLEL TO KILBEE LANE 70 FEET, THENCE RUN NORTHERLY AND PARALLEL TO WEST LINE OF PROPERTY OF DESCRIBED IN OFFICIAL RECORDS BOOK 6874, PAGE 417, OF THE PUBLIC RECORDS OF ESCAMBIA COUNTY, FLORIDA, TO NORTH LINE OF SECTION 35, TOWNSHIP 1 SOUTH, RANGE 30 WEST, THENCE EASTERLY ALONG NORTH LINE OF SECTION 35, TOWNSHIP 1 SOUTH, RANGE 30 WEST TO NORTHWEST CORNER OF SAID PROPERTY DESCRIBED IN OFFICIAL RECORDS BOOK 6874, PAGE 417, THENCE SOUTHERLY ALONG WEST LINE OF PROPERTY DESCRIBED IN OFFICIAL RECORDS BOOK 6874, PAGE 417 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.

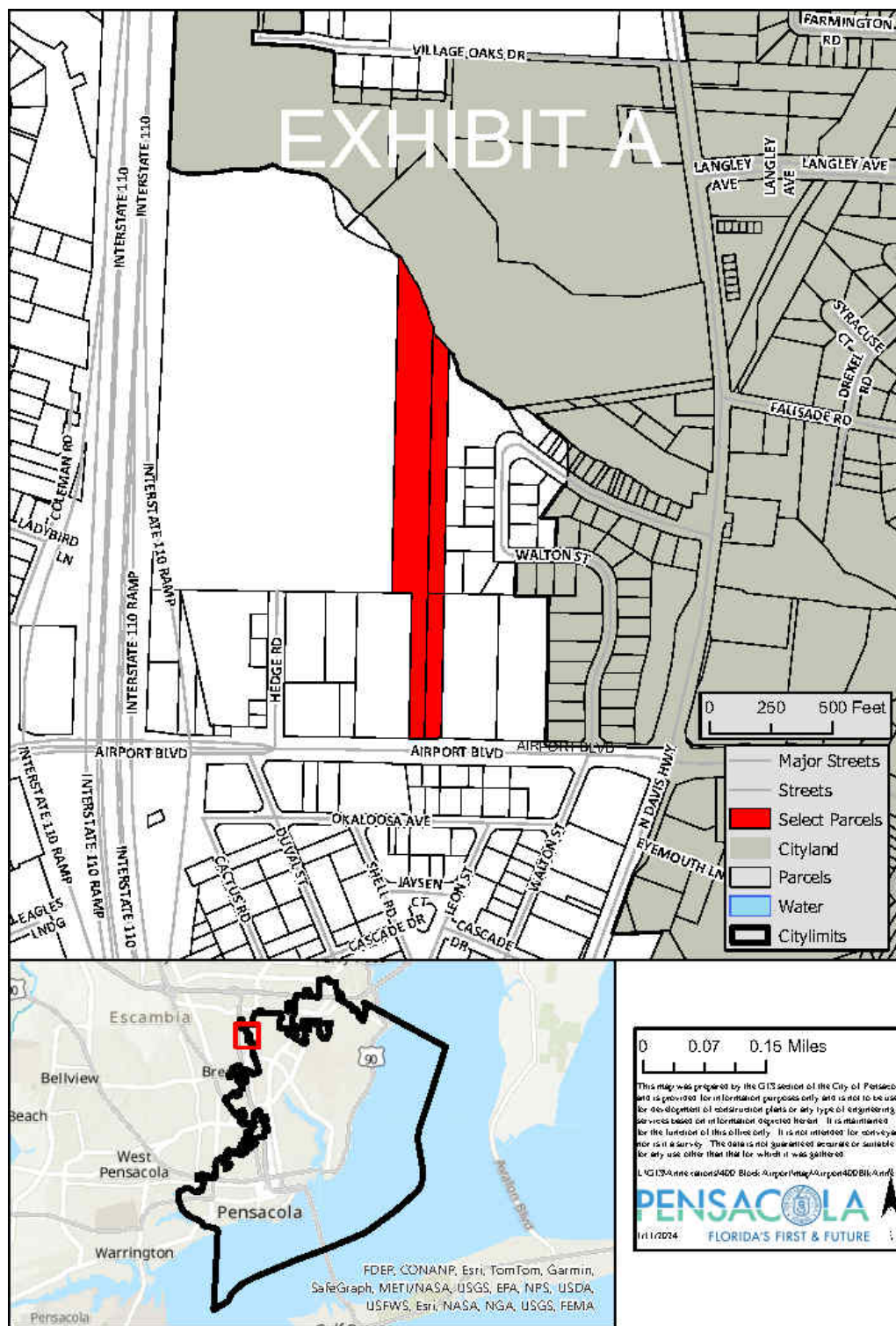
SECTION 4. This ordinance shall take effect on the fifth business day after adoption, unless otherwise provided, pursuant to Section 4.03(d) of the City Charter of the City of Pensacola.

Adopted: \_\_\_\_\_

Approved: \_\_\_\_\_  
President of City Council

Attest:

\_\_\_\_\_  
City Clerk





## **Business Impact Estimate**

*This form should be included in agenda packet for the item under which the proposed ordinance is to be considered, and must be posted on the City's website by the time notice of the proposed ordinance is published.*

Proposed Ordinance No. 1-24 (Bearing Point - Airport Blvd. Properties)

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

The City is of the view that the exception(s) to the Business Impact Estimate requirement that are checked off in a box below apply to the above-referenced proposed ordinance, although the City is implementing the procedure required by statutory law to ensure that no inadvertent procedural issue could impact the enactment of the proposed ordinance.

- ☒ The proposed ordinance is required for compliance with Federal or State law or regulation;
- ☐ The proposed ordinance relates to the issuance or refinancing of debt;
- ☐ The proposed ordinance relates to the adoption of budgets or budget amendments, including revenue sources necessary to fund the budget;
- ☐ The proposed ordinance is required to implement a contract or an agreement, including, but not limited to, any Federal, State, local, or private grant, or other financial assistance accepted by the
- ☐ The proposed ordinance is an emergency ordinance;
- ☐ The ordinance relates to procurement; or
- ☐ The proposed ordinance is enacted to implement the following:
  - a. Part II of Chapter 163, *Florida Statutes*, relating to growth policy, county and municipal planning, and land development regulation, including zoning, development orders, development agreements and development permits;
  - b. Sections 190.005 and 190.046, *Florida Statutes*, regarding community development districts;
  - c. Section 553.73, *Florida Statutes*, relating to the *Florida Building Code*; or
  - d. Section 633.202, *Florida Statutes*, relating to the *Florida Fire Prevention Code*.

In accordance with the provisions of controlling law, even notwithstanding the fact that, an exemption noted above may apply, the City hereby publishes the following information:

1. Summary of the proposed ordinance (must include statement of the public purpose, such as serving the public health, safety, morals, and welfare):

2. Estimate of direct economic impact of the proposed ordinance on private, for-profit businesses in the City:

3. Estimate of direct compliance costs that businesses may reasonably incur:

4. Any new charge or fee imposed by the proposed ordinance:

5. Estimate of the City's regulatory costs, including estimated revenues from any new charges or fees to cover such costs:

6. Good faith estimate of the number of businesses likely to be impacted by the proposed ordinance:

7. Additional information (if any, but may wish to include the methodology used to derive information for #1 and #2, above. For example: City staff solicited comments from businesses in the City as to the potential impact of the proposed ordinance by contacting the chamber of commerce, social media posting, direct mail or direct email, posting on City website, public workshop, etc. You may also wish to include efforts made to reduce the potential fiscal impact on businesses based on feedback from businesses. You may also wish to state here that the proposed ordinance is a generally applicable ordinance that applies to all persons similarly situated (individuals as well as businesses) and, therefore, the proposed ordinance does not impose costs only upon businesses.):



December 21, 2023

Honorable Mayor D.C. Reeves and City Council  
ATTN: Sherry Morris  
The City of Pensacola  
Planning Services  
P.O. Box 12910  
Pensacola, FL 32521  
smorris@cityofpensacola.com

**VIA EMAIL**

RE: Property annexation for 422, 424, and 400 Block of Airport Blvd.

Dear Ms. Morris,

Airport Apartments, LLC currently owns three parcels of land at 422, 424, and 400 block of Airport Blvd. The three parcels are Escambia County parcel IDs 351S07208000000, 351S307207000001, and 351S307207000000. Bearing Point Properties, on behalf of Airport Apartments, LLC are requesting to have these three parcels annexed into the city of Pensacola.

The ownership group intends to build a 200-unit apartment complex on the site. The annexation would be beneficial to the owners as it would grant future residents the benefits of living in the city of Pensacola as opposed to unincorporated Escambia County.

Thank you for your consideration of our request. We look forward to hearing from you.

Sincerely,

John Buzzell  
Managing Partner – Bearing Point Properties, LLC

Jeff Landry  
Managing Member – Airport Apartments, LLC



# City of Pensacola

222 West Main Street  
Pensacola, FL 32502

## Memorandum

**File #:** 24-93

**Agenda Conference**

**2/5/2024**

### **LEGISLATIVE ACTION ITEM**

**SPONSOR:** Council Member Jennifer Brahier

**SUBJECT:**

FUNDING OF FULL BUILDING ASSESSMENT OF E.S. COBB RESOURCE CENTER

**RECOMMENDATION:**

That City Council approve the recommendation of the Community Redevelopment Agency (CRA) Board and fund a full building assessment of the E.S. Cobb Resource Center, not to exceed \$175,000.

**HEARING REQUIRED:** No Hearing Required

**SUMMARY:**

In September 2023, City staff tasked JDA, LLC to perform a Limited Structural Assessment of the E.S. Cobb Resource Center. The limited structural assessment dated September 5, 2023 was received and is attached herein. JDA additionally utilized the services of Lysaght & Associates Structural Engineers.

The center is deemed to be safe for occupant use; however, in an abundance of caution, it has been determined that a full assessment should be completed in order to gauge the overall current condition of the building, as well as identify necessary repairs and pending maintenance. A full assessment is estimated to cost \$125,000 - \$175,000 and will take between 4-6 months for the full report to be generated. However, during the time that the assessment is being performed, certain near-term repairs are recommended to be made as notated in Exhibit D of the report. The request is to authorize an amount up to, and not to exceed, \$175,000 for the assessment. If the assessment costs less than \$175,000, the delta will remain in the respective General Fund account.

**PRIOR ACTION:**

January 16, 2024 -- The CRA recommended forwarding the request to City Council to fund a full assessment of the E.S. Cobb Resource Center.

**FUNDING:**



|         |                  |                                 |
|---------|------------------|---------------------------------|
| Budget: | <u>\$175,000</u> |                                 |
| Actual: | <u>\$100,000</u> | General Fund Carryforward funds |
|         | <u>\$75,000</u>  | CDBG Funds                      |
|         | <u>\$175,000</u> | TOTAL                           |

**FINANCIAL IMPACT:**

A full assessment is estimated to cost between \$125,000-\$175,000. It is proposed that \$75,000 be pledged from CDBG Funds with the remainder coming from the General Fund or other eligible funding sources.

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

**STAFF CONTACT:**

Don Kraher, Council Executive  
David Forte, Deputy City Administrator  
Victoria D'Angelo, CRA Division Manager

**ATTACHMENTS:**

1. Limited Structural Assessment Report by JDA, LLC dated 09/5/2023

**PRESENTATION:** No



JOE DEREUIL ASSOCIATES, LLC  
STRUCTURAL ENGINEERS

## LIMITED STRUCTURAL ASSESSMENT

Of

E.S. Cobb Resource Center

601 E. Mallory St.

Pensacola, FL 32503



Prepared By:

Joey McMath, P.E.

JOE DEREUIL ASSOCIATES, LLC

Pensacola, FL

September 5, 2023

JDA Job No. 23089

FL CA No. 9515

LIMITED ASSESSMENT of:

601 E. Mallory St.

Pensacola, Florida

**1.0 Executive Summary..... p. 3**

**2.0 Background ..... p. 5**

**3.0 List of Observed Deficiencies ..... p. 6**

**4.0 General Recommendations ..... p. 7**

**Attachments**

Exhibit A – Glulam Arch Photos ..... p. 8

Exhibit B – North Entrance Canopy Photos ..... p. 18

Exhibit C – Exterior Wall Photos ..... p. 25

Exhibit D – Lysaght & Associates Field Report #1 ..... p. 33

Exhibit E – Disclaimers ..... p. 45

## **1.0 Executive Summary**

The E.S. Cobb Resource Center is comprised of an original building constructed circa 1960's which includes the gymnasium and supporting facilities and a more recent addition, built in the 1980's.

Based on our limited structural assessment we conclude that the original building (gymnasium) is in need of structural repair. This building needs repairs to the glulam arches which show signs of significant structural decay. Repairs are needed in the next 3 to 12 months (varies based on condition/location) as indicated in Exhibit "D." Refer to Exhibit "A" for photos of the damage to the arches and Exhibit "D" for a detailed report of the arches by Lysaght & Associates, our regional glulam structural engineer/expert. The Lysaght report provides general recommendations for repairs to the arches. A glulam repair contractor should be engaged to further evaluate the arches and then repair them.

The north entrance canopy is water damaged and in need of structural repairs. Repairs are needed to the canopy roof and steel support columns. Refer to Exhibit "B" for photos of the entrance canopy damage.

Hairline stair-stepped cracking was viewed along the north and west exterior walls of the building and should be sealed to limit water intrusion. While the original cause of the cracking remains unknown, the crack width could be monitored on a yearly basis after the block is properly sealed. Possible causes of cracking may involve minor differential building settlement (soils issue) or volumetric changes (thermal and/or shrinkage movement). Refer to Exhibit "C" for photos of the wall damage.

We recommend that a licensed roofing contractor or a certified roof consultant evaluate the gymnasium roof. We also recommend a general condition assessment be conducted by an exterior envelope consultant, including a review of all fenestration. Finally, it is always prudent to have all building systems periodically evaluated by qualified personnel to plan for needed maintenance.

It is important to note that we did not evaluate the southern portion of the building (circa 1980's), which appears to be a later addition to the gymnasium. The City did not ask us to include the circa 1980's building in our scope.

In our professional opinion, the building is safe for continued occupancy until repairs commence, but repairs should be completed within the timelines presented here-in and Exhibit "D." The building should not be occupied during a severe weather event having high winds, such as a tropical storm or worse.

If the City fails to initiate repairs within the recommended timeline then the building should be closed until repairs are completed.

## 2.0 Background

Geosyntec Consultants engaged Joe DeReuil Associates, LLC to provide a limited structural assessment of the northern portion of the building (the gymnasium) located at 601 E. Mallory Street. Joe DeReuil Associates, LLC, retained the services of Lysaght & Associates, PA, as experts in the area of glulam member assessment and design/repair to assist with the evaluation of the glulam arches in the gymnasium. Glulam arches are comprised of laminations of saw lumber which are bonded together using special adhesives (glue). Both Joe DeReuil Associates and Lysaght are structural engineering firms.

Joseph L. "Joey" McMath, III, PE, of JDA visited the site on August 15, 2023 with Katie Fox, PE, of GeoSyntec and Michael Stone, PE, of Lysaght & Associates, LLC. While onsite, we briefly met with the City of Pensacola Assistant Public Works and Facilities Director, Mr. James W. Cook, PE, at the beginning of our site visit.

With assistance from Joe DeReuil Associates, Mr. Michael Stone of Lysaght & Associates evaluated the condition of the glue laminated arches. His findings are provided in the Lysaght report included in Exhibit "D" to this report. In general, the arches are in need of structural repairs, but the building is safe for continued occupancy until the repairs are completed in the very near future (6-12 months).

Although not the main issue of concern, other structural issues were identified during our visit. These issues include water damage to the north entrance canopy roof and corrosion of the canopy support columns. The exterior concrete block walls on the north and west side of the gym are experiencing cracking and should be sealed to limit water intrusion. These elements should also be repaired in the next 12 months.

We understand that the owner will take immediate action to plan for future repairs as outlined in this report, with the most critical being repair of the glulam arches.

### **3.0 List of Observed Deficiencies**

- Glulam arch decay – Refer to Exhibit “D” for comprehensive evaluation
  - The exposed portion of most of the arches are damaged
  - Damage occurs beyond the roof drip edge where rainwater has penetrated the wood and decreased the levels of the wood preservatives
  - Depth of decay varies across the length and thickness of each arch
  - The portion of the arches that are in conditioned space could not be probed (lack of access / lift) but are believed to have very little decay
- North entrance canopy water damage to roof and columns
  - Corrosion of steel tube support columns
  - Water damage to roof framing including ceiling, soffit and fascia.
- North & west exterior wall stair stepped cracking in concrete block
  - Hair-line stair stepped cracking at north wall at multiple locations
  - Hair-line stair stepped cracking at west wall with south end of wall showing the worst conditions

## 4.0 General Recommendations

We recommend that the glulam arches be repaired within the timelines outlined in the Lysaght report, which is exhibit 'D' to this report. The Lysaght report provides general repair recommendations and procedures. A contractor specializing in glulam repair should further evaluate the arches and complete the repairs with design assistance from a qualified structural engineer such as Lysaght & Associates. The arches should be protected from further water exposure per the Lysaght report.

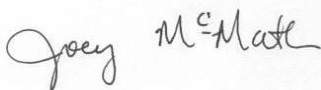
We recommend that the water damage be repaired at the north entrance canopy within the next 12-months. Roofing repairs should also be anticipated. Efforts should be made to provide temporary protection from further water exposure until permanent repairs can be made.

The stair-stepped cracks in the exterior concrete block walls should be sealed to prevent moisture intrusion. We recommend monitoring the cracks to determine if they are active. Active cracking could be an indication of foundation movement and/or volumetric changes. Foundation movement can be resisted by installation of helical piers or other foundation stabilization methods. Volume changes can be accommodated through the introduction of vertical control joints in the walls. Cracking could be repaired after the root cause of damage is known. Crack repair may involve routing out and repointing the mortar joints. Other means of crack repair are also available.

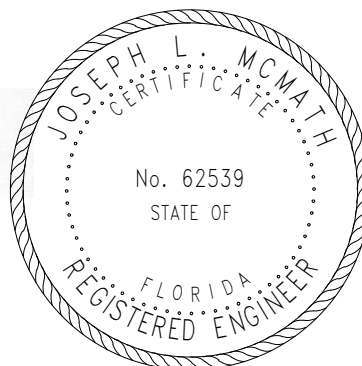
Qualified professionals should be engaged to specify repairs and assist throughout the repair process.

Sincerely,

JOE DEREUIL ASSOCIATES, LLC



Joseph "Joey" L. McMath, III, PE



Joseph McMath

Digitally signed by Joseph McMath  
DN:  
E=joe@jdstructures.com,  
CN=Joseph McMath,  
O=Joe DeReuil Associates, L=Pensacola, S=Florida, C=US  
Reason: This item has been electronically signed and sealed by Joseph McMath, P.E. on the date indicated here. Printed copies of this document are not considered signed and sealed and the SHA authentication code must be verified on any electronic copies.  
Contact Info: 850.549.6566  
Date: 2023.09.11 15:31:34-05'00'



## **Exhibit A – Glulam Arch Photos**



**Photo 1 – Gym Interior (Looking South)**



**Photo 2 – Gym Exterior (Looking Southwest)**



**Photo 3 – Gym Exterior (East End of Arches)**





**Photo 4 – East End of North Arch (Decay)**



**Photo 5 – East End of Center Arch (Decay)**



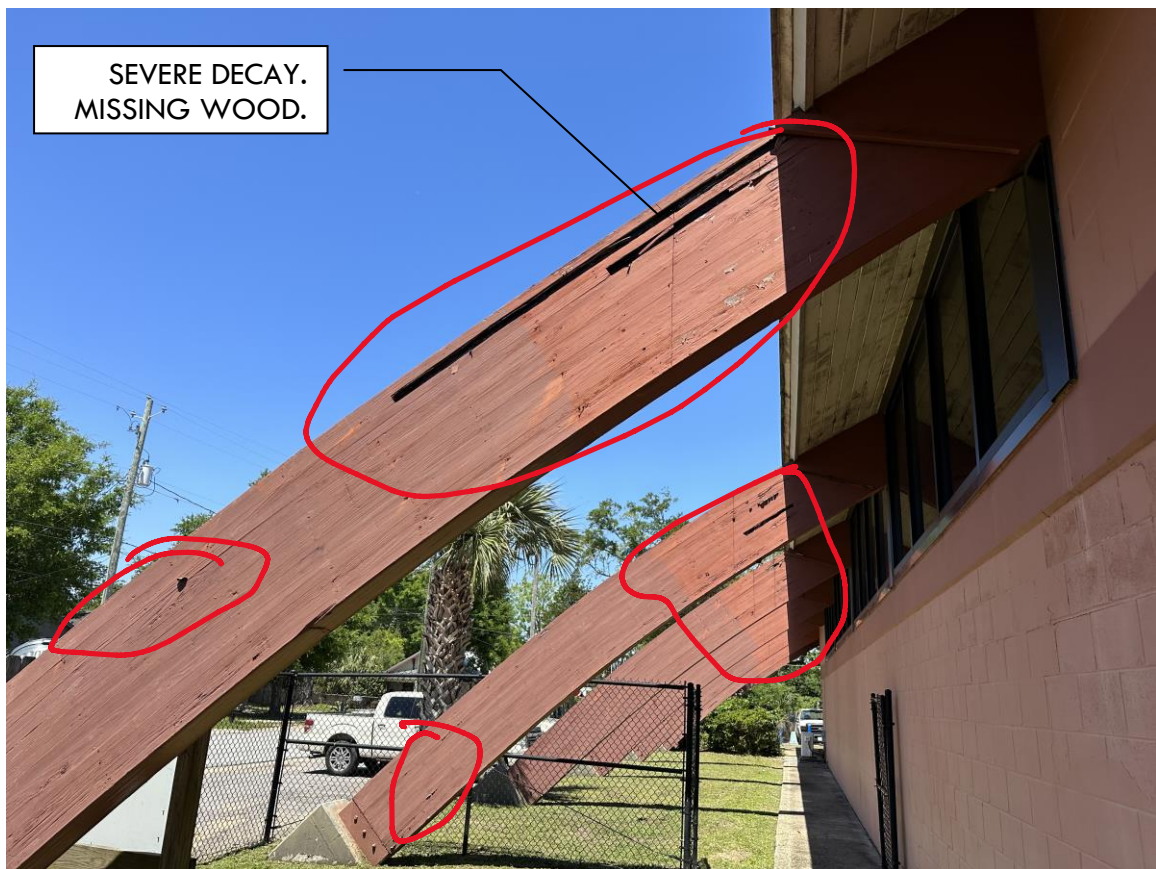


**Photo 6 – West Side of Gym (Looking Northeast)**



**Photo 7 – Southernmost Arch on West Side (Decay Depth is ~7")**





**Photo 8 – West Side of Gym (Looking North)**



**Photo 9 – West End of Arch (Decay)**

## **Exhibit B – North Entrance Canopy Photos**



**Photo 10 – North Entrance Canopy (Water Damage)**





**Photo 11 – North Entrance Canopy (Soffit & Roof Framing Water Damage)**



**Photo 12 – North Entrance Canopy (Soffit & Roof Framing Water Damage)**



**Photo 13 – North Entrance Canopy (Soffit & Roof Framing Water Damage)**





**Photo 14 – North Entrance Canopy (Corrosion at Steel Support Columns)**





**Photo 15 – North Entrance Canopy (Corrosion at Steel Support Columns)**

## **Exhibit C – Exterior Wall Photos**



**Photo 16 – North Exterior Wall (East Half)**



**Photo 17 – North Exterior Wall (Stair Stepped Cracking at East End)**





**Photo 18 – North Exterior Wall (Stair Stepped Cracking West of Door)**



**Photo 19 – West Exterior Wall (Looking NE)**



**Photo 20 – West Exterior Wall (Looking East; Stair Stepped Cracking)**





**Photo 21 – West Exterior Wall (Looking East; Stair Stepped Cracking)**





**Photo 22 – West Exterior Wall (Looking Southeast; Stair Stepped Cracking)**

## **Exhibit D – Lysaght & Associates Field Report #1**

## **STRUCTURAL FIELD REPORT #1**

### **LIMITED STRUCTURAL ASSESSMENT**

#### **Project Information**

Client: Joe DeReuil Associates, LLC  
Client contact: Joseph L. "Joey" McMath, III, P.E.  
Project: E.S. Cobb Resource Center  
Location: 601 E. Mallory Street, Pensacola, Florida 32503 (U.S.A.)  
L&A Number: LA - 14227  
Site Visit Date: August 15, 2023  
Report Date: September 6, 2023  
Present during Site Visit: Michael E. Stone, P.E. (Lysaght & Associates, PA)  
Joey McMath, P.E. (Joe DeReuil Associates, LLC)  
Katie Fox, P.E. (Geosyntec Consultants)  
James W. Cook, P.E. (Assist. Public Works & Facilities Director)

Purpose: To observe existing structural glulam arches, for proposed repairs and reinforcement, where recommended and required.

#### **Project Overview**

The building at 601 E. Mallory Street in Pensacola, FL has several areas in plan view. The structure observed in this "Phase 1" is the original gymnasium roof framing only. This area is roughly 66'-7' wide (inside/inside) x 90'-0" long (+/-). The office building to the south was not included in this scope of observation services. Michael Stone with Lysaght & Associates, PA conducted a site visit, alongside Joey McMath and Katie Fox to observe the existing curved glulam arches. "Phase 1" consists of this site observation only, not having any existing building drawings, and not knowing any existing conditions. Decay was expected, but the extent was unknown, prior to the site visit. "Phase 1" is the only phase approved currently. "Phase 2" – if and when requested – will include drawings and repair details.

Per unofficial property records, the original gymnasium building is owned by the City of Pensacola, with the original building constructed in 1960 (estimated), and the office addition completed around 1980 (estimated). As confirmed by the City of Pensacola, the building is zoned as R-1A, and is not a Category III emergency structure. There are (8) total arches which were measured as 7" wide x 27" deep. The glulam arches are roughly 17'-0" on center, and deterioration has been observed where exposed to the elements in all (8) arches. GLULAM is short for "Glue-laminated timber" which is composed of wood laminations – or "lams" – bonded together with durable moisture-resistant adhesives, typically after pressure-treating. This building is denoted as Building "A".

The roof decking appears to be 4x6 double tongue and groove, estimated based on this span. The decking appeared to be in good condition, to the extent observable from below. The glulam arches are supported by concrete pilasters and footings below grade. These could not be verified on site without excavation. The slab on grade, flooring, walls, windows, and other non-structural elements are beyond our scope of services.

Building "B" was excluded from the base scope of services as our focus is on the deteriorated glulam arches in Building "A".

New glulam repairs or reinforcement shall meet the requirements set forth in the 2020 Florida Building Code, Existing Building, 7<sup>th</sup> Edition. Standard site visit procedures for repair projects like this are as follows:

- Walk-through visual observation survey, at the interior gymnasium and exterior glulam arches, where accessible and visible;
- Visual review of a representation sample of structural members for signs of distress, deterioration, or other non-confirming conditions,
- No demolition occurred to observe additional framing or conditions, as we are not licensed General Contractors and are not permitted to perform any demo or construction.

No material testing, mold testing, hammer sounding, or impact-echo testing was performed. Probing and surface decay measurements were performed to the extent possible. Additional material testing is outside L&A's area of expertise and scope of services.

### **2020 FLORIDA Building Code**

The 2020 Florida Building Code, Existing Building, 7<sup>th</sup> Edition clarifies all requirements for "Existing Buildings and Structures." These requirements include, but are not limited to, additions, alterations, analysis, and repairs of existing structures. The code provisions set forth in the 2020 Florida Building Code have been interpreted as follows:

1. The existing building is exempt from a wind or seismic analysis because the main wind and seismic resisting system will not be altered.
2. All existing gravity elements that are affected by any future repairs shall be checked for design loads shown in compliance with the 2020 Florida EBC, and reinforced if necessary;
3. All defective structural elements, if observed, shall be repaired or replaced with like-kind members, or reinforced with structural grade epoxy / steel plate elements as noted in this report.

The scope of the structural observation, as noted in this report, is limited. It is the responsibility of the building owner, maintenance crew, General Contractor, and repair subcontractor(s) to notify the Structural Engineering team of any additional deteriorated or damaged members that are uncovered on site beyond the scope of our observation. We strongly recommend a General Contractor familiar and experienced with this type of Glulam Repair project be selected by the City of Pensacola for the repair work. We can provide recommendations of such contractors.

The structural engineer with Lysaght & Associates, PA has not observed all extents of the existing building, and there is no claim, either stated or implied, that a full building survey was performed. The structural engineer made every effort to observe and document all areas which do not meet current Florida EBC requirements for safety and service, however, the General Contractor shall review the prototypical repairs in this report and apply them to all similar locations uncovered in the field during construction.

### **Designation of Noted Items**

The noted deficiencies or distress will be classified in the following categories:

- IMMEDIATE PRIORITY – Items that shall be addressed immediately to maintain serviceability of the specified items and/or maintain the life safety of the structure.
- HIGH Priority – Items that shall be addressed in the short term (within the next 90 days from the date of this report) to mitigate further deterioration of the specified item and ensure that the overall serviceability and life safety of the structure is maintained.
- MEDIUM Priority – Items that shall be addressed in the near term (within 3 – 9 months) but are not as critical to mitigate further deterioration of the specified item noted, for life safety of the structure.
- Low Priority – Items that shall be addressed once all other priority items have been repaired (within 12 – 24 months) to sustain the overall serviceability and life safety of the structure. Conditions can continue to deteriorate and re-evaluation may be necessary.

### **Observation Conditions:**

- **Level 1** – Excellent condition, typically seen in new or almost new conditions.
- **Level 2** – Acceptable structural condition, minor deficiencies observed.
- **Level 3** – Moderate deterioration observed, but still acceptable.
- **Level 4** – Significant structural decay or deficiencies noted, reinforcement required.
- **Level 5** – Severe structural deterioration, full replacement or major structural reinforcement required.

The observation and repair is isolated to each arch, referencing the East / West sides of the building. Each arch has some level of decay at the exterior exposed areas.

## Structural Recommendations

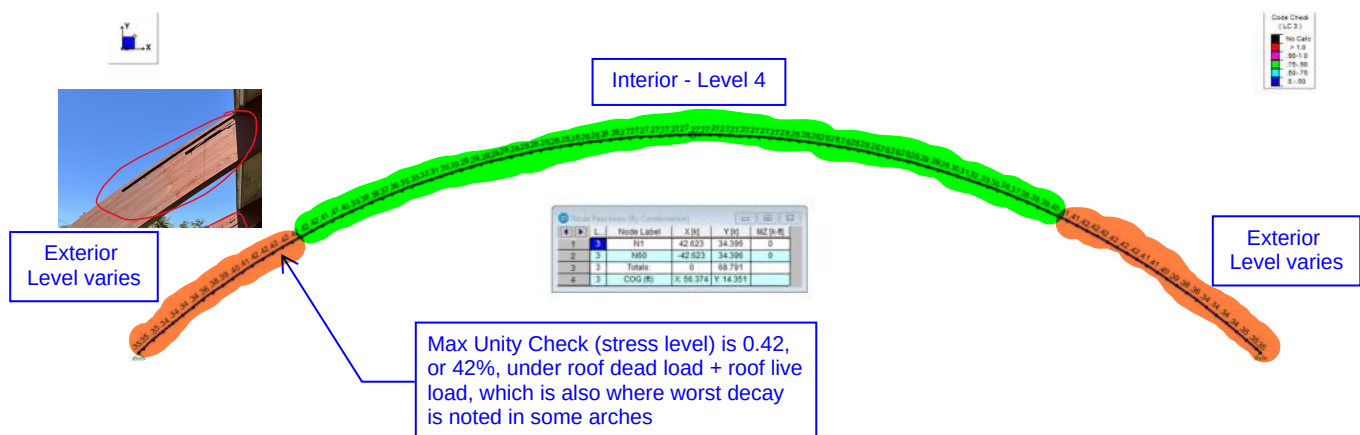
There are (8) total glulam arches in this gymnasium area. The overhangs, masonry walls, and non-structural items are not symmetrical about the arch centerline. The team from Joe DeReuil Associates, LLC is responsible for structural items beyond the glulam arches. This building is separated into (2) parts:

- (A) – The 90' x 66' wide gymnasium (included);
- (B) – The existing office building - closest to E. Moreno Street (excluded)

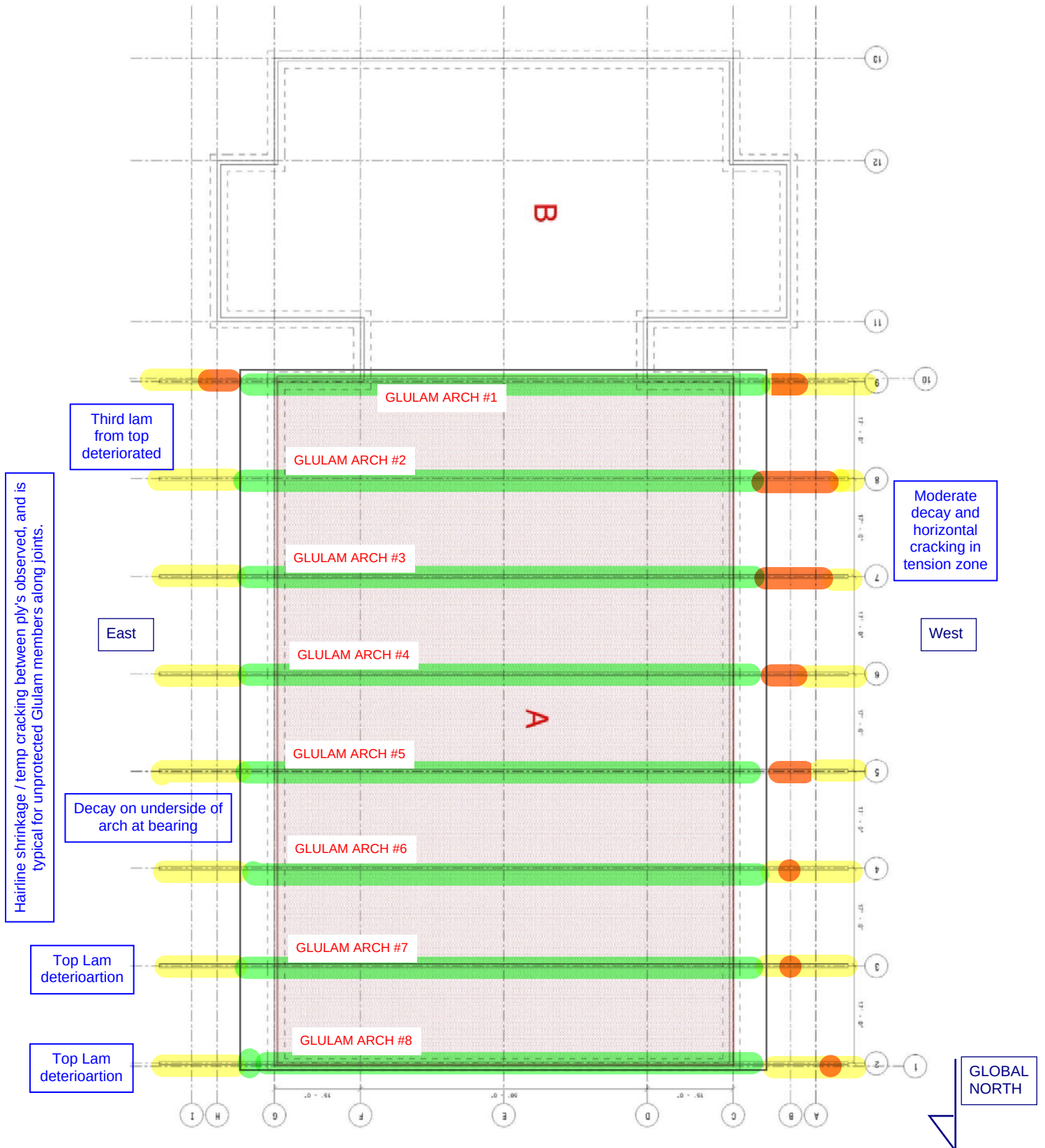
The glulam arches extend from interior to exterior, with deterioration noted where exposed to the elements only. The interior glulam arches appear to be in good condition (Level 1), while portions of the exterior glulam arches are in very poor condition (Level 3 – Level 4). Based on visual observations on site, a previous plywood trim on the exterior exposed arches had been previously removed. This may be increasing the rate at which the glulam arches are deteriorating.

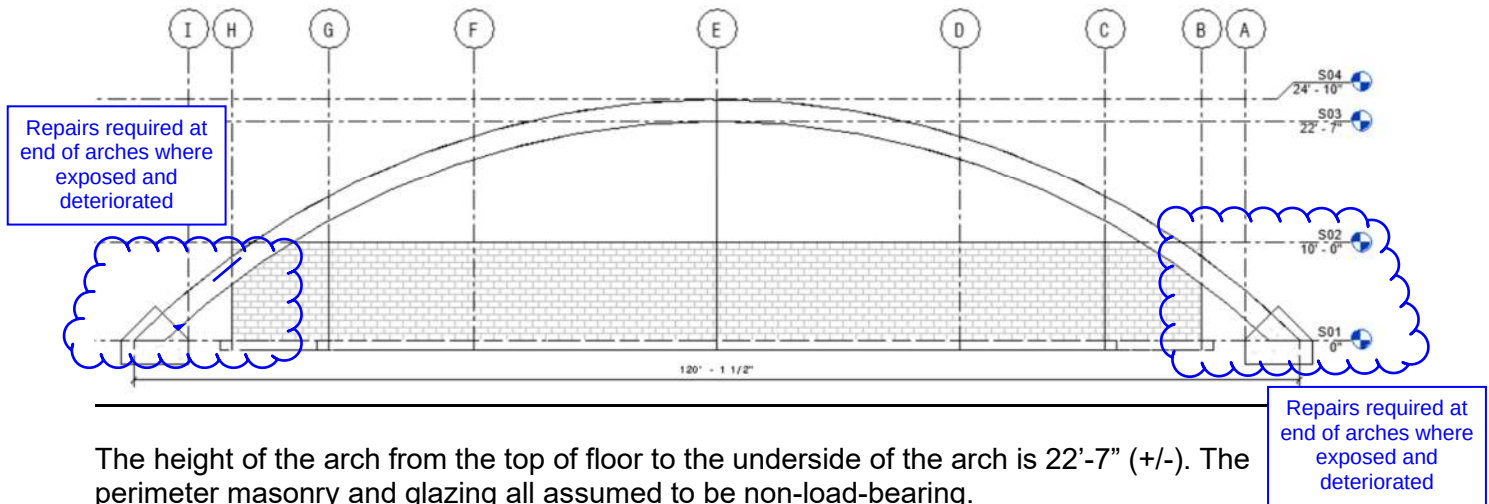
All Glulam arches do appear to have been pressure-treated when originally constructed. When the laminations split from temperature or movement, rain can get into the glulam sections and further deteriorate the material from the interior, which is harder to observe from the exterior. Based on the age of the building (est 1960) - roughly 63+ years – the arches have performed well under these conditions, specifically the high wind conditions. Also, no gutters or downspouts were observed, all runoff falls right on the top side of these arches, and could be leading to quicker deterioration. New gutters should be considered by the owner team, if feasible.

See the 'Roof Framing Plan' on the following pages for additional clarification, as well as arch section. Based on the preliminary arch analysis, the arches appear to be appropriately sized for normal roof dead + live loads. A wind analysis has not been performed, as this is likely to involve more research into the existing building code and wind loads of the 1960s. The maximum unity check is roughly 0.42 under full roof dead + 20 psf live loads, with an estimated total load deflection at the center of 1.5", which is what we would expect. Max base reactions for the arch (2.8 kips), roof dead load (13.3 kips) and roof dead + live loads (34.4 kips) are estimated, with a total thrust of (16.4 kips) for dead load, and (42 kips) for dead + live loads. Analysis on footing sliding or the existing soil properties (coeff of friction) would have to be performed by a Geotechnical Engineer. We do not believe this is necessary at this time.









The height of the arch from the top of floor to the underside of the arch is 22'-7" (+/-). The perimeter masonry and glazing all assumed to be non-load-bearing.

### **DISCUSSION OF REPAIR OPTIONS WITH SAMPLE REPAIR PHOTOS FROM PAST SIMILAR PROJECTS:**

There are several different structural approaches to a glulam repair project of this size. The first is to understand the owner's intent for building use and longevity. We proposed several questions to the owner team via email prior to the final copy of this report. With the repairs noted below, we anticipate the building service life can be extended another 40+ years with proper maintenance procedures. During this site visit, the team probed up to roughly 8'-0" above the ground level, and not all areas were probed, only a representative sample. It is also important to keep wood dry and protected, for termite protection and decay protection. The owner team confirmed there are no existing drawings present, that this facility is not an emergency shelter to be used in high wind zones, and that repairing as needed to extend the service life was the goal. The structural observation and repair recommendation approach is generally as follows:

### **GENERAL REPAIR OPTOINS:**

Option A – Leave as is, if in good condition. In some cases, probing yielded near full cross section, and no reinforcement is needed (mostly interior locations and observations).

Option B – Repair with structural wood grade epoxy, by a qualified contractor, and wrap with a new pressure-treated trim or break metal to protect the exposed glulam arches from the elements. In some cases, if the decay is deep, the epoxy will be coupled with a wood infill, or "dutchman" – or vertical dowels - to achieve the same effect. It is also common that if laminations are found to be loose or separating, long wood screws centered in the glulam member be installed vertically from below. A full arch analysis would need to be performed to determine if this is required, and on which arches – to be clarified in the structural bid documents. The arch analysis will include wind loads, balanced and unbalanced, as well as uplift and other load combinations, in accordance with the Florida Building Code. Temporary arch shoring is likely not needed for this repair. Shoring tower design is the responsibility of the repair contractor.





Pic 01 – Sample epoxy repair at wood Column base.



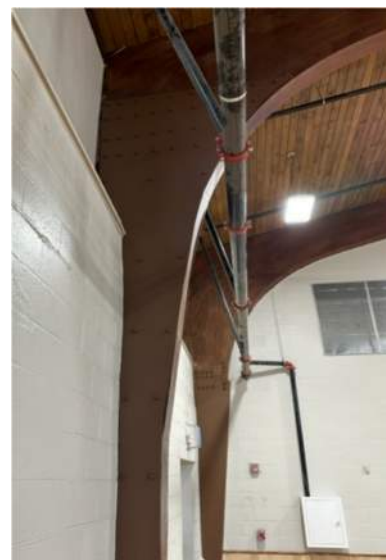
Pic 02 – Sample epoxy repair at deteriorated side trim removed and repaired with epoxy repair in lam's.

Option C – Repair with structural wood grade epoxy / wood inserts as required PLUS add on new 36 ksi custom steel side plates to reinforce the weakened sections. This would only be done if Option B was found to be insufficient. These steel side plates can be bolted or screwed to the existing repaired glulam arches, after the wood epoxy is cured and hardened. The number of fasteners, and extent of the plates can be constructed using temporary plywood templates, during Phase 2 (Construction Drawings), or once further investigations by the General Contractor is performed if this is a design-build project. Limited to moderate shoring required until repairs are completed. Temporary shoring might be needed for this repair option, depending on how much decay is actually uncovered once the wood rot is being cleaned out. Shoring design is the responsibility of the repair contractor.

A full structural analysis to determine stress in the arches, and extent of the plates is required, if Option C is ultimately required.



Pic 03 – Sample repair utilizing steel side plates on the existing arch.



Pic 04 – Sample repair utilizing steel side plates on arch closest to view, and HSS (Option D) at end wall beyond.

**Option D** – Cut off the severely decayed glulam member. Replace the section with a new HSS steel section, bolt into place. Full structural analysis required, with repair drawings. Temporary shoring is needed for this repair option. Shoring design is the responsibility of the repair contractor.



Pic 05 – Sample repair utilizing steel HSS section, existing glulam arch shown on high end of photo and HSS on low end, Glulam on high end



### Sikadur®-31 Hi-Mod Gel

High-modulus, high-strength, structural, epoxy paste adhesive

Sikadur®-31 Hi-Mod Gel, is a 2-component, 100 % solids, solvent-free, moisture-tolerant, high-modulus, high strength, structural epoxy paste adhesive. It conforms to the current ASTM C-881, Types I and IV, Grade-3, Class-B/C and AASHTO M-235 specifications.

- ✓ Meets physical requirements of ASTM C-881 Types I, II & IV, Grade 3, Classes B & C.
- ✓ Suitable for potable water contact, meets NSF/ANSI Standard 61.
- ✓ Excellent adhesion to concrete, masonry, metals, wood, and most structural materials.

[PRODUCT DATA SHEET](#) [SAFETY DATA SHEET](#) [SHOW ALL DOCUMENTS](#)



Manufacturer Spec A & B  
Other options available as well.

Sample Structural wood grade epoxies

Epoxy repair adhesive is a low-pressure injected low viscosity epoxy resin that will penetrate voids and cracks in the Glulam arches. Any void or crack open to the repair area shall be prepared with epoxy past adhesive approved for use with pressure injection grouting. Sikadur-31 is one such product that is recommended as a structural epoxy paste adhesive used to prepare surfaces for low-pressure epoxy resin injection.

Sikadur-35 is recommended as the epoxy grouting adhesive used to bond wood plugs or ply's to existing timber to remain, and fill all gaps at the repair areas.

A full structural analysis to determine stress in the arches, and extent of the HSS repair is required, if Option D is ultimately required.

**ITEMIZED LIST OF OBSERVATIONS:**

**1.0a (HIGH PRIORITY) – COVER IT TO PROTECT FROM MOISTURE:** Based on observations from the site, the original plywood trim or metal wrap protecting the arches was previously removed. This is evident based on similar conditions under the roof overhangs, and nail holes noted in the side of the arches. This is the most important step the owner team can take at this time. The date of the trim / wrap being previously removed is unknown. However, it is recommended that until a repair contractor can be selected, and a full repair scheme selected, the existing glulam arches shall be re-covered and protected from the elements with temporary tarps, pressure-treated plywood, wood trim, or otherwise secondary pieces to protect from further decay. If the owner team would like assistance in designing or selecting this, contact Geosyntec Consultants. Lysaght & Associates, PA and/or Joe DeReuil Associates, LLC can assist Geosyntec Consultants if and when requested.

**1.0b (LOW PRIORITY) – ROOF & ROOF DECK EVALUATION:** A qualified roofing subcontractor should review the roofing membrane to ensure tears, rips, and seams are working properly. If portions of the roofing membrane can be removed, the top of the wood decking can be further evaluated. The wood decking from below looks to be in Level 4 (acceptable) condition, but a better assessment can be performed by observing the decking on the high side, where it is more susceptible to water infiltration, should the roofing membrane not be performing properly. Proper roofing membranes and maintenance by qualified roofing contractors is critical to the overall building performance.

**1.0c (MEDIUM PRIORITY) – ARCH #8**

Starting at the north side of the building, Arch #8 is completely exterior, although some of the arch is covered under the roof overhang. The 8" thick CMU (concrete-masonry-unit) walls extend up to the underside of the existing roof deck. Probing on the east side showed Level 3 deterioration (probe as deep as 2" in some locations), and should to be reinforced. The west side of the arch is similar with probe depths and slight delamination's between ply's observed. One section of arch had probe extend all the way through, but appeared to be isolated to this one location, and may require a dowel + epoxy style reinforcement.

- Initial review - consider OPTION B repair at east and west sides.

**1.0d (MEDIUM PRIORITY) – ARCH #7**

Arch #7 is partial interior/exterior, with the end of the arches completely exposed. Main center portion of this arch is in good condition (Level 2). Joint at center of arches appears tight, with steel plate and through bolts in good contact. Probing resulted in 1 ¼"-1 ½" on east side. Probing on west side was similar, 1" – 1 ½" penetration, with delamination's observed between some ply's. Confirmed dimension of 22'-7 ½" from floor to underside of arch.

- Initial review - consider OPTION B repair at east and west sides.

**1.0e (MEDIUM PRIORITY) – ARCH #6**

Arch #6 is also partial interior/exterior, with the end of the arches completely exposed. Main center portion of this arch is in good condition (Level 2). Joint at center of arches appears tight, although ~ ½" gap between arches observed. This is normal. Steel plate and through bolts in good contact. Probing resulted in 1 ½"-2" penetration on east side, with bottom lams deteriorated. Top lam is also moderately decayed.

1.0e (continued)

Probing on west side was more severe, 3 1/4" in some locations, with delamination's observed between some ply's. Confirmed dimension of 22'-7" from floor to underside of arch.

- Initial review - consider OPTION B, C or D reinforcement on left (west) side,
- Consider Option B or C repair on right (east) side, depending on how much decay is uncovered.

1.0f (MEDIUM PRIORITY) – ARCH #5

Arch #5 is also partial interior/exterior, with the end of the arches completely exposed. Main center portion of this arch is in good condition (Level 2). Joint at center of arches appears tight, although ~ 3/4" gap between arches observed. This is normal. Steel plate and through bolts in good contact. Probing resulted in 1" penetration on the east side. Bottom of arch is Level 4 decayed at bearing. Probing on west side was moderate, 3/4"- 1" deep in some locations, with delamination's observed between some ply's. Confirmed dimension of 22'-7 1/4" from floor to underside of arch.

- Initial review - consider OPTION B, C or D reinforcement on left (west) side,
- Consider option B or C repair on right (east) side.

1.0g (MEDIUM PRIORITY) – ARCH #4

Arch #4 is also partial interior/exterior, with the end of the arches completely exposed. Main center portion of this arch is in good condition (Level 2). Joint at center of arches appears tight, although ~ 1/4" gap between arches observed. This is normal. Steel plate and through bolts in good contact. Probing resulted in 1" penetration on the east side, with top plate deteriorated. Bottom of arch is Level 4 decayed at bearing. Probing on west side was more severe, 3/4"- 1" deep in some locations, with severe delamination's observed between glulam ply's. Confirmed dimension of 22'-7" from floor to underside of arch.

- Initial review - consider OPTION B, C or D reinforcement on left (west) side,
- Consider option B or C repair on right (east) side.

1.0g (HIGH PRIORITY) – ARCH #3

Arch #3 is partial interior/exterior, with the end of the arches completely exposed. Main center portion of this arch is in good condition (Level 2). Joint at center of arches appears tight, although ~ 1/4" gap between arches observed. This is normal. Steel plate and through bolts in good contact. Probing resulted in 3/4" - 1" on east side, with bottom of arch at Level 4 decayed at bearing. Probing on west side was more severe, 2" (+/-) deep in some locations, with severe delamination's observed between glulam ply's. Confirmed dimension of 22'-7" from floor to underside of arch.

- Initial review - consider OPTION B or C reinforcement on left (west) side,
- Consider option B or C repair on right (east) side.

1.0h (HIGH PRIORITY) – ARCH #2

Arch #2 is partial interior/exterior, with the end of the arches completely exposed. Main center portion of this arch is in good condition (Level 2). Joint at center of arches appears tight. Steel plate and through bolts in good contact. Probing resulted in  $< \frac{3}{4}$ " on east side. Probing on west side was more severe, 2" – 3" (+/-) deep in some locations, with severe Level 4/5 delamination's observed between glulam ply's. Confirmed dimension of 22'-7" from floor to underside of arch.

- Initial review - consider OPTION B, C or D reinforcement on left (west) side,
- Consider option B or C repair on right (east) side.

1.0j (MEDIUM PRIORITY) – ARCH #1

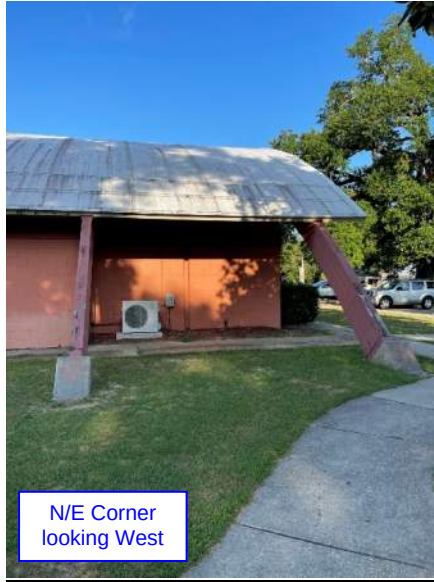
Arch #1 is partial interior/exterior, with the end of the arches completely exposed. Main center portion of this arch is in good condition (Level 2). Joint at center of arches appears tight. Steel plate and through bolts in good contact. Probing resulted in  $< \frac{1}{2}$ " on east side. Probing on west side was moderate,  $\frac{3}{4}$ " – 1" (+/-) deep in some locations, with moderate Level 4 delamination's observed between glulam ply's. Confirmed dimension of 22'-7" from floor to underside of arch.

- Initial review - consider OPTION B or C reinforcement on left (west) side,
- Consider Option A or B repair on right (east) side.

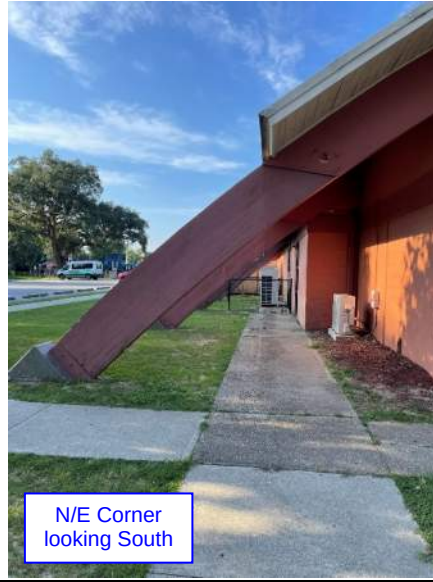
Site pictures accompany the recommendations for confirmation; refer to *Site Pictures*.



**Site Pictures**



Pic 06



Pic 07



Pic 08



Pic 09



West Elevation  
looking East

Pic 10



West Elevation  
looking East

Pic 11

Glazing and  
mullions are  
non-load  
bearing



West elevation  
looking South

Pic 12



West elevation  
looking North

Pic 13

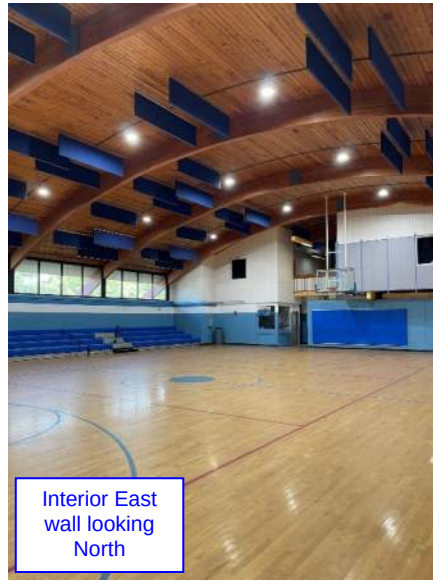
Glazing and  
mullions are  
non-load  
bearing

Glazing and  
mullions are  
non-load  
bearing



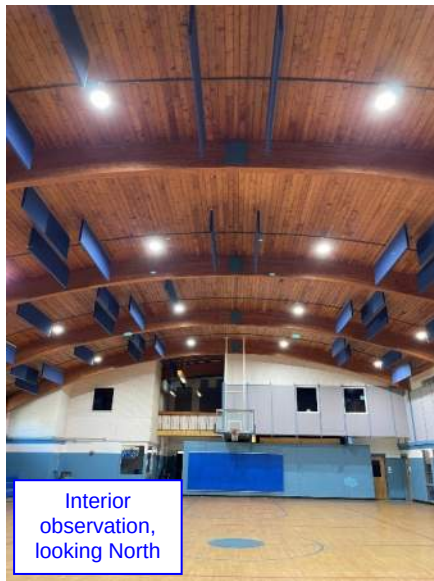
Interior West  
wall looking  
North

Pic 14



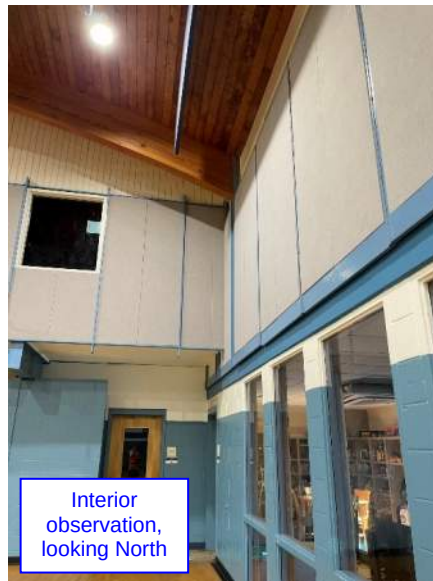
Interior East  
wall looking  
North

Pic 15



Interior  
observation,  
looking North

Pic 16



Interior  
observation,  
looking North

Pic 17

Additional site photos and documentation available upon request.



### **Structural Summary**

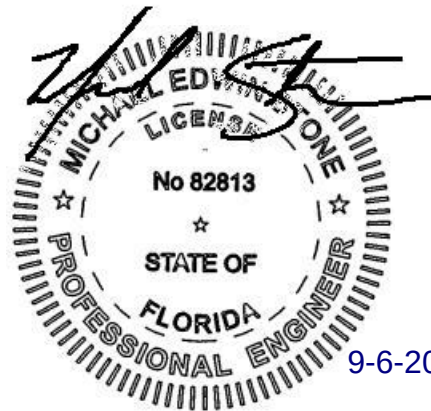
This concludes Lysaght & Associates structural observation for this Phase 1 of the existing conditions and Glulam Arches. The structural engineer should be involved during any repair process to assist with any additional detailing based on conditions that are uncovered. Phase 2 – if and when requested – will include further arch analysis and repair drawings. This process will meet the requirements set forth in the 2020 Florida Building Code, and is structurally acceptable.

If the recipients, subcontractors, or anyone else have any questions or comments, please contact the author. Lysaght & Associates appreciates the opportunity to assist with this project, and we look forward to assisting as needed during construction to help finalize this repair project.

### **Authentication**

Site Visit and Report By:

Michael E. Stone, P.E., Principal



9-6-2023

Florida COA #:  
CA27822

## **Limitations**

### **Standard of Care**

In performing professional services, the structural engineer has the duty to have that degree of learning and skill ordinarily possessed by reputable structural engineers, practicing in the same or similar locality and under similar circumstances. It is the structural engineer's further duty to use the care and skill ordinarily used in like cases by reputable members of the structural engineering profession practicing in the same or similar locality under similar circumstances, and to use reasonable diligence and the structural engineer's best judgment in the exercise of professional skill and in the application of learning, in an effort to accomplish the purpose for which the structural engineer was employed.

### **Limitations**

The findings, recommendations, and conclusions herein are based solely on the visual observations performed by Lysaght & Associates, PA. This report is submitted for record and shall supersede any other communications. These recommendations only reflect the observed conditions and locations described above and do not reflect the condition of the building(s) beyond our scope, or for any secondary or non-structural systems. Lysaght & Associates, PA has made every effort to identify any deficiencies of the existing structure, within our scope and area. However, given that not all structural elements were accessible or visible, internal defects in materials may be present and not detected. This report does not express or imply any warranty of the structure but only addresses the condition of the portion which was readily accessible and observable at the time of review. The report is based upon visual observations only (no physical testing was performed) and there is no claim, either stated or implied, that all conditions were observed.

### **Means & Methods**

The Engineer shall not be responsible for the means, methods, procedures, techniques, or sequences of construction, nor for safety on the job site, nor shall the Engineer be responsible for the Contractor's failure to carry out the work in accordance with the information provided in this report, or contract documents.

### **Ownership of Documents**

All documents produced by the Firm under this agreement shall remain the property of the Firm and may not be used by this Client for any other endeavor without the written consent of the Firm.

## **Exhibit E – Disclaimers**

This report does not express or imply any warranty of the structure but only addresses the condition of the portion which was readily accessible and observable at the time of inspection.

It should be noted that the above report is based on visual observations and that there is no claim, either stated or implied, that all conditions were observed.

This report does not constitute construction documents for the Recommendations made herein. The Recommendations are of a general nature. A proper set of bid documents should be prepared by qualified professional engineers or architects prior to bidding for services to execute the Recommendation herein.

Architectural, mechanical, electrical, or plumbing conditions are not addressed by this report.



# City of Pensacola

222 West Main Street  
Pensacola, FL 32502

## Memorandum

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**File #:** 24-80

Agenda Conference

2/5/2024

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### **LEGISLATIVE ACTION ITEM**

**SPONSOR:** Mayor D.C. Reeves

**SUBJECT:**

INTERLOCAL AGREEMENT WITH ESCAMBIA COUNTY - FLORIDA OPIOID ALLOCATION

**RECOMMENDATION:**

That City Council approve the interlocal agreement with Escambia County for the acceptance of Florida Opioid Allocation in the amount of \$152,445.00. Further, that City Council authorize the Mayor to take the actions necessary to execute and administer this grant, consistent with the terms of the grant and the Mayor's Executive Powers as granted in the City Charter. Also, that City Council adopt a supplemental budget resolution allocating the funds.

**HEARING REQUIRED:** No Hearing Required

**SUMMARY:**

The Escambia County, Florida (County) and City of Pensacola, Florida (City) are authorized by F.S. §163.01, Florida Statutes, to enter into interlocal agreements and cooperatively utilize their powers and resources in the most efficient manner. The Opioid Abatement Funding Advisory Board (OAFAB) recommends fulfilling a request from the Pensacola Police Department (PPD) for reimbursement to the City for the purchase of five (5) Tru Narc handheld narcotics analyzers with associated costs totaling \$152,445.00. The Florida Opioid Allocation and Statewide Response Agreement allows for the use of Opioid Abatement Funds for the "provision of wellness and support services for first responders and others who experience secondary trauma associated with opioid-related emergency events." The County finds it advantageous and appropriate to contribute Opioid Abatement Funds to the PPD for the purpose of safely identifying narcotics without the risk of exposure which could result in secondary trauma to officers.

**PRIOR ACTION:**

None

**FUNDING:**

|         |              |       |
|---------|--------------|-------|
| Budget: | \$152,445.00 |       |
| Actual: | \$152,445.00 |       |
|         | \$152,445.00 | TOTAL |

**FINANCIAL IMPACT:**

Opioid Abatement Funds do not require a local match. Adoption of the supplemental budget resolution will appropriate funding for the Interlocal Agreement for Escambia County Florida Opioid Allocation.

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

1/11/2024

**STAFF CONTACT:**

Kerrith Fiddler, City Administrator  
Eric Randall, Chief of Police

**ATTACHMENTS:**

1. Interlocal Agreement for Escambia County Florida Opioid Allocation
2. Supplemental Budget Resolution No. 2024-10
3. Supplemental Budget Explanation No. 2024-10

**PRESENTATION: No**

**INTERLOCAL AGREEMENT BETWEEN  
ESCAMBIA COUNTY, FLORIDA AND THE CITY OF PENSACOLA**

**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 Street, Pensacola, Florida 32502 (each being at times referred to as a "party" or collectively as "parties").

**WITNESSETH:**

**WHEREAS**, the County and the City 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 Opioid Abatement Funding Advisory Board (OAFAB) recommends fulfilling a request from the Pensacola Police Department for reimbursement to the City for the purchase of five Tru Narc handheld narcotics analyzers with associated costs totaling \$152,445.00; and

**WHEREAS**, the County and the City have determined that it is in the best interest of the citizens to provide the financial funding to allow, for the purchase of five Tru Narc narcotics identification devices; and

**WHEREAS**, the Florida Opioid Allocation and Statewide Response Agreement allows for use of Opioid Abatement Funds for the "provision of wellness and support services for first responders and others who experience secondary trauma associated with opioid-related emergency events"; and

**WHEREAS**, the County finds it advantageous and appropriate to contribute Opioid Abatement Funds to the Pensacola Police Department for the purpose of safely identifying narcotics without the risk of exposure which could result in secondary trauma to first responders; and

**NOW, THEREFORE**, in consideration of the mutual terms and conditions, promises, covenants and payments hereinafter set forth, the receipt and sufficiency of which is hereby acknowledged, the County and the City agree as follows:

**Section 1. Purpose of Agreement.**

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 responsibilities of the parties with respect to the funding of the purchase of five Tru Narc narcotics identification devices (Purchase).

**Section 2. Responsibilities of the Parties.**

2.1 Subject to the contingencies described in detail below, the County shall allocate funds from the Opioid Abatement Fund – Fund 122 in the amount of \$152,445.00.

2.2 The City agrees to contract with a third party to fully perform and complete the Purchase. The City will be fully responsible for payment of all monies due under any such contract with a third party.

2.3 This Agreement, after being properly executed by the parties named herein, shall become binding on the parties and 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.

### **Section 3. Payments.**

3.1 The City may submit invoices to the County for payments of the Purchase incurred on a reimbursement basis. Requests for payment may be submitted at the completion of the Purchase,

3.2 Upon request, the City shall provide to County copies of any payment documentation and such other financial documents as County may reasonably require to verify any and all Purchase costs.

3.3 Invoices to the County shall be submitted to the following:

Escambia Office of Management and Budget  
Attn: Stephan Hall, Finance Director  
221 Palafox Place, Suite 440  
Pensacola, FL 32502

3.4 Reimbursement Payments to the City shall be submitted to the following:

City of Pensacola  
Attn: Finance Department  
RE: Pensacola Police Department Tru Narc Reimbursement  
222 West Main Street  
Pensacola, FL 32502

### **Section 4. General Provisions.**

4.1 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 and County, as local government bodies of the State of Florida, agree to be fully responsible for their individual negligent acts or omissions or tortious acts which result in claims or suits against their respective jurisdictions and agree 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 County and nothing herein shall be construed as consent by the City or County to be sued by third parties in any matter arising out of this Agreement.

4.2 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 shall give

the first party written notice of the alleged violation and seven calendar days to cure the alleged violation. If the alleged violation has not been cured at the end of that time-period then the first party may terminate this Agreement for cause.

4.3 All Prior Agreements Superseded:

(a) This document incorporates and includes all prior negotiations, correspondence, conversations, agreements, or understandings applicable to the matters contained herein, and the parties agree that there are no commitments, agreements, or understandings concerning the subject matter of this Agreement that are not contained in this document. Accordingly, it is agreed that no deviation from the terms hereof shall be predicated upon any prior representations or Agreements whether oral or written.

(b) It is further agreed that no modification, amendment, or alteration in the terms and conditions contained herein shall be effective unless contained in a written document executed with the same formality and of equal dignity herewith.

4.4 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.

4.5 Survival. All provisions, which by their inherent character, sense, and context are intended to survive termination of this Agreement, shall survive the termination of this Agreement.

4.6 Interpretation. This Agreement shall not be more strictly construed against either party hereto by reason of the fact that one party may have drafted or prepared any or all of the terms and provisions hereof.

4.7 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 and enforced as if this Agreement did not contain such invalid or unenforceable portion or provision.

4.8 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.

4.9 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 United States Postal Service, first class mail, postage prepaid, return receipt requested, addressed to the following:

COUNTY:  
County Administrator  
221 Palafox Place, Suite 420  
Post Office Box 1591  
Pensacola, Florida 32502

CITY:  
City Administrator  
City of Pensacola  
222 West Main Street  
Pensacola, FL 32502



Either party may change its above noted address by giving written notice to the other party in accordance with the requirements of this section.

4.10 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.

4.11 Governing Law. This Agreement shall be governed by the laws of the State of Florida and the parties stipulate that venue for any matter that is subject to this Agreement shall be in Escambia County, Florida.

**[SIGNATURE PAGE TO FOLLOW]**

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

**ESCAMBIA COUNTY, FLORIDA**, a political subdivision of the State of Florida acting by and through its duly authorized Board of County Commissioners

BY: \_\_\_\_\_  
Steven Barry, Chairman

DATE: \_\_\_\_\_

BCC Approved: \_\_\_\_\_

ATTEST: Pam Childers,  
Clerk of the Circuit Court and Comptroller

BY \_\_\_\_\_  
Deputy Clerk

(SEAL)

**CITY OF PENSACOLA**, a Florida Municipal Corporation acting by and through its duly authorized City Council

BY: \_\_\_\_\_  
Mayor, D.C. Reeves

ATTEST: \_\_\_\_\_  
City Clerk

(SEAL)

DATE: \_\_\_\_\_

Legal in form and valid as drawn:

\_\_\_\_\_  
City Attorney

Approved as to form and legal sufficiency.  
By/Title: /s/ Christi J. Hankins, ACA  
Date: 1/11/2024

**RESOLUTION  
NO. 2024-10**

A RESOLUTION  
TO BE ENTITLED:

A RESOLUTION AUTHORIZING AND MAKING REVISIONS AND APPROPRIATIONS FOR THE  
FISCAL YEAR ENDING SEPTEMBER 30, 2024; 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**

|          |                   |            |
|----------|-------------------|------------|
| To:      | Other Local Units | 152,445    |
| As Reads | Capital Outlay    | 32,458,584 |
| Amended  |                   |            |
| To Read: | Capital Outlay    | 32,611,029 |

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

FEBRUARY 2024 - INTERLOCAL AGRMT -ESCAMBIA CO - OPIOID ALLOCATION - Explanation NO. 2024-10

| FUND                       | AMOUNT  | DESCRIPTION                                                           |
|----------------------------|---------|-----------------------------------------------------------------------|
| <b>SPECIAL GRANTS FUND</b> |         |                                                                       |
| Estimated Revenues         |         |                                                                       |
| Other Local Units          | 152,445 | Increase estimated revenue - Interlocal Agreement - Opioid Allocation |
| Total Revenues             | 152,445 |                                                                       |
| Appropriations             |         |                                                                       |
| Capital Outlay             | 152,445 | Increase appropriation for Capital Outlay                             |
| Total Appropriations       | 152,445 |                                                                       |



# City of Pensacola

222 West Main Street  
Pensacola, FL 32502

## Memorandum

**File #:** 24-119

**Agenda Conference**

**2/5/2024**

### **LEGISLATIVE ACTION ITEM**

**SPONSOR:** Mayor D.C. Reeves

**SUBJECT:**

RESOLUTION NO. 2024-13 - ACQUISITION OF REAL PROPERTY AT 710-712 NORTH C STREET (JOHN A. GIBSON SCHOOL) WITH COMMUNITY REDEVELOPMENT AGENCY (CRA) FUNDS

**RECOMMENDATION:**

That City Council adopt Resolution No. 2024-13:

A RESOLUTION OF THE CITY OF PENSACOLA, FLORIDA RELATING TO COMMUNITY REDEVELOPMENT WITHIN THE WESTSIDE COMMUNITY REDEVELOPMENT AREA; PROVIDING FINDINGS; APPROVING AND AUTHORIZING THE EXPENDITURE OF CRA FUNDS TO ACQUIRE CERTAIN REAL PROPERTY THEREIN LOCATED AT 710-712 NORTH C STREET IN FURTHERANCE OF THE PURPOSES ESTABLISHED IN CHAPTER 163, PART III, FLORIDA STATUTES AND THE WESTSIDE REDEVELOPMENT PLAN; AND PROVIDING AN EFFECTIVE DATE.

**HEARING REQUIRED:** No Hearing Required

**SUMMARY:**

The real property located at 710 North C Street (also listed as 712 North C Street) is the site of the John A. Gibson School, which opened in 1921 as a school for African-Americans during segregation, expanded in 1948, and most recently operated under lease agreement as a Head Start center, after some period of inoperation. The school was permanently closed in December 2023 by the owner, the Escambia County School Board, after the site suffered considerable damage from Hurricane Sally. The parcel is approximately 2.079 acres, encompassing an entire city block (West Cervantes/North B St./West Gadsden St./North C St). and is zoned R-NC. In January 2024, staff formally contacting the School Board, expressing the City's interest in acquiring the parcel.

American Rescue Plan Act (ARPA) funding and funds under CRA's purview are available to purchase this property, which is located in the Westside Redevelopment Area. The Westside CRA Redevelopment Plan specifically references the Gibson site as an opportunity in Action Strategies: "...School District slates other school properties for closure, the City should work

with the (School) Board to identify positive reuses for...Gibson Head Start..." and others. The Plan also "encourage(s) adaptive reuse of vacant and underutilized parcels..." in the Neighborhood Activity Corridor: Cervantes Street section.

In preliminary conversations late last year, staff was informed that the School Board had commissioned an appraisal of the site in August 2023, with a valuation of \$570,000. The City has subsequently offered the appraised value, and acquisition must be approved by the School Board. As part of our due diligence, the City will also have a structural assessment and Phase I environmental site assessment (ESA) completed on the school building, pending School Board approval of the acquisition.

**PRIOR ACTION:**

February 5, 2024 -- CRA Board adopted Resolution No. 2024-15 CRA

**FUNDING:**

Budget:   \$500,000 - American Rescue Plan Act (ARPA) proceeds  
              185,000 - Westside TIF Fund  
              \$685,000

Actual     \$570,000 - Property Price (est.)  
              115,000 - Due Diligence (i.e. structural assessment), Closing, Brokerage (est.)  
              \$685,000

**FINANCIAL IMPACT:**

Funds are available from the American Rescue Plan Act (ARPA) proceeds and the Westside TIF Funds.

**LEGAL REVIEW ONLY BY CITY ATTORNEY: Yes**

1/25/2024

**STAFF CONTACT:**

Kerrith Fiddler, City Administrator  
Amy Lovoy, Finance Director  
Victoria D'Angelo, CRA Division Manager  
Deana Stallworth, Property Lease Manager

**ATTACHMENTS:**

1. Resolution No. 2024-13
2. Property Appraiser Record - 712 N. C St

**PRESENTATION:** No

## RESOLUTION NO. 2024-13

**A RESOLUTION OF THE CITY OF PENSACOLA, FLORIDA RELATING TO COMMUNITY REDEVELOPMENT WITHIN THE WESTSIDE COMMUNITY REDEVELOPMENT AREA; PROVIDING FINDINGS; APPROVING AND AUTHORIZING THE EXPENDITURE OF CRA FUNDS TO ACQUIRE CERTAIN REAL PROPERTY THEREIN LOCATED AT 710-712 NORTH C STREET IN FURTHERANCE OF THE PURPOSES ESTABLISHED IN CHAPTER 163, PART III, FLORIDA STATUTES AND THE WESTSIDE REDEVELOPMENT PLAN; AND PROVIDING AN EFFECTIVE DATE.**

**BE IT RESOLVED BY THE CITY OF PENSACOLA, FLORIDA AS FOLLOWS:**

**SECTION 1. AUTHORITY.** This Resolution is adopted pursuant to the Constitution of the State of Florida, the Community Redevelopment Act of 1969 codified in Part III, Chapter 163, Florida Statutes (the "Act"), Chapter 166, Florida Statutes, and other applicable provisions of law.

**SECTION 2. FINDINGS.** It is hereby ascertained, determined and declared that:

(A) On September 25, 1980, the City Council (the "City Council") of the City of Pensacola, Florida (the "City") adopted Resolution No. 55-80 which created the Community Redevelopment Agency (the "Agency") of the City of Pensacola, Florida and declared the City Council to be the Agency as provided in Section 163.357, Florida Statutes.

(B) Pursuant to Resolution No. 04-07 enacted on January 25, 2007, the City Council designated the boundaries and found and determined that an area designated therein as the "Westside Community Redevelopment Area" (the "Redevelopment Area") is a blighted area as therein described.

(C) On May 24, 2007, the City Council adopted Resolution No. 13-07, which adopted the Westside Community Redevelopment Plan, (the "Redevelopment Plan").

(D) On January 17, 2008, the City Council enacted Ordinance No. 01-08 which created and established the Westside Redevelopment Trust Fund (the "Trust Fund").

(E) On August 28, 2014, the City Council adopted Ordinance No. 31-14, which amended the Redevelopment Plan by repealing and reestablishing the base year for appropriations to the Trust Fund.

(G) The acquisition of property for commercial, mixed use and/or housing redevelopment, preservation and conservation of the district and remediation of blight in the Redevelopment Area is contemplated by and is an objective of the Redevelopment Plan and Chapter 163, Part III, Florida Statutes.

(H) The Escambia County School Board (the potential "Seller") owns a parcel of real property located in the Redevelopment Area, at 710-712 North C Street, Pensacola, Florida, Parcel ID# 000S009060001016 (the "Property") and the City has expressed its



interest to acquire the Property for the appraised value of \$570,000. Any acquisition of the real property is pending approval by the Seller.

(I) The City of Pensacola, Florida hereby determines that acquisition of the Property will facilitate the goals and objectives of the Redevelopment Plan and Chapter 163, Part III, Florida Statutes.

### **SECTION 3. PURCHASE OF THE PROPERTY AUTHORIZED.**

(A) The City hereby determines that it is necessary and in the best interests of the health, safety and welfare of the City, the Redevelopment Area and the inhabitants thereof to acquire the Property, that such acquisition shall advance the community redevelopment objectives of the Redevelopment Plan and shall constitute and serve the purposes of "community redevelopment" within the meaning of and in accordance with the Act, and such acquisition is hereby authorized.

(B) The cost to acquire the Property shall be paid with American Rescue Plan Act (ARPA) proceeds and CRA funds consisting of Trust Fund revenues.

(C) Upon acquisition of the Property, the Property shall be utilized by the City solely to further the goals and objectives of the redevelopment plan and Chapter 163, Part III Florida Statutes and will be used for such purposes, including but not limited to affordable housing and preservation and conservation of the district. Any conveyance of the Property, or portion thereof, by the City to a third party for such purposes shall be conveyed with instrument(s) effectuating such conveyance, which may include restrictions upon, and covenants, conditions, and obligations assumed by, the third party to ensure that the Property is developed and/or used for the purposes outlined in Chapter 163, Part III, Florida Statutes and the then effective Redevelopment Plan.

(D) The City Council President is hereby authorized and directed to take all actions necessary to effectuate the provisions of this Resolution.

**SECTION 4. SEVERABILITY.** If any one or more of the provisions of this Resolution should be held contrary to any express provision of law or shall for any reason whatsoever be held invalid by a court of competent jurisdiction, then such provisions shall be null and void and shall be deemed separate from the remaining provisions of this Resolution.

**SECTION 5. CONFLICTS.** All resolutions or parts of resolutions in conflict herewith are hereby repealed to the extent of such conflict.

**SECTION 6. EFFECTIVE DATE.** This Resolution shall become effective on the fifth business day after adoption, unless otherwise provided pursuant to Section 4.03(d) of the Charter of the City.

[SEAL]

Adopted: \_\_\_\_\_, 2024

Approved: \_\_\_\_\_  
Casey Jones, City Council President

ATTEST:

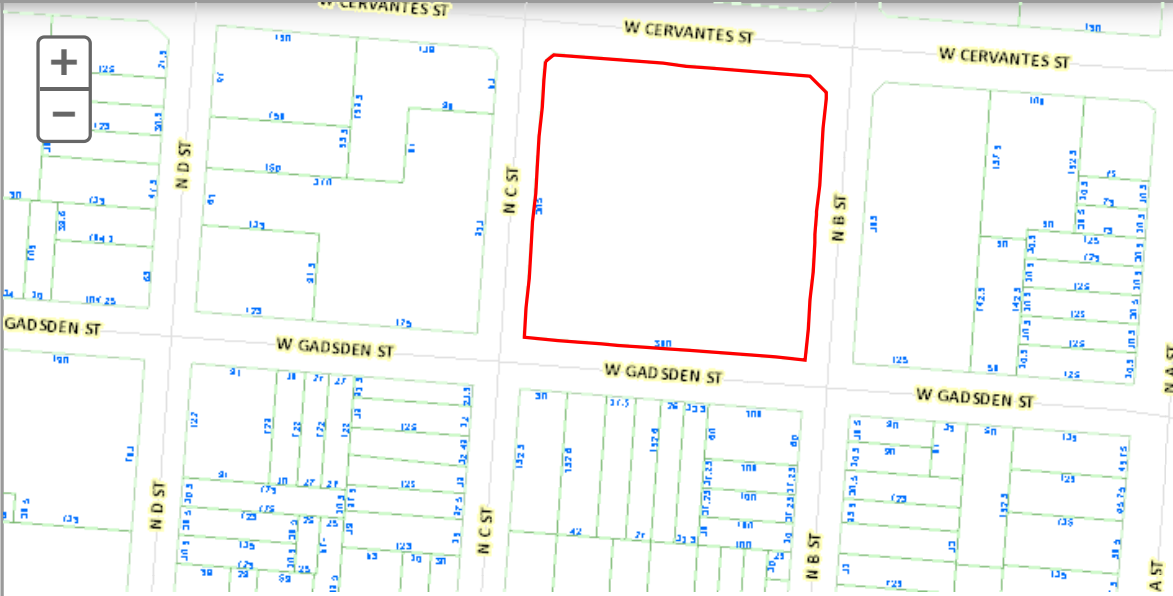
\_\_\_\_\_  
Ericka L. Burnett, City Clerk

| General Information                                                          |                                                     |  |  |  |  |
|------------------------------------------------------------------------------|-----------------------------------------------------|--|--|--|--|
| Parcel ID:                                                                   | 000S009060001016                                    |  |  |  |  |
| Account:                                                                     | 150169000                                           |  |  |  |  |
| Owners:                                                                      | SCHOOL BOARD OF ESCAMBIA CO<br>SCHOOL JOHN A GIBSON |  |  |  |  |
| Mail:                                                                        | 75 N PACE BLVD<br>PENSACOLA, FL 32505               |  |  |  |  |
| Situs:                                                                       | 712 N C ST 32501                                    |  |  |  |  |
| Use Code:                                                                    | PUBLIC SCHOOL                                       |  |  |  |  |
| Taxing Authority:                                                            | PENSACOLA CITY LIMITS                               |  |  |  |  |
| Tax Inquiry:                                                                 | <a href="#">Open Tax Inquiry Window</a>             |  |  |  |  |
| Tax Inquiry link courtesy of Scott Lunsford<br>Escambia County Tax Collector |                                                     |  |  |  |  |

| Assessments                                  |           |           |           |                         |
|----------------------------------------------|-----------|-----------|-----------|-------------------------|
| Year                                         | Land      | Imprv     | Total     | <a href="#">Cap Val</a> |
| 2023                                         | \$312,000 | \$424,207 | \$736,207 | \$736,207               |
| 2022                                         | \$312,000 | \$421,727 | \$733,727 | \$733,727               |
| 2021                                         | \$312,000 | \$421,995 | \$733,995 | \$733,995               |
| <a href="#">Disclaimer</a>                   |           |           |           |                         |
| <a href="#">Tax Estimator</a>                |           |           |           |                         |
| <a href="#">File for Exemption(s) Online</a> |           |           |           |                         |
| <a href="#">Report Storm Damage</a>          |           |           |           |                         |

| Sales Data                                                                                                         |      |      |       |      |                                  |
|--------------------------------------------------------------------------------------------------------------------|------|------|-------|------|----------------------------------|
| Sale Date                                                                                                          | Book | Page | Value | Type | Official Records<br>(New Window) |
| None                                                                                                               |      |      |       |      |                                  |
| Official Records Inquiry courtesy of Pam Childers<br>Escambia County Clerk of the Circuit Court and<br>Comptroller |      |      |       |      |                                  |

| 2023 Certified Roll Exemptions                                                                           |
|----------------------------------------------------------------------------------------------------------|
| EDUCATIONAL                                                                                              |
| Legal Description                                                                                        |
| ALL BLK 16 10A WEST KING TRACT LESS OR 88 P 248 STATE<br>RD CA 105                                       |
| Extra Features                                                                                           |
| ASPHALT PAVEMENT<br>CANOPY<br>CHAINLINK FENCE<br>FRAME BUILDING<br>METAL BUILDING<br>MODULAR OFFICE/BLDG |

| Parcel Information                                                                                                                                                                                                  |                                                                                                                                                                           |
|---------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|---------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| <b>Section</b><br><b>Map Id:</b><br><a href="#">CA105</a><br><b>Approx. Acreage:</b><br>2.0790<br><b>Zoned:</b><br>R-NC<br>R-NC<br>R-NC<br><b>Evacuation &amp; Flood Information</b><br><a href="#">Open Report</a> |  <p><a href="#">View Florida Department of Environmental Protection(DEP) Data</a></p> |

## Buildings

Address: 712 N C ST, Year Built: 1948, Effective Year: 1968, PA Building ID#: 24360

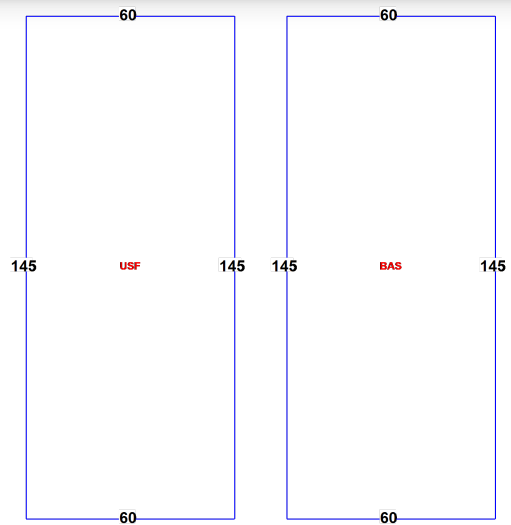
### Structural Elements

**DECOR/MILLWORK**-AVERAGE  
**DWELLING UNITS**-0  
**EXTERIOR WALL**-BRICK-COMMON  
**FLOOR COVER**-VINYL/CORK  
**FOUNDATION**-SLAB ON GRADE  
**HEAT/AIR**-UNIT HEATERS  
**INTERIOR WALL**-EXPOSED BLK/BRK  
**NO. PLUMBING FIXTURES**-36  
**NO. STORIES**-2  
**ROOF COVER**-BLT UP MTL/GYP  
**ROOF FRAMING**-RIGID FRAME/BAR  
**STORY HEIGHT**-0  
**STRUCTURAL FRAME**-MASONRY PIL/STL

Areas - 17400 Total SF

**BASE AREA** - 8700

**UPPER STORY FIN** - 8700



## Images



3/2/2023 12:00:00 AM

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.





# City of Pensacola

222 West Main Street  
Pensacola, FL 32502

## Memorandum

**File #:** 24-121

**Agenda Conference**

**2/5/2024**

### **LEGISLATIVE ACTION ITEM**

**SPONSOR:** Mayor D.C. Reeves

**SUBJECT:**

ACQUISITION OF REAL PROPERTY - 710-712 NORTH C STREET (JOHN A. GIBSON SCHOOL)

**RECOMMENDATION:**

That City Council follow the CRA Board recommendation via Resolution No. 2024-15 CRA ,and approve the purchase of real property located at 710-712 North C Street (Parcel No. 000S009060001016) from the Escambia County School Board for \$570,000 plus an estimated \$115,000 in due diligence cost, closing costs, and potential brokerage costs, for a total amount not to exceed \$685,000. Funding for this purchase will be through City as well as Westside-TIF funds Also, that City Council authorize the Mayor to take the necessary actions to execute and administer the acquisition, consistent with the Mayor's Executive Powers as granted in the City Charter.

**HEARING REQUIRED:** No Hearing Required

**SUMMARY:**

The real property located at 710 North C Street (also listed as 712 North C Street) is the site of the John A. Gibson School, which opened in 1921 as a school for African-Americans during segregation, expanded in 1948, and most recently operated under lease agreement as a Head Start center, after some period of inoperation. The school was permanently closed in December 2023 by the owner, the Escambia County School Board, after the site suffered considerable damage from Hurricane Sally. The parcel is approximately 2.079 acres, encompassing an entire city block (West Cervantes/North B St./West Gadsden St./North C St). and is zoned R-NC. In January 2024, staff formally contacting the School Board, expressing the City's interest in acquiring the parcel.

American Rescue Plan Act (ARPA) funding and funds under CRA's purview are available to purchase this property, which is located in the Westside Redevelopment Area. The Westside CRA Redevelopment Plan specifically references the Gibson site as an opportunity in Action Strategies: "...School District slates other school properties for closure, the City should work with the (School) Board to identify positive reuses for...Gibson Head Start..." and others. The Plan also "encourage(s) adaptive reuse of vacant and underutilized parcels..." in the

Neighborhood Activity Corridor: Cervantes Street section.

In preliminary conversations late last year, staff was informed that the School Board had commissioned an appraisal of the site in August 2023, with a valuation of \$570,000. The City has subsequently offered the appraised value, and acquisition must be approved by the School Board. As part of our due diligence, the City will also have a structural assessment and Phase I environmental site assessment (ESA) completed on the school building, pending School Board approval of the acquisition.

**PRIOR ACTION:**

February 5, 2024 -- CRA adopted Resolution 2024-15 CRA

**FUNDING:**

Budget:   \$500,000 - American Rescue Plan Act (ARPA) proceeds  
          \$185,000 - Westside TIF Fund  
          \$685,000

Actual:    \$570,000 - Purchase Price (est.)  
          \$115,000 - Due Diligence (i.e. structural assessment), Closing, Brokerage (est.)  
          \$685,000

**FINANCIAL IMPACT:**

Funds for the acquisition are available from the American Rescue Plan Act (ARPA) proceeds and in the Westside TIF Fund.

**LEGAL REVIEW ONLY BY CITY ATTORNEY: Yes**

1/25/2024

**STAFF CONTACT:**

Kerrith Fiddler, City Administrator  
Amy Lovoy, Finance Director  
Victoria D'Angelo, CRA Division Manager  
Deana Stallworth, Property Lease Manager

**ATTACHMENTS:**

1. Property Appraiser Record - 712 N. C St
2. Appraisal Report - Gibson School

**PRESENTATION: No**

| General Information                                                          |                                                     |  |  |  |  |
|------------------------------------------------------------------------------|-----------------------------------------------------|--|--|--|--|
| Parcel ID:                                                                   | 000S009060001016                                    |  |  |  |  |
| Account:                                                                     | 150169000                                           |  |  |  |  |
| Owners:                                                                      | SCHOOL BOARD OF ESCAMBIA CO<br>SCHOOL JOHN A GIBSON |  |  |  |  |
| Mail:                                                                        | 75 N PACE BLVD<br>PENSACOLA, FL 32505               |  |  |  |  |
| Situs:                                                                       | 712 N C ST 32501                                    |  |  |  |  |
| Use Code:                                                                    | PUBLIC SCHOOL                                       |  |  |  |  |
| Taxing Authority:                                                            | PENSACOLA CITY LIMITS                               |  |  |  |  |
| Tax Inquiry:                                                                 | <a href="#">Open Tax Inquiry Window</a>             |  |  |  |  |
| Tax Inquiry link courtesy of Scott Lunsford<br>Escambia County Tax Collector |                                                     |  |  |  |  |

| Assessments                                  |           |           |           |                         |
|----------------------------------------------|-----------|-----------|-----------|-------------------------|
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| 2023                                         | \$312,000 | \$424,207 | \$736,207 | \$736,207               |
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| <a href="#">Disclaimer</a>                   |           |           |           |                         |
| <a href="#">Tax Estimator</a>                |           |           |           |                         |
| <a href="#">File for Exemption(s) Online</a> |           |           |           |                         |
| <a href="#">Report Storm Damage</a>          |           |           |           |                         |

| Sales Data                                                                                                         |      |      |       |      |                                  |
|--------------------------------------------------------------------------------------------------------------------|------|------|-------|------|----------------------------------|
| Sale Date                                                                                                          | Book | Page | Value | Type | Official Records<br>(New Window) |
| None                                                                                                               |      |      |       |      |                                  |
| Official Records Inquiry courtesy of Pam Childers<br>Escambia County Clerk of the Circuit Court and<br>Comptroller |      |      |       |      |                                  |

| 2023 Certified Roll Exemptions                                                                           |
|----------------------------------------------------------------------------------------------------------|
| EDUCATIONAL                                                                                              |
| Legal Description                                                                                        |
| ALL BLK 16 10A WEST KING TRACT LESS OR 88 P 248 STATE<br>RD CA 105                                       |
| Extra Features                                                                                           |
| ASPHALT PAVEMENT<br>CANOPY<br>CHAINLINK FENCE<br>FRAME BUILDING<br>METAL BUILDING<br>MODULAR OFFICE/BLDG |

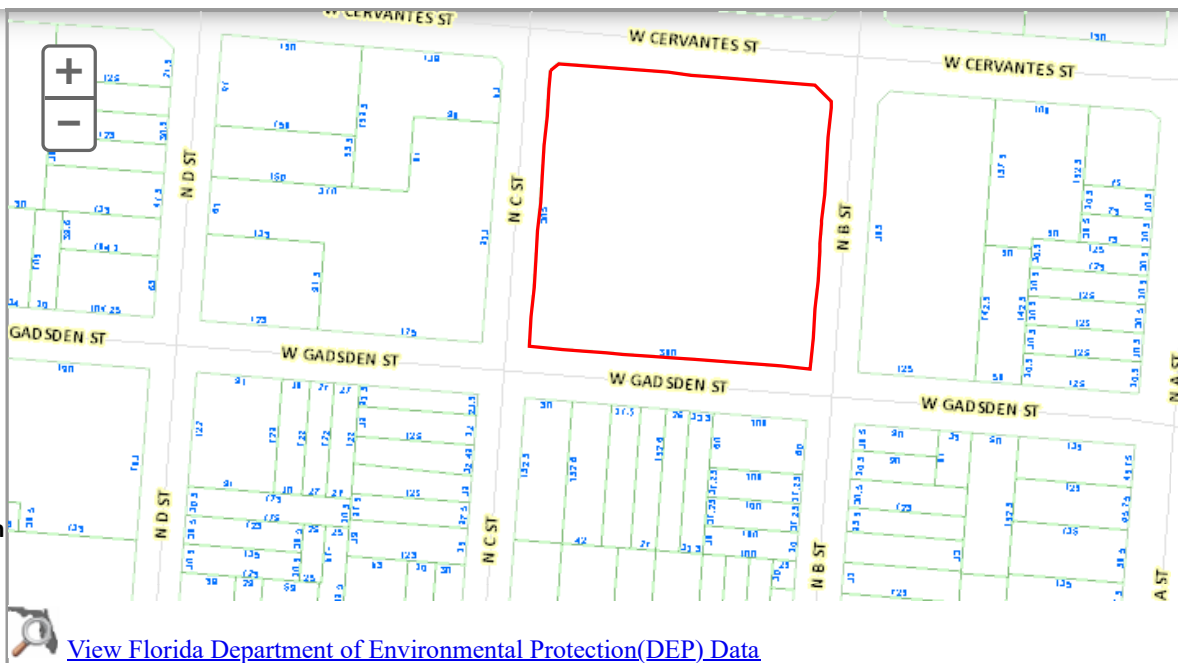
**Parcel Information**

**Section**  
**Map Id:**  
[CA105](#)

**Approx.**  
**Acreage:**  
2.0790

**Zoned:**  
R-NC  
R-NC  
R-NC

**Evacuation  
& Flood  
Information**  
[Open  
Report](#)



[View Florida Department of Environmental Protection\(DEP\) Data](#)

## Buildings

Address: 712 N C ST, Year Built: 1948, Effective Year: 1968, PA Building ID#: 24360

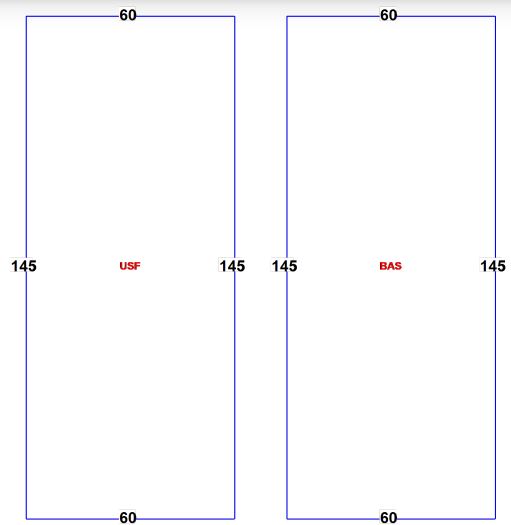
### Structural Elements

**DECOR/MILLWORK**-AVERAGE  
**DWELLING UNITS**-0  
**EXTERIOR WALL**-BRICK-COMMON  
**FLOOR COVER**-VINYL/CORK  
**FOUNDATION**-SLAB ON GRADE  
**HEAT/AIR**-UNIT HEATERS  
**INTERIOR WALL**-EXPOSED BLK/BRK  
**NO. PLUMBING FIXTURES**-36  
**NO. STORIES**-2  
**ROOF COVER**-BLT UP MTL/GYP  
**ROOF FRAMING**-RIGID FRAME/BAR  
**STORY HEIGHT**-0  
**STRUCTURAL FRAME**-MASONRY PIL/STL

Areas - 17400 Total SF

**BASE AREA** - 8700

**UPPER STORY FIN** - 8700



## Images



3/2/2023 12:00:00 AM

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.





**APPRAISAL REPORT**

**OF A**

**COMMERCIAL LAND PARCEL  
(AS IF VACANT/UNIMPROVED)**

**LOCATED AT**

**710/712 NORTH C STREET (800 BLOCK OF WEST CERVANTES STREET)  
PENSACOLA, ESCAMBIA COUNTY, FLORIDA 32501**

**EXCLUSIVELY FOR**

**ESCAMBIA COUNTY SCHOOL DISTRICT  
CLIENT PURCHASE ORDER #5422400013**

**AS OF**

**JULY 26, 2023**

**BY**

**CHARLES C. SHERRILL, JR., MAI  
STATE - CERTIFIED GENERAL APPRAISER #RZ1665**

**2803 EAST CERVANTES STREET, SUITE C**

**PENSACOLA, FLORIDA**

**32503**

August 29, 2023

Escambia County School District  
Attention: Mr. M. Keith Wasdin  
Director, Facilities Planning  
30 East Texar Drive  
Pensacola, FL 32503

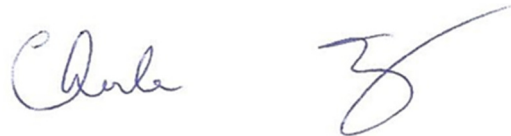
Re: Client Purchase Order #5422400013;  
Appraisal File No. N223-0079; Appraisal of a  
Commercial Land Parcel Located at 710 / 712  
North C Street, Pensacola, Florida

In accordance with your request for professional valuation services, I have prepared an appraisal of the above-captioned property. This appraisal report is for the exclusive use of the addressee, and it is intended to comply with the requirements set forth under Standards Rule 2-2(a) of the Uniform Standards of Professional Appraisal Practice.

The subject property consists of a school-type property that is located at 710/712 North C Street, Pensacola, Florida. However, based upon the client's specific intended use of this appraisal, the value of only the subject's land component (commercial land parcel - as if vacant/unimproved and not leased) has been included in this appraisal. Accordingly, it is concluded from this appraisal that the market value of the fee simple title in the property, subject to the assignment appraisal conditions as of July 26, 2023, is \$570,000. This appraisal is made subject to the assumptions and limiting conditions that are presented subsequently in this appraisal report.

The above-referenced appraisal report of the subject property is presented on the following pages. I appreciate the opportunity to be of service to you.

Respectfully submitted,

A handwritten signature in blue ink, appearing to read 'Charles', followed by a stylized flourish or second signature.

Charles C. Sherrill, Jr., MAI  
State Certified General Appraiser #RZ1665

## **APPRAISAL REPORT**

*The subject property consists of a commercial land parcel that is located at 710/712 North C Street (800 block of West Cervantes Street) in Pensacola, Florida. The subject property is improved with a two-story school building and multiple modular (portable) classroom structures that are apparently utilized as the Gibson Head Start Program via a lease. However, based upon the client's specific intended use of this appraisal, these structures have not been included in this appraisal. Therefore, this appraisal is based upon the hypothetical condition that the subject property was vacant/unimproved and not leased as of the effective date of this valuation. The client is currently considering the sale of the property at a yet-undetermined price.*

*The three traditional approaches to value real estate 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 properties 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 presumed absence of improvements, the Cost Approach was not applicable to this appraisal. Accordingly, the appraiser did not perform these two particular approaches to value the subject property in this assignment.*

*The subject property is comprised a commercial land parcel as if vacant/unimproved. 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.*

***Coronavirus Disease 2019 (Covid-19) is an extremely serious illness that has very rapidly become a world-wide pandemic. It has had a significant effect on the health and financial well-being in recent weeks of all humans throughout the world. The spread of this new coronavirus is being monitored by the Centers for Disease Control (CDC), the World Health Organization, and numerous other health organizations across the globe. This virus has caused extreme detriment to the overall economic conditions of communities throughout the world. However, as of the effective date of this appraisal, the subject property value is not considered to have been impacted by the coronavirus.***

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## **Addendum**

Copy of Appraisal Engagement Letter  
Appraiser's License  
Supporting Documentation of Subject Property  
Location Map of Subject and Comparable Sales Data  
Professional Qualifications of Appraiser

|                                             |                                                                                                                                                                                                               |
|---------------------------------------------|---------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| <b>CLIENT:</b>                              | Escambia County School District<br>Attention: Mr. M. Keith Wasdin<br>Director, Facilities Planning<br>30 East Texar Drive<br>Pensacola, FL 32503                                                              |
| <b>APPRAISER:</b>                           | Charles C. Sherrill, Jr., MAI<br>State - Certified General Appraiser #RZ1665<br>Sherrill Appraisal Company<br>2803 East Cervantes Street, Suite C<br>Pensacola, FL 32503                                      |
| <b>APPRAISAL FILE NUMBER:</b>               | N223-0079                                                                                                                                                                                                     |
| <b>CLIENT PURCHASE ORDER<br/>NUMBER:</b>    | #5422400013                                                                                                                                                                                                   |
| <b>PROPERTY LOCATION:</b>                   | 710/712 North C Street (800 block of West<br>Cervantes Street), Pensacola, Escambia County,<br>Florida 32501                                                                                                  |
| <b>PROPERTY TYPE:</b>                       | Commercial Land (As if Vacant/Unimproved)                                                                                                                                                                     |
| <b>REPORTED PROPERTY OWNER:</b>             | School Board of Escambia County School                                                                                                                                                                        |
| <b>TAX ACCOUNT NUMBER:</b>                  | 15-0169-000                                                                                                                                                                                                   |
| <b>PARCEL IDENTIFICATION NO.:</b>           | 00-0S-00-9060-001-016                                                                                                                                                                                         |
| <b>CURRENT PROPERTY TAX<br/>ASSESSMENT:</b> | \$733,727 (Land and Improvements, Combined); It<br>should be noted that there are no unpaid property<br>taxes as the current owner is exempt from real<br>estate taxation based upon its governmental status. |
| <b>LEGAL DESCRIPTION:</b>                   | A legal description of the subject property obtained<br>from the Escambia County Property Appraiser's<br>Office is presented in the addendum of this<br>appraisal report.                                     |
| <b>ZONING CLASSIFICATION:</b>               | R-NC; Residential/Neighborhood Commercial                                                                                                                                                                     |
| <b>FUTURE LAND USE<br/>CLASSIFICATION:</b>  | C; 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 a type of value stated as an opinion, that presumes the transfer of a property (i.e. a right of ownership or a bundle of such rights), as of a certain date, under specific conditions set forth in the value definition that is identified by the appraiser as applicable in an appraisal. Furthermore, 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:

- (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:**

Escambia County School District; No other party is authorized to rely upon this report without written consent of the appraiser.

**INTENDED USE OF  
APPRAISAL REPORT:**

For the sole purpose of assisting the client, the Escambia County School District, in internal business decisions concerning the subject property. No other party is authorized to rely upon this report without written consent of the appraiser.

**OWNERSHIP 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 PROPERTY INSPECTION:** July 26, 2023

**EFFECTIVE DATE OF VALUE:** July 26, 2023

**DATE OF APPRAISAL REPORT:** August 29, 2023

**MARKET VALUE CONCLUSION:** \$570,000 (Value of Property, as if vacant/unimproved and not leased, 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 real estate 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 properties 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 presumed absence of improvements, the Cost Approach was not applicable to this appraisal. 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 (land component) from its fronting roads, 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 land as if vacant/unimproved and not leased.

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 (2021) statistics from the U. S. Census Bureau, there are 322,390 residents in Escambia County, which ranked 21<sup>st</sup> in county population in Florida. Escambia County's population increased by 8.2 percent since 2010, 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 an unemployment rate of 2.7 percent, which is fairly similar to those indicated by the state and national averages (3.2 percent and 3.7 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 inside the city limits of Pensacola in a well-established commercial area. The subject neighborhood boundaries are generally defined as West Fairfield Drive on the north, North A Street on the east, West Garden Street on the south, and North W Street on the west. Land uses in the immediate area include retail establishments, offices, convenience stores, restaurants, banks, automobile service garages, apartments, residences, warehouses, mini-warehouses, churches, motels, and lounges. The neighborhood is convenient to churches, shopping facilities, schools, medical facilities, recreational facilities, and other major sources of employment. No adverse neighborhood conditions were observed by the appraiser. The subject property is concluded to be well-suited to its neighborhood.

**Summary of Local Real Estate Market:** After a number of years of steady growth in the local real estate market (as well as other sectors), the health of the market weakened during 2006 to 2011. Demand for residential housing and commercial space 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 2011, and it gradually increased in the subsequent years. In recent months dating back to 2021, the market has begun to stabilize and perhaps show signs of a possible decline. It is concluded that the local market, as well as the subject property, should continue this generally stable trend in the foreseeable future. Based upon the location, quality, and other physical characteristics of the subject property, its overall current relative position within the local marketplace is concluded to be adequate to somewhat favorable.

**Property Description:** The subject property represents an entire city block as it is bound by four roads. The property is situated immediately adjacent to a church property and multiple residences. The corner parcel is regular in shape. The tract has approximately 275 feet of frontage on the south side of West Cervantes Street, 305 feet of frontage on the east side of North C Street, approximately 300 feet of frontage on the west side of North B Street, and 300 feet of frontage on the north side of West Gadsden Street. According to the Escambia County Property Appraiser's Office, the property contains 2.079 acres. This equates to 90,561 square feet of land area.

The property is fairly level and appears to have satisfactory drainage. Public sanitary sewer service is apparently available to the subject. 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).

North C Street, North B Street, and West Gadsden Street are two-laned roadways adjacent to the subject. West Cervantes Street is a four-laned roadway with a divided median in front of the subject at the intersection of West Cervantes and North C Streets. However, a median cut is situated directly in front of the subject. Overall access and visibility of the property are concluded to be relatively favorable. The average daily traffic count on West Cervantes Street in the vicinity of the subject of approximately 18,500 vehicles is considered to be favorable.

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, liquor package store, restaurants, churches, schools, banks, motels, appliance repair shops, gasoline service stations, and automobile service garages which perform minor repairs. The property has a Future Land Use Classification of Commercial.

The subject property is improved with a two-story school building and multiple modular (portable) classroom structures that are apparently utilized as the Gibson Head Start Program. However, based upon the client's specific intended use of this appraisal, these structures have not been included in this appraisal. Therefore, this appraisal is based upon the hypothetical condition that the subject property was vacant/unimproved as of the effective date of this valuation.

#### **SALES HISTORY OF SUBJECT PROPERTY:**

The subject property is currently owned by the School Board of Escambia County. According to the public records, the property was acquired by the current owner a number of years ago. 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. However, the client is considering the 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 if vacant and as currently improved is below.

**Highest and best use as if vacant.** The first test of highest and best use is legally permissible uses. The legally permissible uses of the subject site include single-family residential, multiple-family residential, offices, retail, liquor package store, restaurants, churches, schools, banks, motels, appliance repair shops, gasoline service stations, and automobile service garages which perform minor repairs. 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 second test of highest and best use is physically possible uses. The subject is comprised of a 2.079-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 is physically possible.

The third test of highest and best use is financially feasible uses. Based upon investor’s desired returns on real estate investments in the local market, the zoning, size, location, and other physical characteristics of the subject property, as well as the neighborhood and local market conditions, a mixed use of retail, office, and residential is concluded to be financially feasible. The fourth test of highest and best use is maximally-productive use. From the above analysis, the maximally productive use of the subject site as though it were vacant is concluded to be a mixed use. Therefore, the highest and best use of the property as though it were vacant is concluded to be a mixed use of retail, office, and residential.

**Highest and best use as improved.** The highest and best use of the property as improved is not applicable in this appraisal since the property is being valued as if vacant/unimproved.

## **APPRAISAL PROCESS:**

The three traditional approaches to estimate the value of real property 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 land parcel (as if vacant/unimproved), 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. 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  
(PROPERTY AS IF VACANT/UNIMPROVED AND NOT LEASED)**

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, site plans and aerial photographs, and a location map are presented at the conclusion of this appraisal report.

| COMP. NO. | RECORD NO. | LOCATION                                 | DATE OF SALE | SALE PRICE  | ACRES  | PRICE/ACRE   |
|-----------|------------|------------------------------------------|--------------|-------------|--------|--------------|
| 1         | 1509       | 2475 East Olive Road                     | 10/12/22     | \$319,000   | 1.3744 | \$232,101.28 |
| 2         | 1020       | 3330-3380 West Park Place                | 12/20/21     | \$1,381,000 | 5.483  | \$251,869.41 |
| 3         | 1381       | 2541 Gulf Breeze Parkway                 | 03/09/22     | \$380,000   | 1.33   | \$285,714.29 |
| 4         | 1256       | 6003 North Palafox Street                | 07/16/21     | \$1,320,000 | 3.8498 | \$342,874.95 |
| 5         | 1310       | Olde Barrancas Avenue /<br>Seamarge Lane | 12/22/21     | \$500,000   | 1.36   | \$367,647.06 |

The above land sales represent properties considered generally comparable to the subject. These parcels range in size from 1.3 to 5.5 acres, which is reflective of the size of the subject. All are suitable for a retail or office type of use. Each is located throughout the general Pensacola/Gulf Breeze area. These comparables range in price from \$319,000 to \$1,381,000, which equates to a unit price of \$232,101 to \$367,647 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. The percentage price adjustments utilized in this analysis are considered to be reflective of the degree of the differences in the characteristics of the comparables, relative to the subject property. A summary of the varying characteristics of the comparables, when compared 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 adjustments were made for this feature.

### Conditions of Sale

All of the comparables are concluded to be based upon an 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 July, 2021 and October, 2022. Based upon the stable recent conditions in the local market, no price adjustments were considered to be necessary to any of the sales for market conditions.

### Location

Comparable Nos. 2 and 3 were considered to have fairly similar locational attributes as the subject, but the locations of the remaining comparables were concluded to be dissimilar to that of the subject. Accordingly, varying unit price adjustments were made to Comparable Nos. 1, 4, and 5 for location when compared to the subject. The largest of these adjustments were made to Comparable Nos. 4 and 5 based upon their superior locations on North Palafox Street in Car City and Olde Barrancas Avenue, respectively.

### Land Size

The land sizes of the comparables range from 1.3 to 5.5 acres. When compared to the 2.08-acre size of the subject parcel, small varying unit price adjustments were made to each of the sales in this analysis.

### Shape of Parcel

The parcel shapes of all of the comparables were concluded to be generally similar to that of the subject. Accordingly, no unit price adjustments were concluded to be necessary to any of the comparables for this element of comparison.

### Access/Road Frontage

The access and extent of road frontage of Comparable Nos. 1, 2, and 3 were deemed to be slightly inferior to the subject. Accordingly, small upward adjustments were made to these particular comparables in this analysis.

### 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 Comparable Nos. 1 and 5 were considered to be generally similar to that of the subject. However, small downward unit price adjustments were considered necessary to Comparable Nos. 2, 3, and 4 to account for their slightly superior zoning classifications, when compared to the subject.

After the above adjustments were made to the unit prices of the comparables, the indicated value range for the subject is \$255,311 to \$285,714 per acre. In placing least weight on Comparable No. 4, which is the oldest sale that also resulted in the greatest price adjustments, a unit value towards the middle of the above range is concluded to be appropriate for the subject. Therefore, a value of \$275,000 per acre is estimated for this valuation. This concluded unit value is well-bracketed by both the adjusted and the unadjusted unit price ranges of the comparables, which is considered to be reasonable based upon property characteristics and current market conditions.

The estimated value of the subject property (land parcel as if vacant/unimproved and not leased) from this sales comparison analysis is shown below. A grid summarizing the price adjustments is presented on the following page of this appraisal report.

### **SUMMARY OF LAND VALUATION CONCLUSION**

$$\begin{array}{rclclcl} 2.079 \text{ ACRES} & & \times & \$275,000/\text{ACRE} & = & \$571,725 \\ & & & \text{ROUNDED:} & & \underline{\underline{\$570,000}} \end{array}$$

The above total land value estimate equates to \$6.29 per square foot of land area. Additionally, it is well within the total sales price range of \$319,000 to \$1,381,000 that is indicated by the above comparables. This is concluded to be reasonable based upon the overall characteristics of the subject property, along with the current market conditions. Furthermore, it equates to \$2,072.73 per linear foot of road frontage (along West Cervantes Street). 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 \$1,526 to \$3,034.



c23-0079L

**SUMMARY OF LAND SALES ADJUSTMENTS**

|                                              | Comp.<br>No. 1 | Comp.<br>No. 2 | Comp.<br>No. 3 | Comp.<br>No. 4 | Comp.<br>No. 5 |
|----------------------------------------------|----------------|----------------|----------------|----------------|----------------|
| Index Number                                 | 1509           | 1020           | 1381           | 1256           | 1310           |
| Total Sales Price                            | \$319,000      | \$1,381,000    | \$380,000      | \$1,320,000    | \$500,000      |
| Land Size (Acres)                            | 1.3744         | 5.483          | 1.33           | 3.8498         | 1.36           |
| Price Per Acre                               | \$232,101.28   | \$251,869.41   | \$285,714.29   | \$342,874.95   | \$367,647.06   |
| <u>Price Adjustments</u>                     |                |                |                |                |                |
| Property Rights Conveyed                     | 0%             | 0%             | 0%             | 0%             | 0%             |
| Adjusted Unit Price                          | \$232,101.28   | \$251,869.41   | \$285,714.29   | \$342,874.95   | \$367,647.06   |
| Atypical Financing Terms                     | 0%             | 0%             | 0%             | 0%             | 0%             |
| Adjusted Unit Price                          | \$232,101.28   | \$251,869.41   | \$285,714.29   | \$342,874.95   | \$367,647.06   |
| Conditions of Sale                           | 0%             | 0%             | 0%             | 0%             | 0%             |
| Adjusted Unit Price                          | \$232,101.28   | \$251,869.41   | \$285,714.29   | \$342,874.95   | \$367,647.06   |
| Market Conditions (Time)                     | 0%             | 0%             | 0%             | 0%             | 0%             |
| Adjusted Unit Price                          | \$232,101.28   | \$251,869.41   | \$285,714.29   | \$342,874.95   | \$367,647.06   |
| <u>Adjustments- Physical Characteristics</u> |                |                |                |                |                |
| Location                                     | 10%            | --             | --             | -20%           | -20%           |
| Size of Land                                 | -5%            | 10%            | -5%            | 5%             | -5%            |
| Shape of Parcel                              | --             | --             | --             | --             | --             |
| Access/Road Frontage                         | 5%             | 5%             | 10%            | --             | --             |
| Topography                                   | --             | --             | --             | --             | --             |
| Utilities Availability                       | --             | --             | --             | --             | --             |
| Zoning                                       | --             | -5%            | -5%            | -5%            | --             |
| Other Features                               | --             | --             | --             | --             | --             |
| Cumulative (Net) Adjustments                 | 10%            | 10%            | 0%             | -20%           | -25%           |
| Adjusted Price Per Acre                      | \$255,311.41   | \$277,056.36   | \$285,714.29   | \$274,299.96   | \$275,735.29   |

## RECONCILIATION AND VALUE CONCLUSION:

For this valuation of the subject property, as if vacant/unimproved, only the Sales Comparison Approach was performed. In doing so, the market value of the fee simple title in the subject property, as of July 26, 2023, based upon the appraisal assignment conditions that are presented on the following pages, is estimated to be \$570,000. It should be noted that no structures, site improvements, personal property, fixtures, or intangible items are included in this opinion of market value. **As previously mentioned, this appraisal was prepared for the exclusive use of Escambia County School District.**

Exposure time is defined by USPAP as an opinion, based upon supporting market data, of the 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 generally on the market between 16 to 1,289 days (0.5 to 43.0 months) before being sold. However, a much shorter marketing period has been more typical of a majority of commercial properties which have recently sold in the local market. 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 the assumptions and limiting conditions of this appraisal, the certification of the appraiser, subject photographs, location maps, site plans, an aerial photograph, legal descriptions, a flood zone map, zoning maps, comparable land sales data sheets, corresponding 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 real estate 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 properties 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 presumed absence of improvements, the Cost Approach was not applicable to this appraisal. 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 the **Escambia County School District** 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 the **Escambia County School District**.

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.
26. It should be noted that no personal property, fixtures, or intangible items are included in this appraisal.
27. Coronavirus Disease 2019 (Covid-19) is an extremely serious illness that has very rapidly become a world-wide pandemic. It has had a significant effect on the health and financial well-being in recent weeks of all humans throughout the world. The spread of this new coronavirus is being monitored by the Centers for Disease Control (CDC), the World Health Organization, and numerous other health organizations across the globe. This virus has caused extreme detriment to the overall economic conditions of communities throughout the world. However, as of the effective date of this appraisal, the subject property value is not considered to have been impacted by the coronavirus.

#### **EXTRAORDINARY APPRAISAL ASSUMPTIONS:**

There are no extraordinary assumptions of this appraisal.

#### **HYPOTHETICAL CONDITION OF THE APPRAISAL:**

1. This valuation is based upon the hypothetical condition that the subject property was vacant/unimproved and not leased as of the effective date of this valuation. It should be noted that the use of this hypothetical condition may affect the value conclusion in 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 report has been prepared, in conformity with 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 made a personal inspection of the property (land parcel from its fronting roads) 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 the agreement to perform 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 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 by its duly authorized representatives.

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





Ron DeSantis, Governor

Melanie S. Griffin, Secretary



**STATE OF FLORIDA  
DEPARTMENT OF BUSINESS AND PROFESSIONAL REGULATION**

**FLORIDA REAL ESTATE APPRAISAL BD**

THE CERTIFIED GENERAL APPRAISER HEREIN IS CERTIFIED UNDER THE  
PROVISIONS OF CHAPTER 475, FLORIDA STATUTES

**SHERRILL, CHARLES C JR PA**

2803 EAST CERVANTES STREET SUITE C  
PENSACOLA FL 32503

**LICENSE NUMBER: RZ1665**

**EXPIRATION DATE: NOVEMBER 30, 2024**

Always verify licenses online at [MyFloridaLicense.com](http://MyFloridaLicense.com)



Do not alter this document in any form.

This is your license. It is unlawful for anyone other than the licensee to use this document.



## PHOTOGRAPHS OF SUBJECT PROPERTY



Front View of Subject Property (Structures Excluded)



Side View of Subject Property (Structures Excluded)



## **PHOTOGRAPHS OF SUBJECT PROPERTY**



Front View of Subject Property (Structures Excluded)



Front View of Subject Property (Structures Excluded)



## **PHOTOGRAPHS OF SUBJECT PROPERTY**



Subject Street Scene From West Cervantes Street



Subject Street Scene From North C Street



**PHOTOGRAPHS OF SUBJECT PROPERTY**



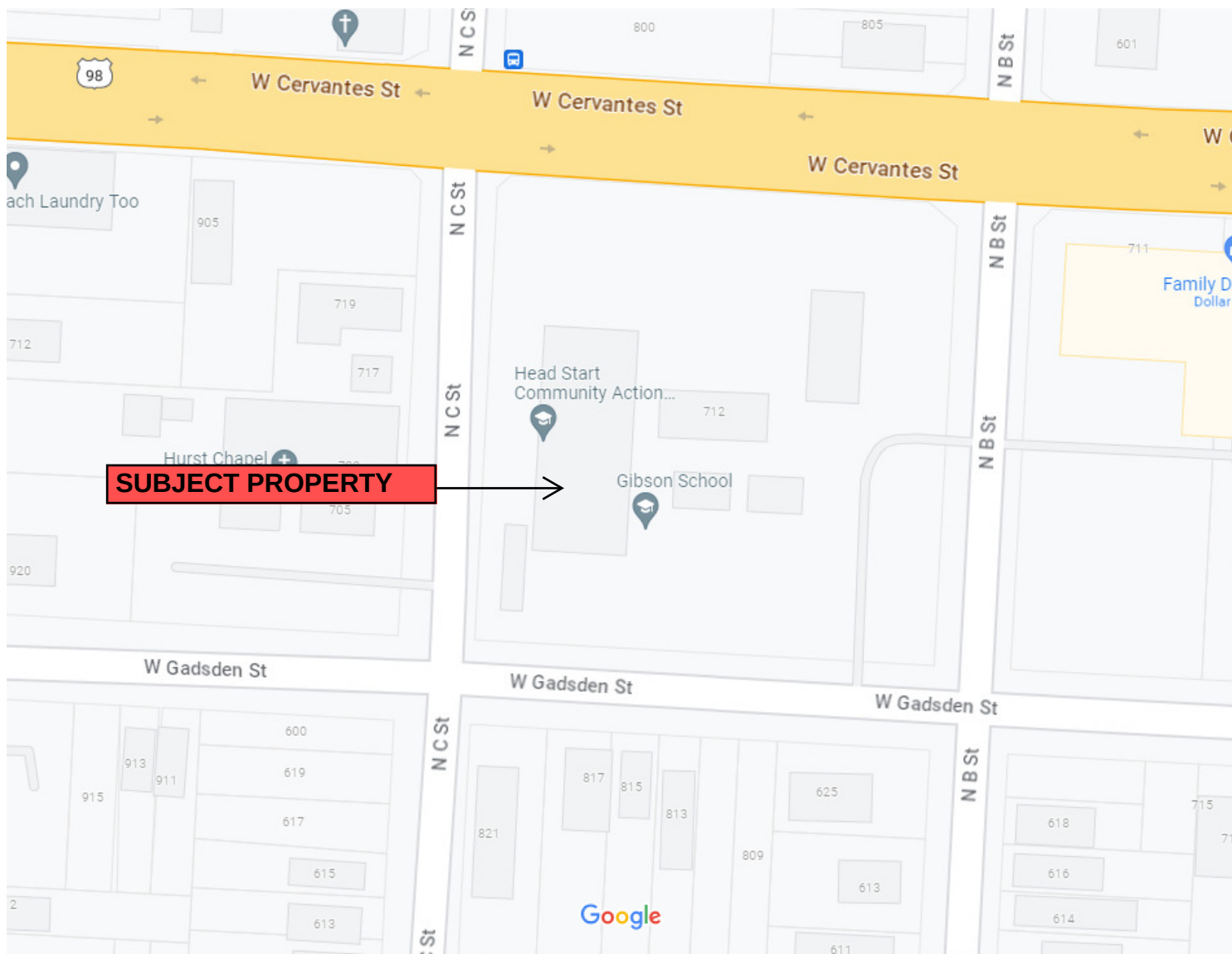
Subject Street Scene From West Gadsden Street

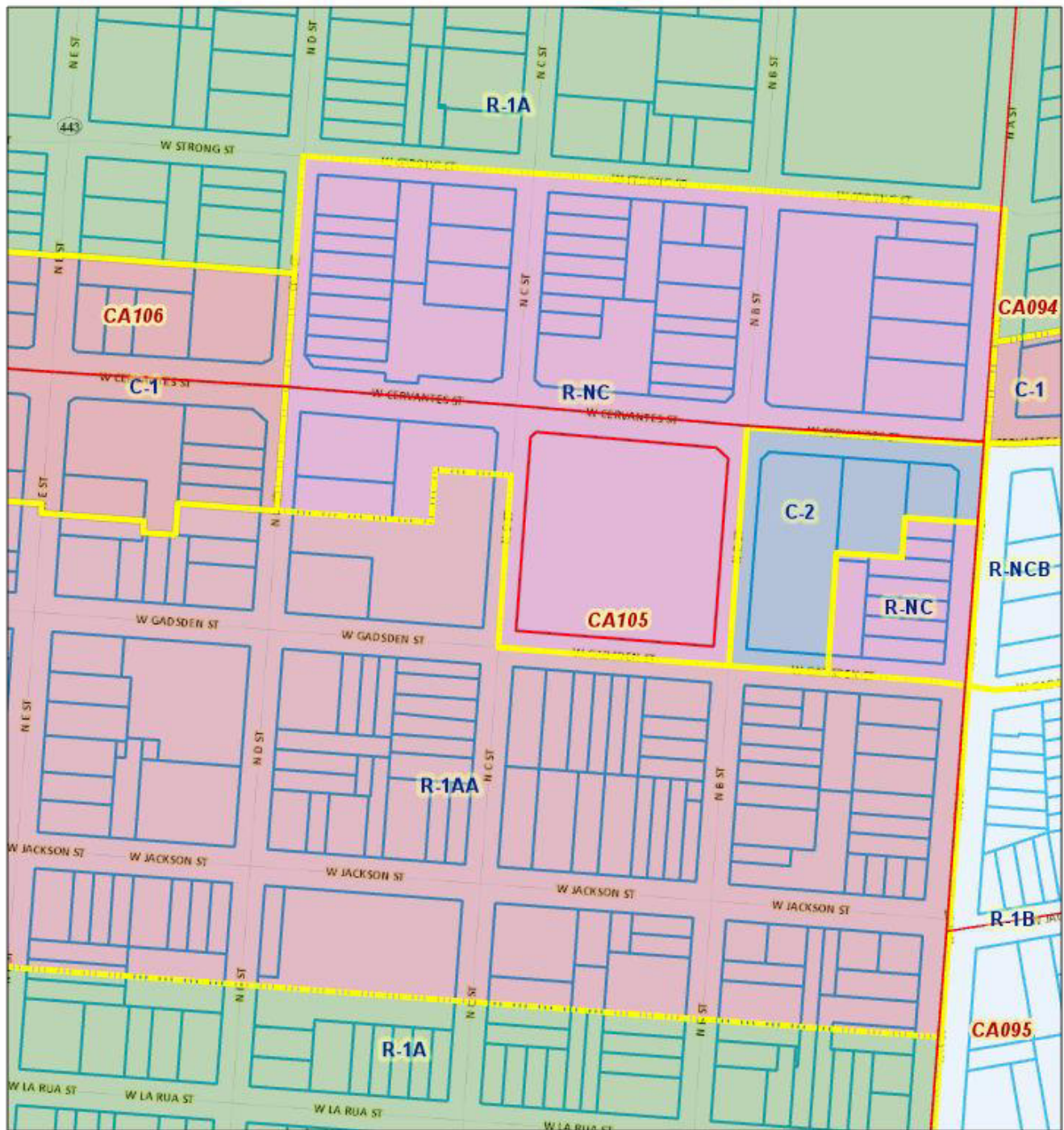


Subject Street Scene From North D Street



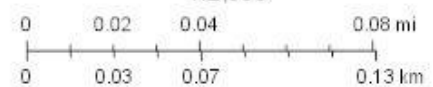
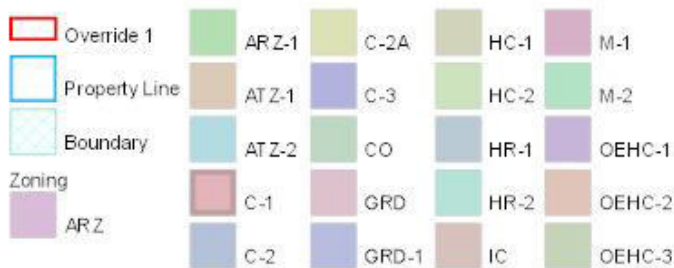




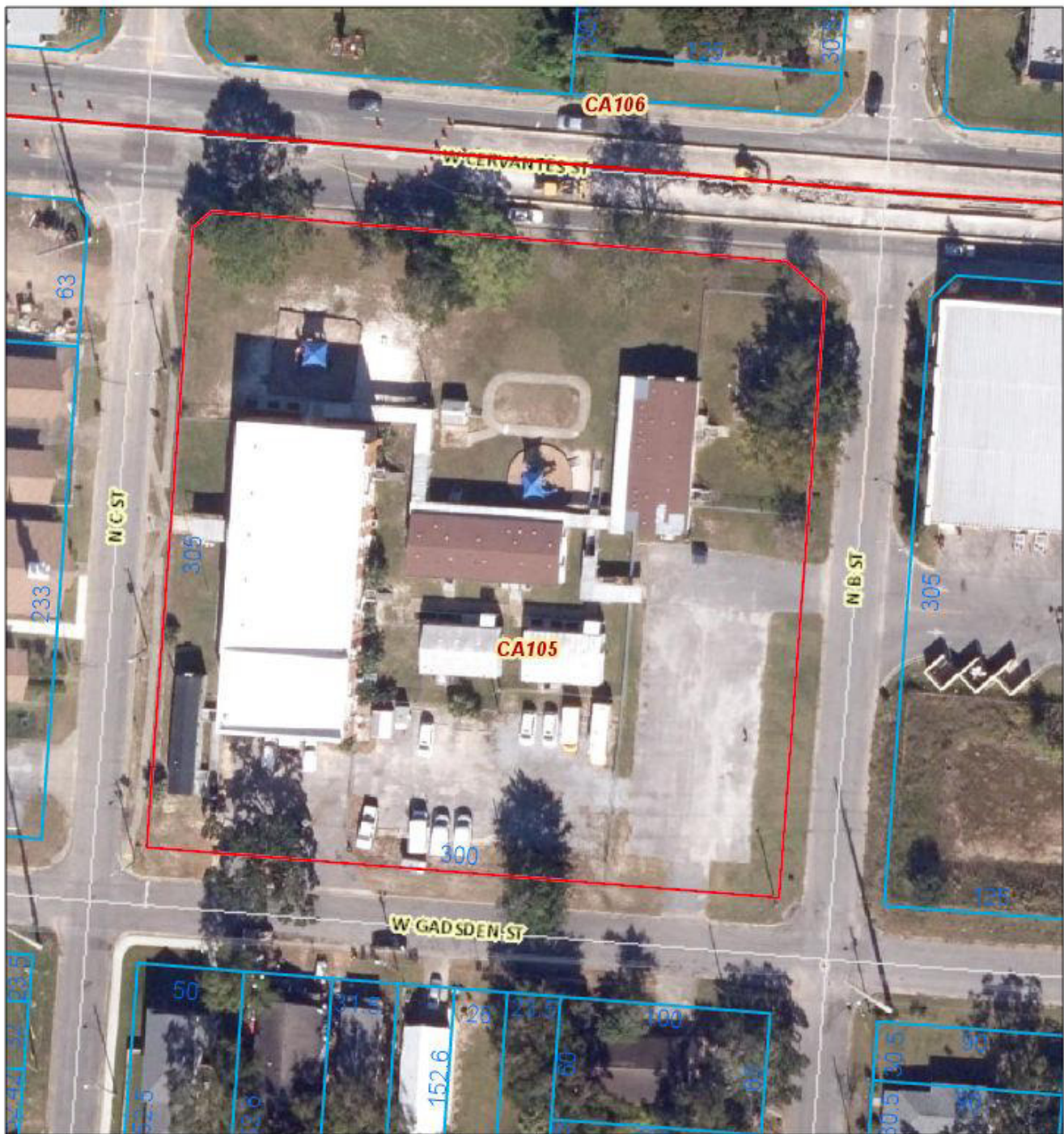


July 26, 2023

1:2,556

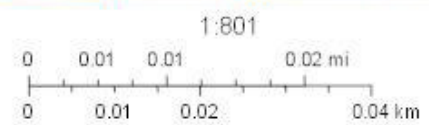






July 26, 2023

- Override 1
- Property Line
- Boundary
- Map Grid



[Restore Full Version](#)

| General Information                                                          |                                                     |  |  |  |  |
|------------------------------------------------------------------------------|-----------------------------------------------------|--|--|--|--|
| Parcel ID:                                                                   | 000S009060001016                                    |  |  |  |  |
| Account:                                                                     | 150169000                                           |  |  |  |  |
| Owners:                                                                      | SCHOOL BOARD OF ESCAMBIA CO<br>SCHOOL JOHN A GIBSON |  |  |  |  |
| Mail:                                                                        | 75 N PACE BLVD<br>PENSACOLA, FL 32505               |  |  |  |  |
| Situs:                                                                       | 712 N C ST 32501                                    |  |  |  |  |
| Use Code:                                                                    | PUBLIC SCHOOL                                       |  |  |  |  |
| Taxing Authority:                                                            | PENSACOLA CITY LIMITS                               |  |  |  |  |
| Tax Inquiry:                                                                 | <a href="#">Open Tax Inquiry Window</a>             |  |  |  |  |
| Tax Inquiry link courtesy of Scott Lunsford<br>Escambia County Tax Collector |                                                     |  |  |  |  |

| Assessments                                             |           |           |           |                         |  |
|---------------------------------------------------------|-----------|-----------|-----------|-------------------------|--|
| Year                                                    | Land      | Imprv     | Total     | <a href="#">Cap Val</a> |  |
| 2022                                                    | \$312,000 | \$421,727 | \$733,727 | \$733,727               |  |
| 2021                                                    | \$312,000 | \$421,995 | \$733,995 | \$733,995               |  |
| 2020                                                    | \$312,000 | \$425,213 | \$737,213 | \$737,213               |  |
| <a href="#">Disclaimer</a>                              |           |           |           |                         |  |
| <a href="#">Tax Estimator</a>                           |           |           |           |                         |  |
| <a href="#">File for New Homestead Exemption Online</a> |           |           |           |                         |  |
| <a href="#">Report Storm Damage</a>                     |           |           |           |                         |  |

| Sales Data                                                                                                         |      |      |       |      |                                  |
|--------------------------------------------------------------------------------------------------------------------|------|------|-------|------|----------------------------------|
| Sale Date                                                                                                          | Book | Page | Value | Type | Official Records<br>(New Window) |
| None                                                                                                               |      |      |       |      |                                  |
| Official Records Inquiry courtesy of Pam Childers<br>Escambia County Clerk of the Circuit Court and<br>Comptroller |      |      |       |      |                                  |

| 2022 Certified Roll Exemptions                                     |  |  |  |  |  |
|--------------------------------------------------------------------|--|--|--|--|--|
| EDUCATIONAL                                                        |  |  |  |  |  |
| Legal Description                                                  |  |  |  |  |  |
| ALL BLK 16 LESS OR 88 P 248 STATE RD 10A WEST KING<br>TRACT CA 105 |  |  |  |  |  |
| Extra Features                                                     |  |  |  |  |  |
| ASPHALT PAVEMENT                                                   |  |  |  |  |  |
| CANOPY                                                             |  |  |  |  |  |
| CHAINLINK FENCE                                                    |  |  |  |  |  |
| FRAME BUILDING                                                     |  |  |  |  |  |
| METAL BUILDING                                                     |  |  |  |  |  |
| MODULAR OFFICE/BLDG                                                |  |  |  |  |  |

**Section**  
**Map Id:**  
[CA105](#)  
**Approx. Acreage:**  
2.0790  
**Zoned:**  
R-NC  
R-NC  
**Evacuation & Flood Information**  
[Open Report](#)

[Launch Interactive Map](#)  
[View Florida Department of Environmental Protection\(DEP\) Data](#)

| Buildings                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                           |  |
|---------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|--|
| Address: 712 N C ST, Year Built: 1948, Effective Year: 1968, PA Building ID#: 24360                                                                                                                                                                                                                                                                                                                                                                                                                                 |  |
| <div>Structural Elements</div> <p> <b>DECOR/MILLWORK-AVERAGE</b><br/> <b>DWELLING UNITS-0</b><br/> <b>EXTERIOR WALL-BRICK-COMMON</b><br/> <b>FLOOR COVER-VINYL/CORK</b><br/> <b>FOUNDATION-SLAB ON GRADE</b><br/> <b>HEAT/AIR-UNIT HEATERS</b><br/> <b>INTERIOR WALL-EXPOSED BLK/BRK</b><br/> <b>NO. PLUMBING FIXTURES-36</b><br/> <b>NO. STORIES-2</b><br/> <b>ROOF COVER-BLT UP MTL/GYP</b><br/> <b>ROOF FRAMING-RIGID FRAME/BAR</b><br/> <b>STORY HEIGHT-0</b><br/> <b>STRUCTURAL FRAME-MASONRY PIL/STL</b> </p> |  |
| <div>Areas - 17400 Total SF</div> <p> <b>BASE AREA - 8700</b><br/> <b>UPPER STORY FIN - 8700</b> </p>                                                                                                                                                                                                                                                                                                                                                                                                               |  |
| Images                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                              |  |



3/2/2023 12:00:00 AM

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.



# Scott Lunsford, CFC • Escambia County Tax Collector

EscambiaTaxCollector.com



facebook.com/ECTaxCollector



twitter.com/escambiatc

# 2022

# REAL ESTATE

# TAXES



Notice of Ad Valorem and Non-Ad Valorem Assessments

SCAN TO PAY ONLINE

| ACCOUNT NUMBER | MILLAGE CODE | ESCROW CODE | PROPERTY REFERENCE NUMBER |
|----------------|--------------|-------------|---------------------------|
| 15-0169-000    | 16           |             | 0005009060001016          |

SCHOOL BOARD OF ESCAMBIA CO  
SCHOOL JOHN A GIBSON  
75 N PACE BLVD  
PENSACOLA, FL 32505

PROPERTY ADDRESS:  
712 N C ST

EXEMPTIONS:  
EDUCATIONAL

## AD VALOREM TAXES

| TAXING AUTHORITY         | MILLAGE RATE | ASSESSED VALUE | EXEMPTION AMOUNT | TAXABLE AMOUNT | TAXES LEVIED |
|--------------------------|--------------|----------------|------------------|----------------|--------------|
| COUNTY                   | 6.6165       | 733,727        | 733,727          | 0              | 0.00         |
| PUBLIC SCHOOLS           |              |                |                  |                |              |
| BY LOCAL BOARD           | 1.9620       | 733,727        | 733,727          | 0              | 0.00         |
| BY STATE LAW             | 3.3120       | 733,727        | 733,727          | 0              | 0.00         |
| PENSACOLA                | 4.2895       | 733,727        | 733,727          | 0              | 0.00         |
| WATER MANAGEMENT         | 0.0261       | 733,727        | 733,727          | 0              | 0.00         |
| M.S.T.U. LIBRARY         | 0.3590       | 733,727        | 733,727          | 0              | 0.00         |
| ESCAMBIA CHILDRENS TRUST | 0.4365       | 733,727        | 733,727          | 0              | 0.00         |

TOTAL MILLAGE 17.0016

AD VALOREM TAXES \$0.00

## LEGAL DESCRIPTION

## NON-AD VALOREM ASSESSMENTS

| LEGAL DESCRIPTION                                                  | TAXING AUTHORITY | RATE | AMOUNT |
|--------------------------------------------------------------------|------------------|------|--------|
| ALL BLK 16 LESS OR 88 P 248 STATE RD 10A WEST<br>KING TRACT CA 105 |                  |      |        |
| NON-AD VALOREM ASSESSMENTS                                         |                  |      | \$0.00 |

**Pay online at EscambiaTaxCollector.com**

Payments must be in U.S. funds drawn from a U.S. bank

COMBINED TAXES AND ASSESSMENTS \$0.00

|                          |                        |  |  |  |  |
|--------------------------|------------------------|--|--|--|--|
| If Paid By<br>Please Pay | Jul 31, 2023<br>\$0.00 |  |  |  |  |
|--------------------------|------------------------|--|--|--|--|

RETAIN FOR YOUR RECORDS

## 2022 REAL ESTATE TAXES

DETACH HERE AND RETURN THIS PORTION WITH YOUR PAYMENT

Make checks payable to:

**Scott Lunsford, CFC**  
Escambia County Tax Collector

P.O. BOX 1312

PENSACOLA, FL 32591

Pay online at EscambiaTaxCollector.com

Payments in U.S. funds from a U.S. bank

## PAY ONLY ONE AMOUNT

|                   |                      |
|-------------------|----------------------|
| AMOUNT IF PAID BY | Jul 31, 2023<br>0.00 |
| AMOUNT IF PAID BY |                      |
| AMOUNT IF PAID BY |                      |
| AMOUNT IF PAID BY |                      |
| AMOUNT IF PAID BY |                      |

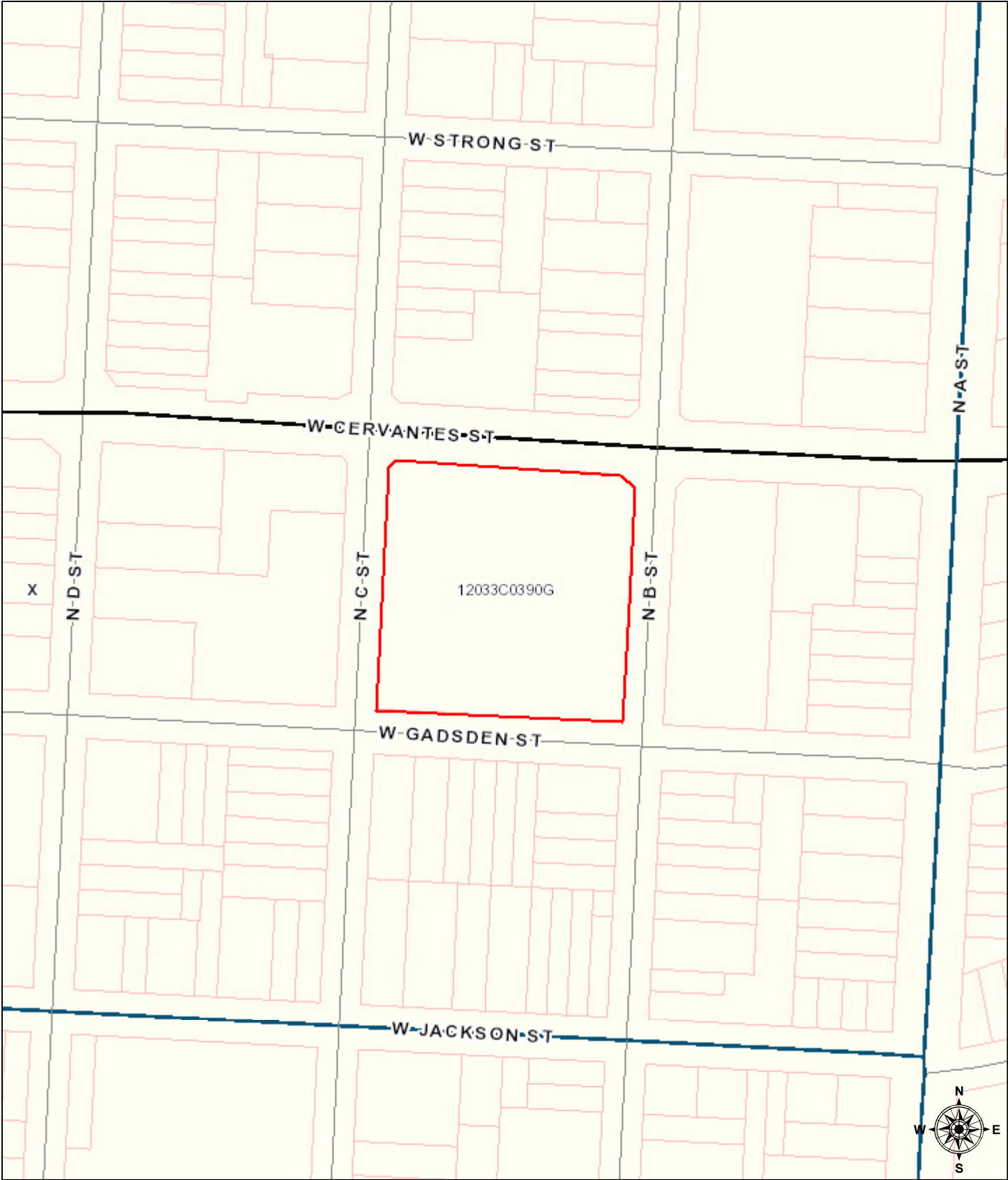
DO NOT FOLD, STAPLE, OR MUTILATE

| ACCOUNT NUMBER   |
|------------------|
| 15-0169-000      |
| PROPERTY ADDRESS |
| 712 N C ST       |

SCHOOL BOARD OF ESCAMBIA CO  
SCHOOL JOHN A GIBSON  
75 N PACE BLVD  
PENSACOLA, FL 32505



FLOOD MAP



July 26, 2023

**polygonLayer**

Override 1

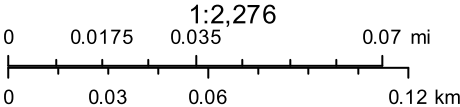
**Streets**

PRINCIPAL ARTERIAL

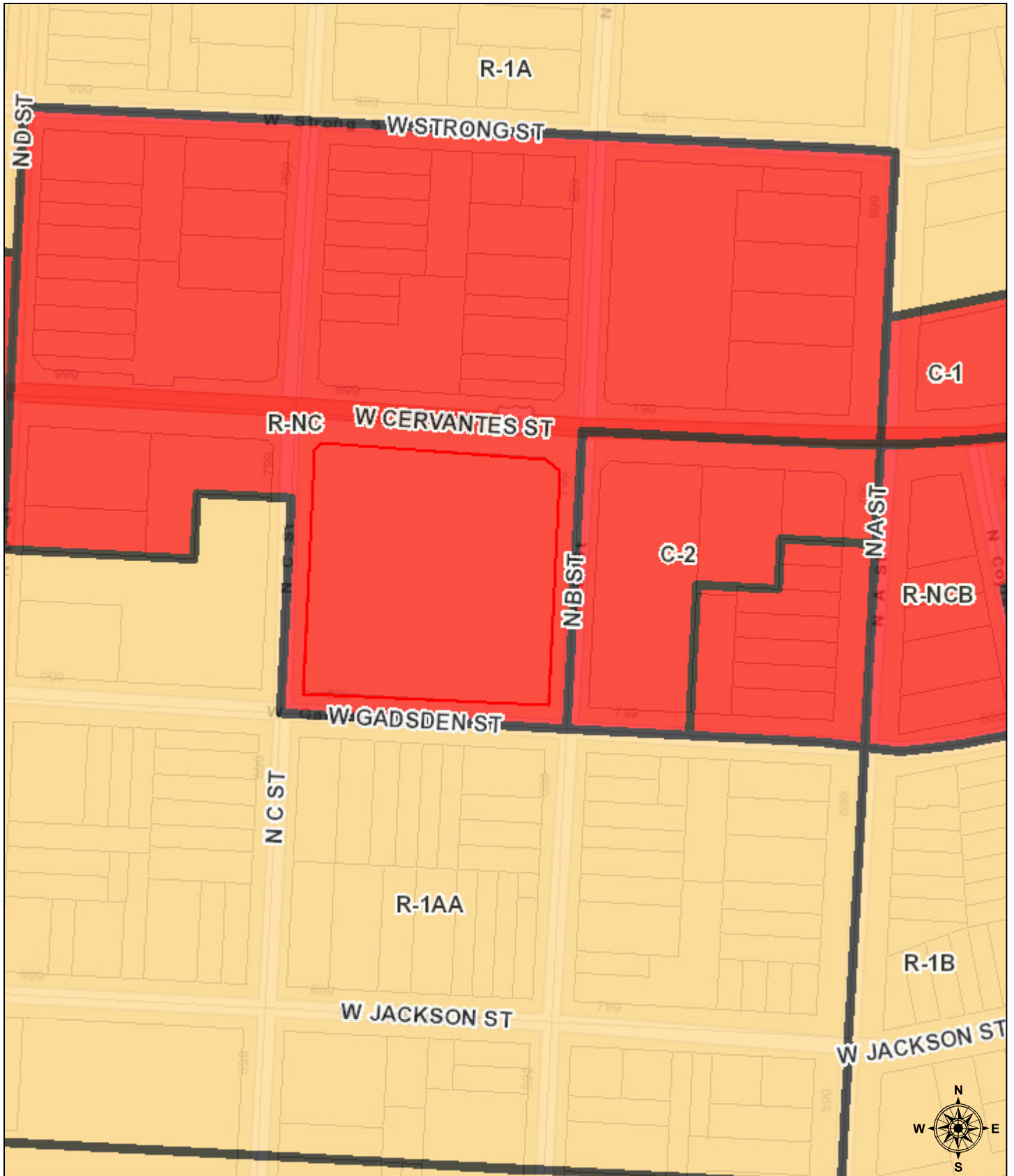
MINOR ARTERIAL

LOCAL ROAD

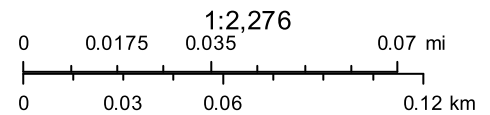
Parcels



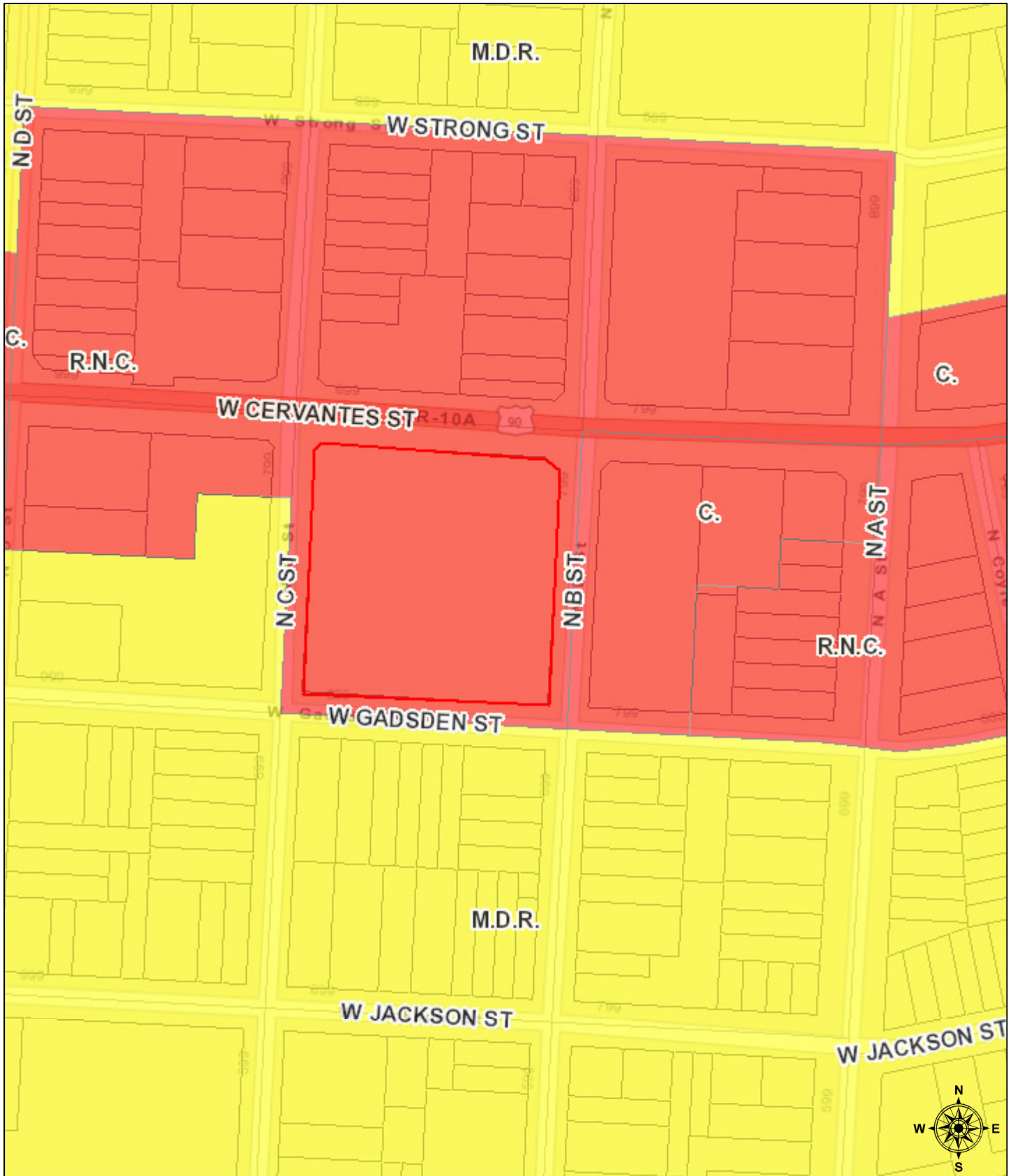
# ZONING



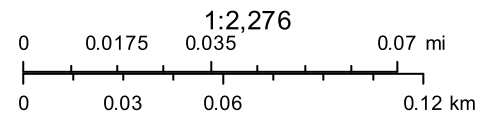
July 26, 2023



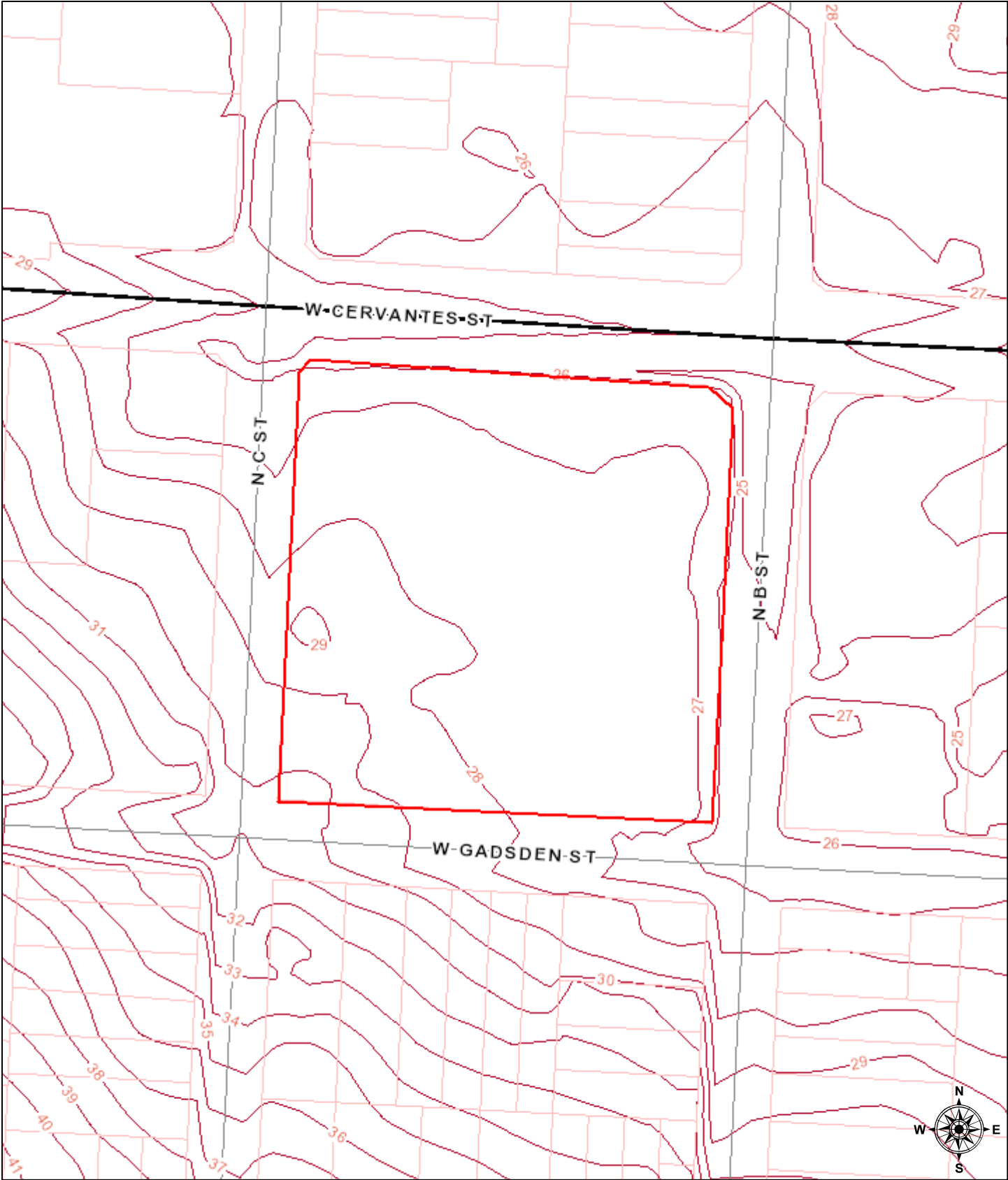
# FUTURE LAND USE



July 26, 2023



CONTOURS



July 26, 2023

**polygonLayer**

Override 1

**Streets**

PRINCIPAL ARTERIAL

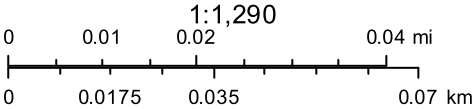
MINOR ARTERIAL

LOCAL ROAD

Parcels

Contours - Elevation

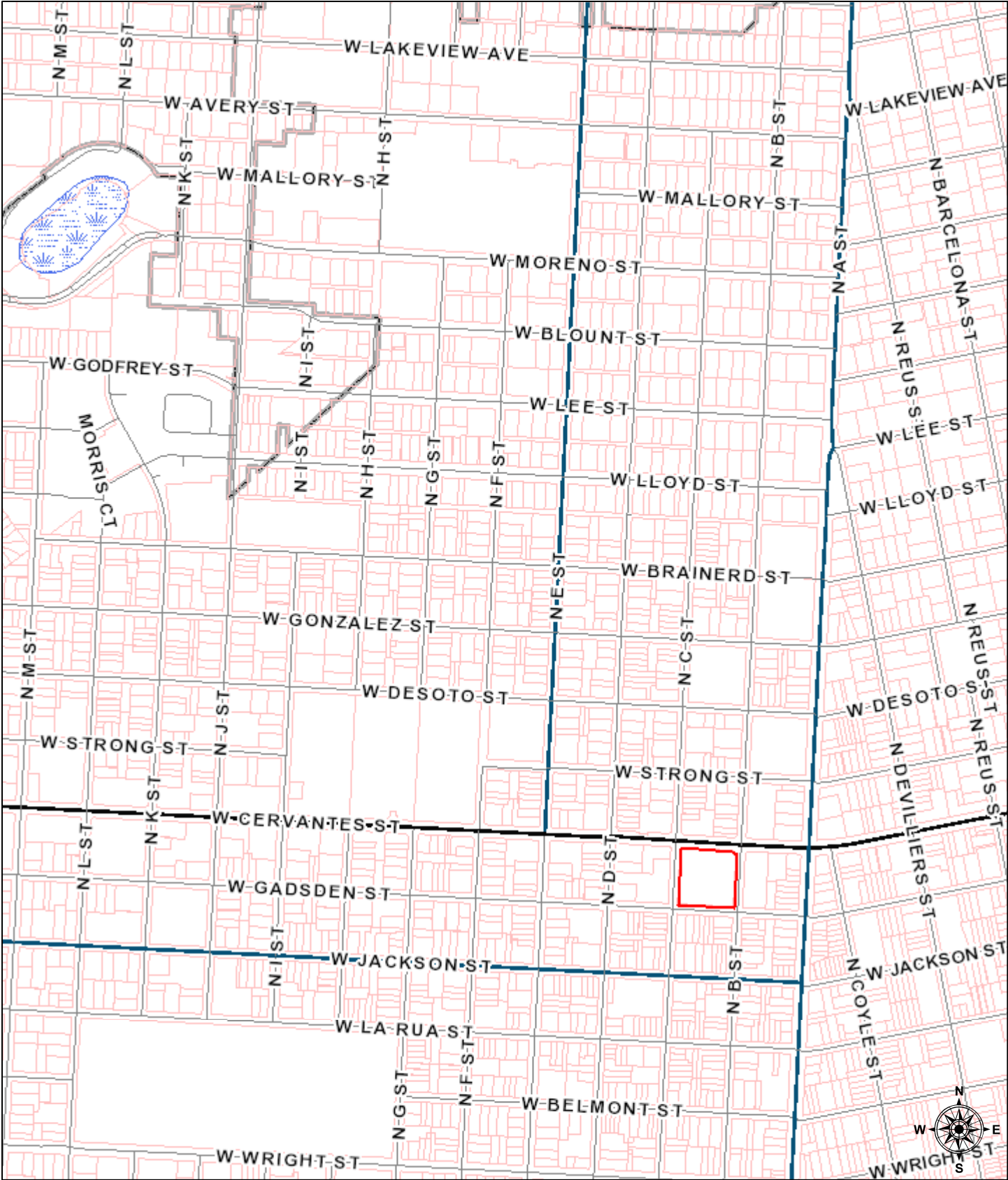
County Outline



Sources: Esri, HERE, Garmin, USGS, Intermap, INCREMENT P, NRCan, Esri Japan, METI, Esri China (Hong Kong), Esri Korea, Esri (Thailand), NGCC, (c) OpenStreetMap contributors, and the GIS User Community



# WETLANDS



July 26, 2023

**polygonLayer**

Override 1

**Streets**

PRINCIPAL ARTERIAL

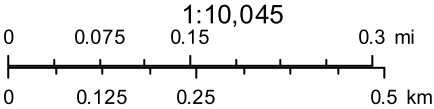
MINOR ARTERIAL

LOCAL ROAD

Parcels

Wetlands

County Outline



### COMPARABLE LAND SALE

COMPARABLE NO.: 1 RECORD NUMBER: 1509

CLASSIFICATION: VACANT COMMERCIAL LAND

DATE: 10/12/2022 (PER DEED)

LOCATION: 2475 EAST OLIVE ROAD, PENSACOLA, FLORIDA

SALES PRICE: \$319,000

GRANTOR: WILSON B. ROBERTSON  
GRANTEE: EDWARD WILLOUGHBY, III AND DANIELLE NETTLES

REFERENCE: OR 8874 PAGE 1902; GCMLS #2414265

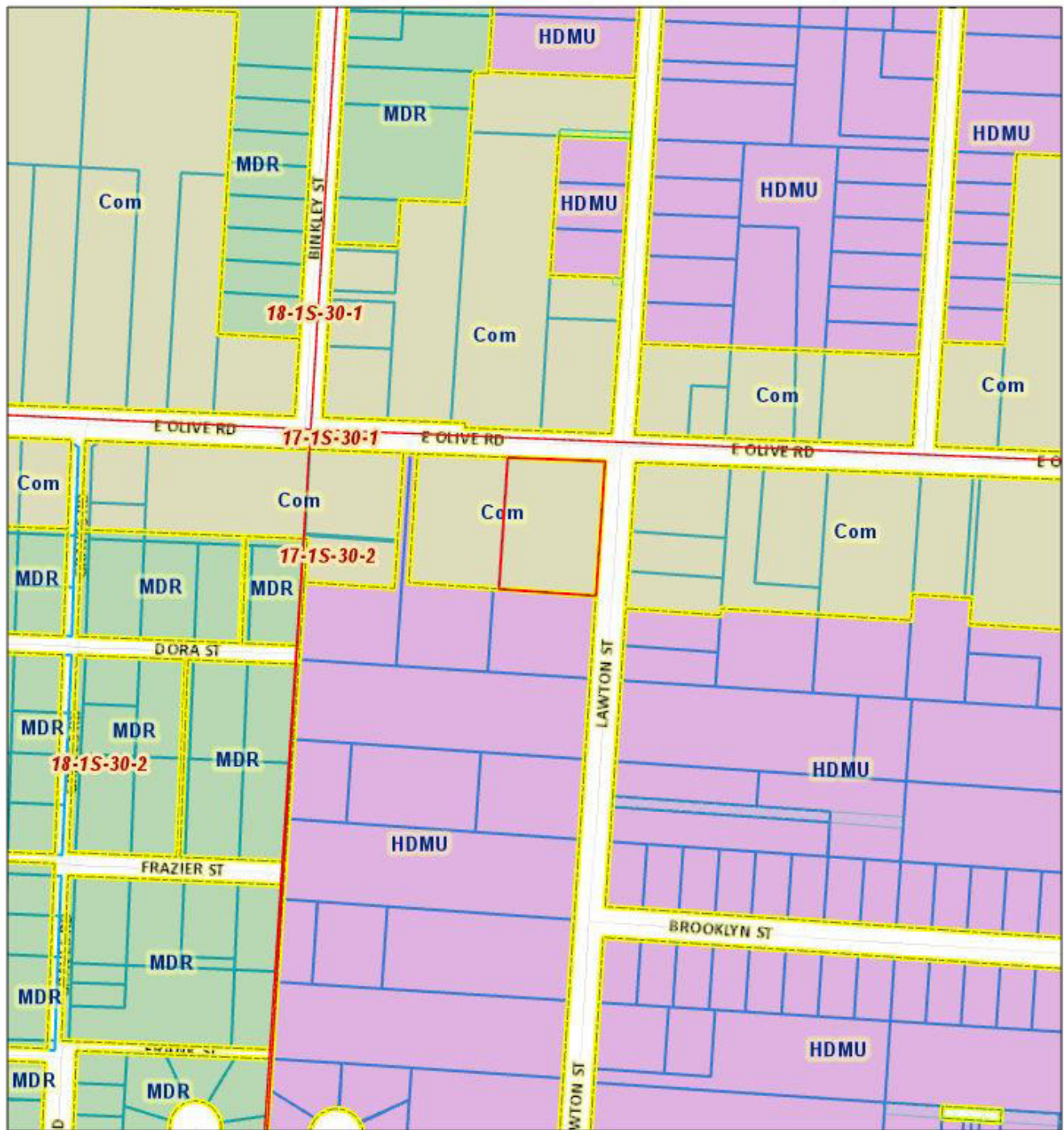
TERMS: CASH TO SELLER/ARM'S LENGTH TRANSACTION  
ZONING: COM; COMMERCIAL  
HIGHEST AND BEST USE: RETAIL/OFFICE

LAND SIZE:  
NUMBER OF ACRES: 1.7444 ACRES (59,869 SQ. FT.)  
FRONT FEET: 209 FT.

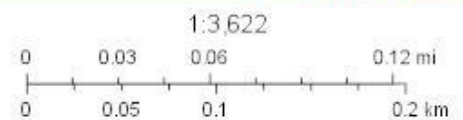
LAND UNIT PRICES:  
PER ACRE: \$232,101.28  
PER SQUARE FOOT: \$5.33  
PER FRONT FOOT: \$1,526.32

#### REMARKS:

- OLD LAND SALE #1029
- PARCEL IS LOCATED AT THE SOUTHWEST CORNER OF EAST OLIVE ROAD AND LAWTON STREET.
- PROPERTY WAS LISTED FOR SALE WITH EXIT REALTY NFI AT A PRICE OF \$319,000 (GCMLS #2414265). PROPERTY WAS ON THE MARKET FOR 1,289 DAYS BEFORE IT SOLD.
- PARCEL I.D. #: 17-1S-30-3000-000-003
- JURISDICTION: ESCAMBIA COUNTY, FLORIDA



August 23, 2023

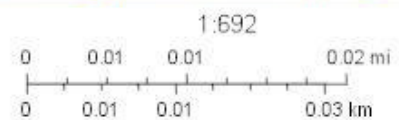






August 23, 2023

- Override 1
- Property Line
- Boundary
- Map Grid



### **COMPARABLE LAND SALE**

|                          |                                               |                     |
|--------------------------|-----------------------------------------------|---------------------|
| COMPARABLE NO.:          | 2                                             | RECORD NUMBER: 1020 |
| CLASSIFICATION:          | COMMERCIAL LAND                               |                     |
| DATE:                    | 12/20/2021                                    |                     |
| LOCATION:                | 3330-3380 WEST PARK PLACE, PENSACOLA, FLORIDA |                     |
| SALES PRICE:             | \$1,381,000                                   |                     |
| GRANTOR:                 | FAIRFIELD DRIVE PROPERTIES LLC                |                     |
| GRANTEE:                 | ESCAMBIA COUNTY FLORIDA                       |                     |
| REFERENCE:               | OR 8692 PAGE 1177; GCMLS #2395346             |                     |
| TERMS:                   | CASH TO SELLER/ARM'S LENGTH TRANSACTION       |                     |
| ZONING:                  | HC/LI; HEAVY COMMERCIAL AND LIGHT INDUSTRIAL  |                     |
| HIGHEST AND BEST USE:    | OFFICE                                        |                     |
| LAND SIZE:               |                                               |                     |
| NUMBER OF ACRES:         | 5.483 ACRES                                   |                     |
| FRONT FEET:              | 531.32 FT.                                    |                     |
| <u>LAND UNIT PRICES:</u> |                                               |                     |
| PER ACRE:                | \$251,869.41                                  |                     |
| PER FRONT FOOT:          | \$2,599.19                                    |                     |

#### **REMARKS:**

- SHERRILL APPRAISAL COMPANY FILE #21-005, 19-111, & 16-252.
- VACANT CLEARED PARCEL IS LOCATED ON THE EAST SIDE OF WEST PARK PLACE, JUST NORTH OF WEST FAIRFIELD DRIVE.
- STORM WATER RETENTION IS AVAILABLE OFF-SITE TO THIS PARCEL.
- PROPERTY WAS LISTED FOR SALE WITH BECK PARTNERS CRE, LLC AT A PRICE OF \$1,507,000 (GCMLS #2395346). PROPERTY WAS ON THE MARKET FOR 1,805 DAYS PRIOR TO BEING SOLD.
- PARCEL I.D. #: 08-2S-30-1000-000-040, 08-2S-30-1000-000-030, AND 08-2S-30-1000-000-020
- JURISDICTION: ESCAMBIA COUNTY, FLORIDA.

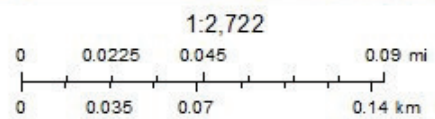


October 8, 2019

**polygonLayer**

Override 1

- Map Grid
- Boundary







October 8, 2019

**polygonLayer**

Override 1

- Map Grid
- Boundary
- Property Line

### **COMPARABLE LAND SALE**

COMPARABLE NO.: 3 RECORD NUMBER: 1381

CLASSIFICATION: VACANT COMMERCIAL LAND

DATE: 03/09/2022

LOCATION: 2541 GULF BREEZE PARKWAY, GULF BREEZE, FLORIDA

SALES PRICE: \$380,000

GRANTOR: MEDLEY DEVELOPMENT GROUP LLC  
GRANTEE: PEACEFUL TIDE LLC

REFERENCE: OR 4260 PAGE 1336; MLS #602265

TERMS: CASH TO SELLER/ARM'S LENGTH TRANSACTION  
ZONING: HCD; HIGHWAY COMMERCIAL DEVELOPMENT  
HIGHEST AND BEST USE: RETAIL/OFFICE

LAND SIZE:  
NUMBER OF ACRES: 1.33 ACRES (57,935 SQ. FT.)  
FRONT FEET: 164 FT.

LAND UNIT PRICES:  
PER ACRE: \$285,714.29  
PER SQUARE FOOT: \$6.56  
PER FRONT FOOT: \$1,945.12

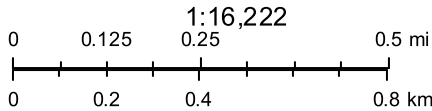
REMARKS:

- PARCEL IS LOCATED ON THE SOUTH SIDE OF GULF BREEZE PARKWAY JUST WEST OF GONDOLIER BOULEVARD.
- PROPERTY WAS LISTED FOR SALE WITH BERKSHIRE HATHAWAY HOMESERVICE PENFED REALTY AT A PRICE OF \$399,000 (MLS #602265). PROPERTY WAS ON THE MARKET FOR 16 DAYS BEFORE IT SOLD.
- PARCEL I.D. #: 36-2S-29-0000-00600-0000
- JURISDICTION: SANTA ROSA COUNTY, FLORIDA

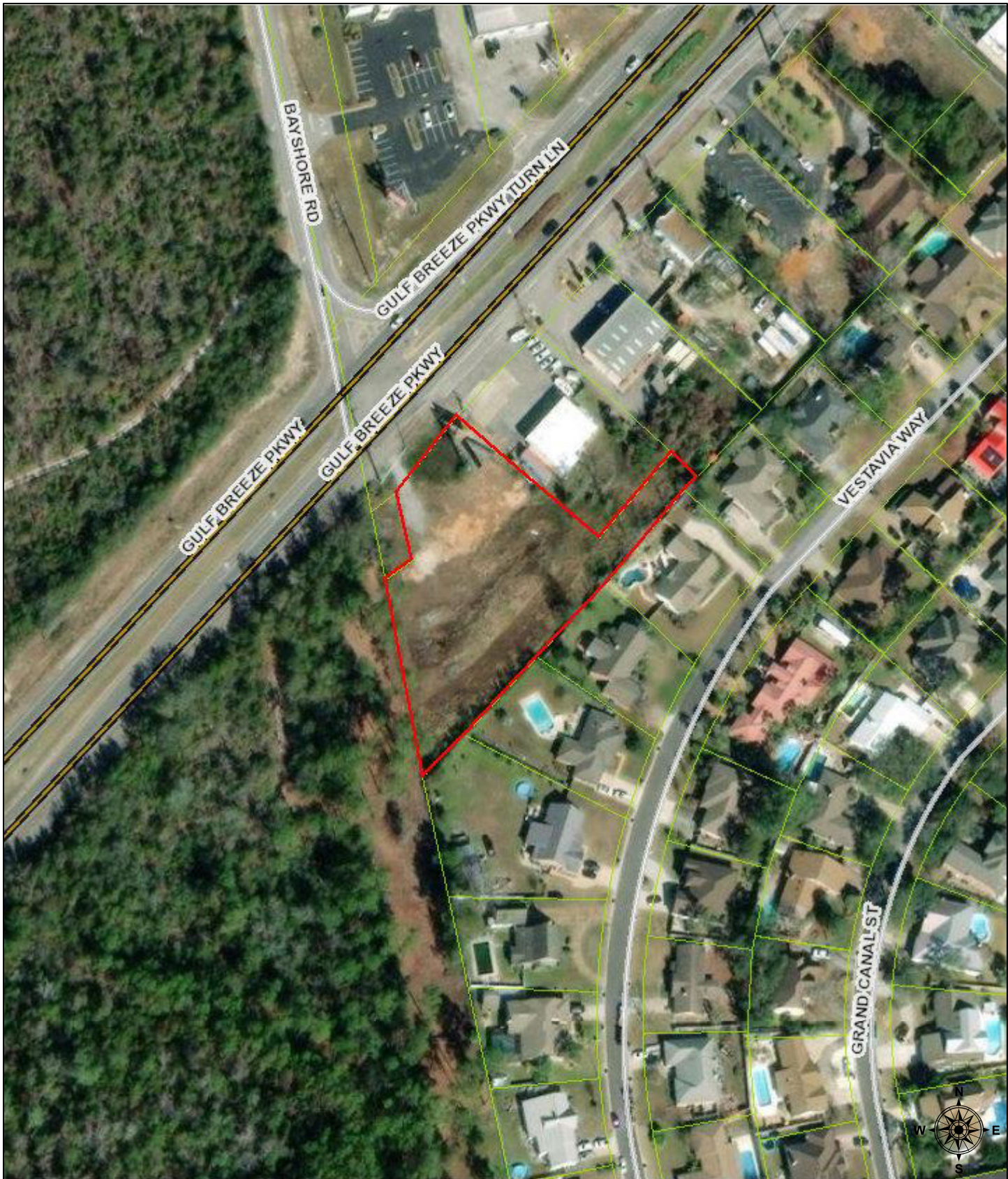




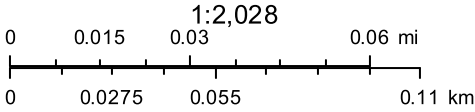
August 23, 2023







August 23, 2023



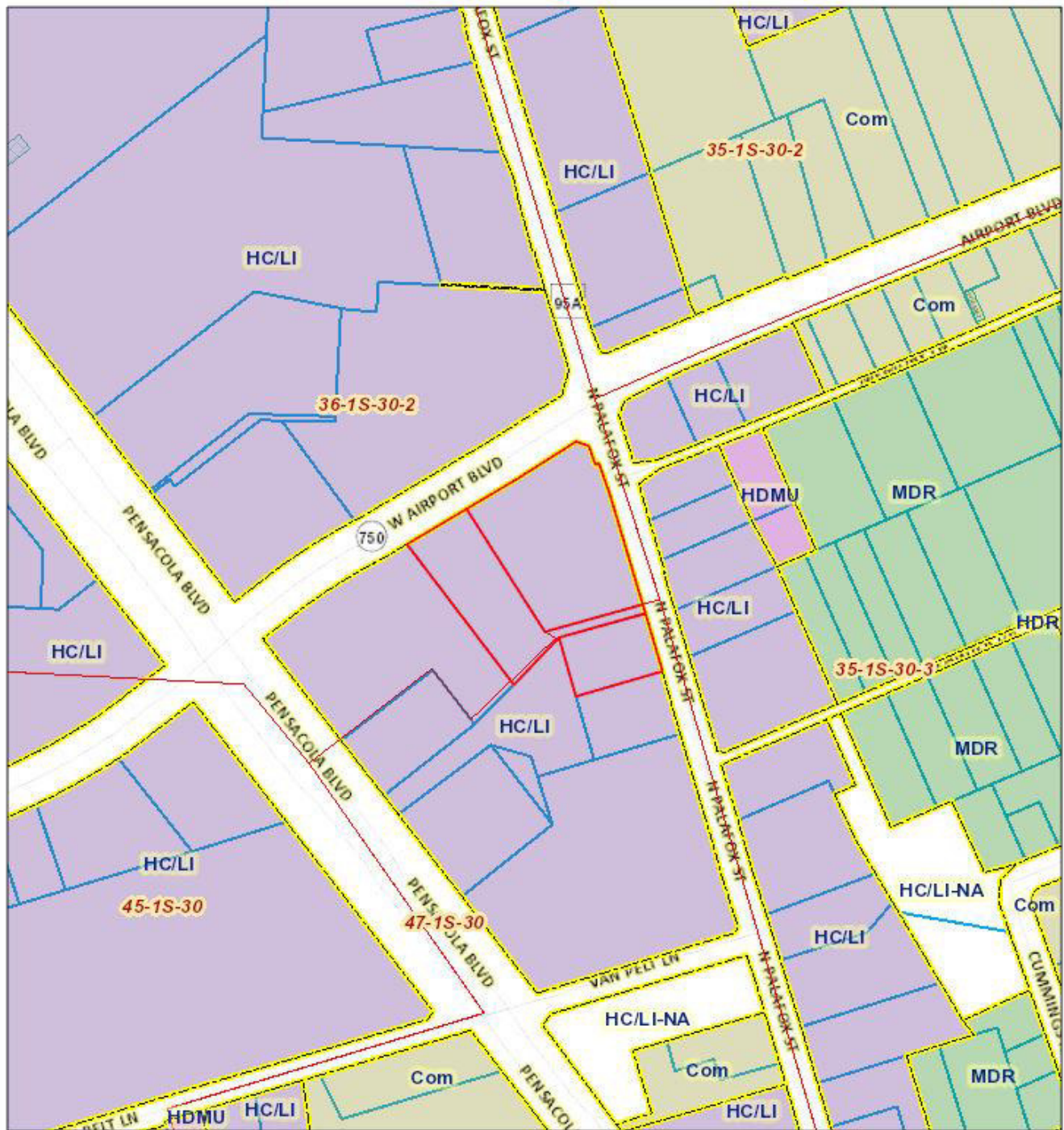
### **COMPARABLE LAND SALE**

|                                 |                                               |                |      |
|---------------------------------|-----------------------------------------------|----------------|------|
| COMPARABLE NO.:                 | 4                                             | RECORD NUMBER: | 1256 |
| CLASSIFICATION:                 | VACANT COMMERCIAL LAND                        |                |      |
| DATE:                           | 07/14/2021 (PER DEED)                         |                |      |
| LOCATION:                       | 6003 NORTH PALAFOX STREET, PENSACOLA, FLORIDA |                |      |
| SALES PRICE:                    | \$1,320,000                                   |                |      |
| GRANTOR:                        | ARDEN FAMILY PROPERTIES LLC                   |                |      |
| GRANTEE:                        | PALAFOX RIDGE LLC                             |                |      |
| REFERENCE:                      | OR 8576 PAGE 847; GCMLS #2381615              |                |      |
| TERMS:                          | CASH TO SELLER/ARM'S LENGTH TRANSACTION       |                |      |
| ZONING:                         | HC/LI; HEAVY COMMERCIAL AND LIGHT INDUSTRIAL  |                |      |
| HIGHEST AND BEST USE:           | RETAIL                                        |                |      |
| LAND SIZE:                      | 3.8498 ACRES                                  |                |      |
| FRONT FEET:                     | 435 FT.                                       |                |      |
| <b><u>LAND UNIT PRICES:</u></b> |                                               |                |      |
| PER ACRE:                       | \$342,874.95                                  |                |      |
| PER FRONT FOOT:                 | \$3,034.48                                    |                |      |

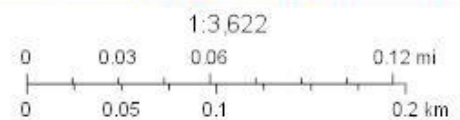
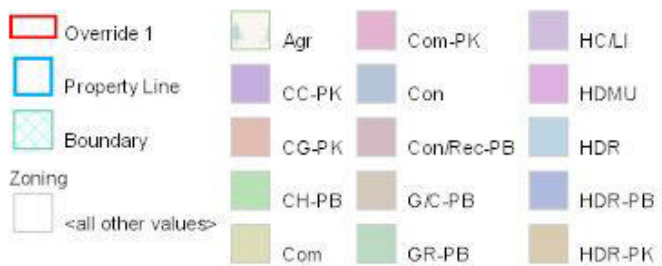
#### **REMARKS:**

- SHERRILL APPRAISAL COMPANY FILE #15-477
- THREE ADJOINING PARCELS LOCATED AT THE SOUTHWEST CORNER OF NORTH PALAFOX HIGHWAY AND WEST AIRPORT BOULEVARD
- PROPERTY WAS LISTED FOR SALE WITH COLDWELL BANKER COMMERCIAL NRT AT A PRICE OF \$1,495,995 (GCMLS #2381615). PROPERTY WAS ON THE MARKET FOR 518 DAYS BEFORE IT SOLD.
- PARCEL I.D. #: 47-1S-30-1101-002-072, 47-1S-30-1101-001-072, AND 47-1S-30-1101-000-072
- JURISDICTION: ESCAMBIA COUNTY, FLORIDA





October 25, 2021

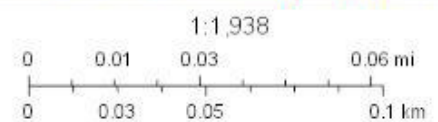






October 25, 2021

- Override 1
- Property Line
- Boundary
- Map Grid



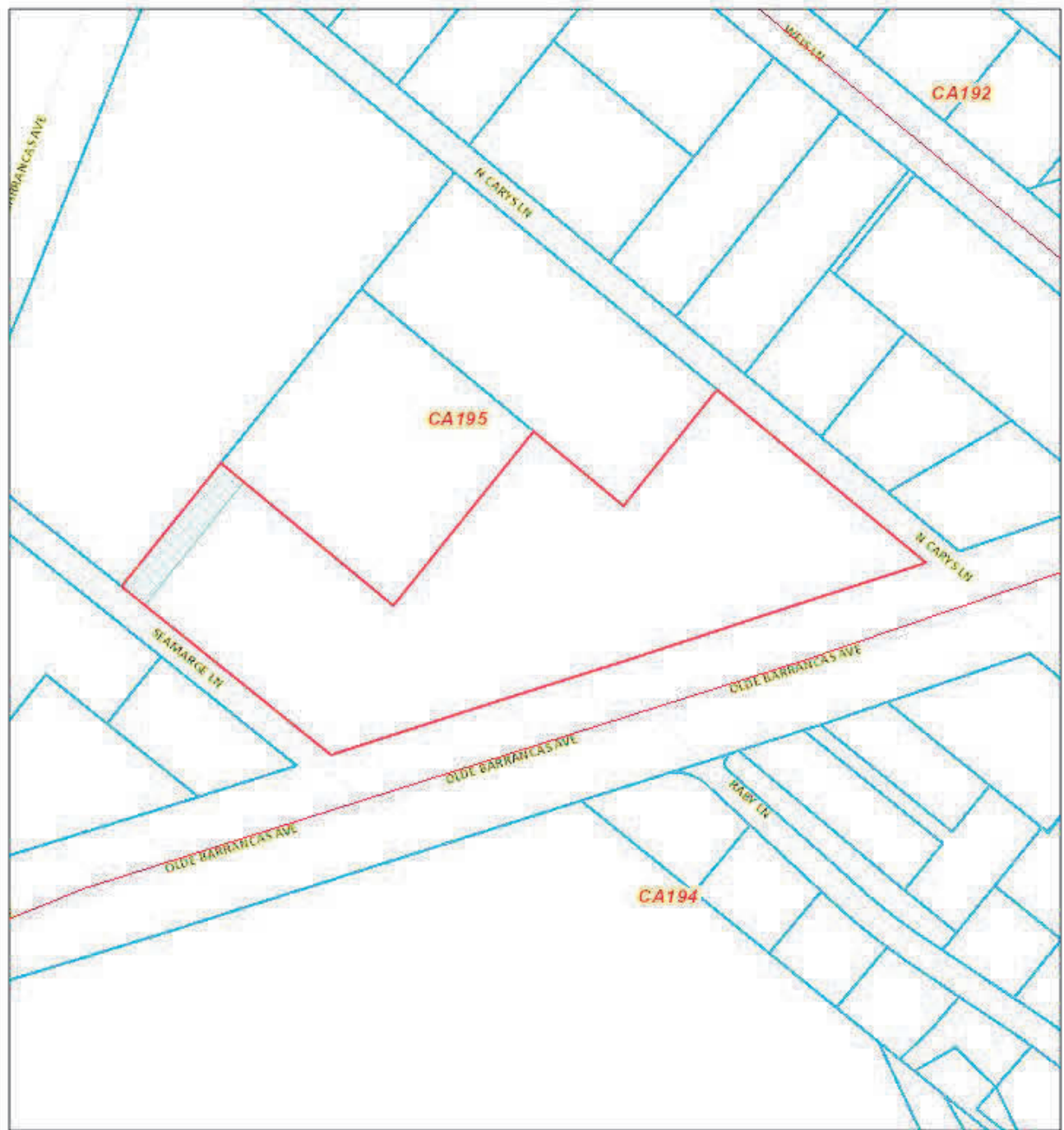
### **COMPARABLE LAND SALE**

|                          |                                                            |                     |
|--------------------------|------------------------------------------------------------|---------------------|
| COMPARABLE NO.:          | 5                                                          | RECORD NUMBER: 1310 |
| CLASSIFICATION:          | VACANT COMMERCIAL LAND                                     |                     |
| DATE:                    | 12/22/2021                                                 |                     |
| LOCATION:                | OLDE BARRANCAS AVENUE/SEAMARGE LANE,<br>PENSACOLA, FLORIDA |                     |
| SALES PRICE:             | \$500,000                                                  |                     |
| GRANTOR:                 | BAYSHORE ALLSTAR HOMES, LLC                                |                     |
| GRANTEE:                 | FIRST CITY LIVING, LLC                                     |                     |
| REFERENCE:               | OR 8689 PAGE 1142                                          |                     |
| TERMS:                   | CASH TO SELLER/ARM'S LENGTH TRANSACTION                    |                     |
| ZONING:                  | COM; COMMERCIAL                                            |                     |
| HIGHEST AND BEST USE:    | MULTIPLE-FAMILY RESIDENTIAL                                |                     |
| LAND SIZE:               | 59,381 SQ. FT.                                             |                     |
| NUMBER OF ACRES:         | 1.36 ACRES                                                 |                     |
| FRONT FEET:              | 423.47 FT.                                                 |                     |
| <u>LAND UNIT PRICES:</u> |                                                            |                     |
| PER SQUARE FOOT:         | \$8.42                                                     |                     |
| PER ACRE:                | \$367,647.06                                               |                     |

#### **REMARKS:**

- SHERRILL APPRAISAL COMPANY FILE #21-146 & 14-190
- PARCEL IS LOCATED ON THE NORTH SIDE OF OLDE BARRANCAS AVENUE AT ITS INTERSECTION WITH SEAMARGE LANE.
- PROPERTY WAS NOT LISTED FOR SALE IN MLS.
- COMPARABLE SALES DATA WAS VERIFIED BY CHARLES C. SHERRILL, JR., MAI WITH ZACH SCHWEIGERT (BUYER).
- PARCEL I.D. #: 59-2S-30-2700-001-010
- JURISDICTION: ESCAMBIA COUNTY, FLORIDA





November 16, 2021

- Override 1
- Property Line
- Boundary
- Map Grid







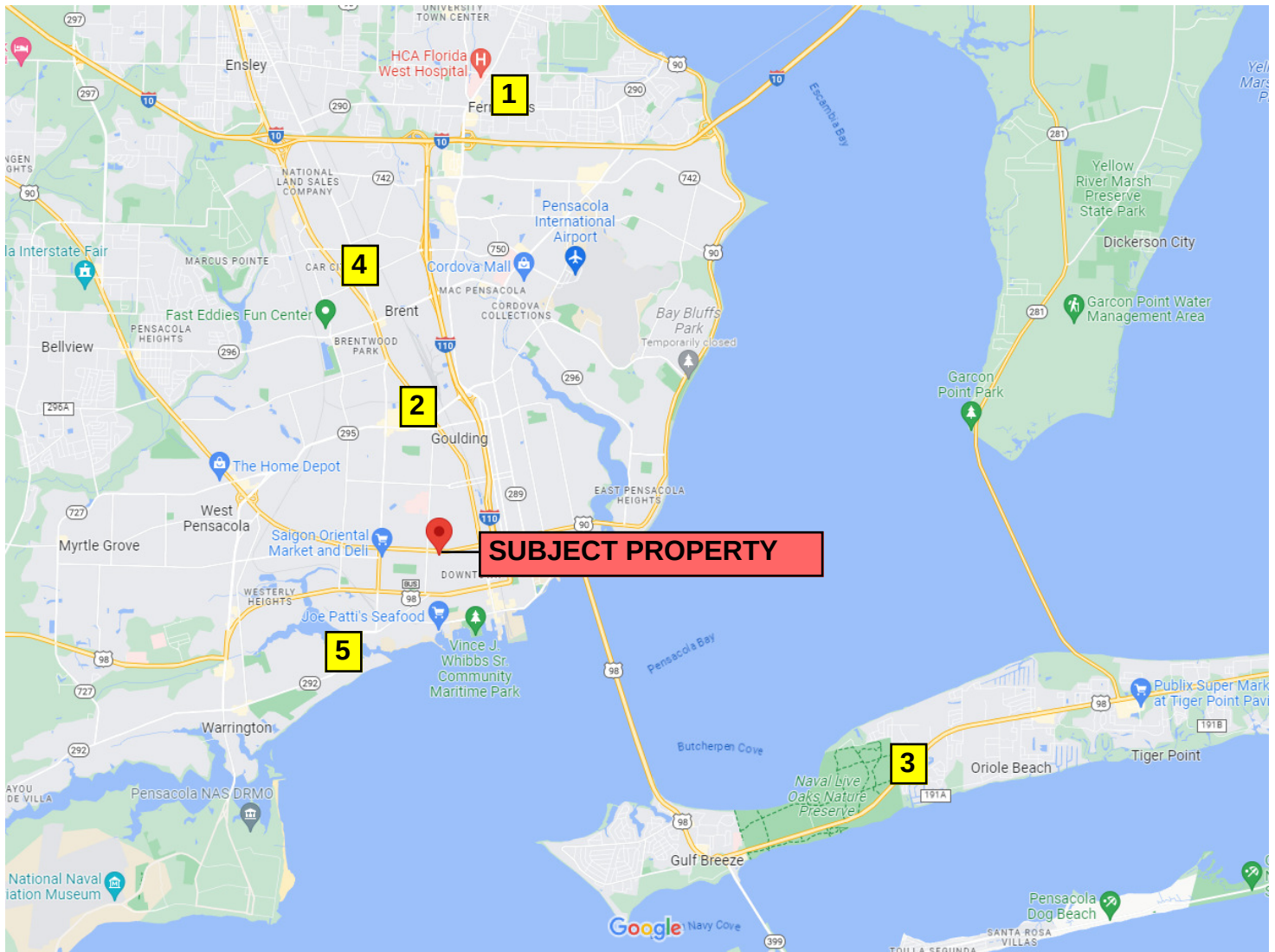
November 16, 2021

- Override 1
- Property Line
- Boundary
- Map Grid





# COMPARABLE LOCATION MAP



## **APPRAISER'S QUALIFICATIONS**

NAME: Charles C. Sherrill, Jr., MAI  
TITLE: President  
OFFICE ADDRESS: Sherrill Appraisal Company  
2803 East Cervantes Street, Suite C  
Pensacola, Florida 32503  
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
- New Technologies for Real Estate Appraisers
- Fundamentals of Appraising Apartment Properties

## **APPRAISER'S QUALIFICATIONS**

### CONTINUING EDUCATION (Continued):

Credited with attendance/completion of the following seminars/courses:

#### State Certification

USPAP Updates  
 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  
 Essential Elements of Disclosures and Disclaimers  
 Mold, A Growing Concern  
 Construction Details – from Concept to Completion  
 Environmental Hazards Impact on Value

### 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, Pensacola Association of Realtors  
 Member, Florida Association of Realtors  
 Member, National Association of Realtors  
 Member, Truist Local Advisory Board of Directors (formerly Branch Banking and Trust Company)

### CIVIC ACTIVITIES:

Graduate, Leadership Pensacola (Class of 1999)  
 Member, Rotary Club of Pensacola (Former Board Director); Paul Harris Award Recipient  
 Past President and Executive Committee Member, Pensacola Sports Association Board of Directors  
 Past 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 Board Member and Executive Committee Member, Pensacola State College Board of Governors  
 Past Board Director & Past 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

Other civic involvements include various fund raising activities for Boy Scouts of America, Junior Achievement, March of Dimes, American Cancer Society, Leukemia Society, Manna Food Bank, and the American Heart Association.

## **APPRAISER'S QUALIFICATIONS**

### **LISTING OF APPRAISER CLIENTS:**

|                                                |                                                     |
|------------------------------------------------|-----------------------------------------------------|
| Aegon Realty Advisors Company                  | Florida Department of Transportation                |
| Aetna Realty Advisors                          | Gulf Coast Community Bank                           |
| Bank of America                                | Hancock Bank                                        |
| Bank of Boston                                 | Harvesters Federal Credit Union                     |
| Bank of Pensacola                              | Holley-Navarre Water                                |
| Bank South N. A.                               | Lakeview Center                                     |
| Baptist Health Care Corp.                      | Lasalle Realty Advisors                             |
| Barnett Banks, Inc.                            | Liberty Bank                                        |
| BBVA Compass                                   | Midway Water Company                                |
| Beach Community Bank                           | Metropolitan Life Insurance Company                 |
| Branch Banking & Trust (BB&T)                  | National Bank of Commerce (Alabama)                 |
| Canadian Imperial Bank of Commerce             | National Asset Management Group                     |
| Catholic Church Diocese                        | Navy Federal Credit Union                           |
| Centennial Bank                                | Pen Air Federal Credit Union                        |
| CenterState Bank                               | Pensacola Area Chamber of Commerce                  |
| Chase Manhattan Mortgage Corp.                 | Pensacola Government Credit Union                   |
| Charter Bank                                   | Pensacola Historical Society                        |
| Chicago Title Company                          | Pensacola State College                             |
| Citicorp Real Estate                           | Pensacola Preservation Board (State of Florida)     |
| City of Fort Walton Beach                      | PHH Relocation and Real Estate                      |
| City of Milton                                 | PNC Bank                                            |
| City of Pensacola                              | Port of Pensacola                                   |
| Clarity Appraisal Management                   | Premier Bank (Louisiana)                            |
| Coastal Bank and Trust                         | Presbytery of Florida                               |
| Colonial Bank of Alabama                       | RBC Bank                                            |
| Community Bank Of Mississippi                  | Recoll Management Corporation Insurance Co.         |
| Cumberland Bank (Kentucky)                     | Regions Bank                                        |
| Dart Appraisal Management Company              | Sacred Heart Hospital                               |
| Dollar Bank                                    | Saltmarsh, Cleaveland & Gund                        |
| Dusco Property Management                      | Santa Rosa County                                   |
| Emerald Coast Utilities Authority              | ServisFirst Bank                                    |
| Episcopal Church Diocese                       | Smart Bank                                          |
| Equity Valuation Partners                      | SouthState Bank                                     |
| Escambia County, Florida                       | Southern Company                                    |
| Escambia County Employees' Credit Union        | SunTrust Banks, Inc.                                |
| Farm Credit of Northwest Florida               | Synovus Financial                                   |
| Fairfield Communities, Inc.                    | Travellers Realty Investment Company                |
| Federal Aviation Administration                | Trustmark Bank                                      |
| Federal Deposit Insurance Corporation          | Tyndall Federal Credit Union                        |
| First Alabama Bank                             | United Bank (Alabama)                               |
| First American Bank                            | Valuation Management Group                          |
| First City Bank of Fort Walton Beach           | Vanguard Bank & Trust Company                       |
| First Coast Community Bank                     | Various Estates, Attorney's, Accountants, Insurance |
| First National Bank of Commerce (Louisiana)    | Companies, Churches, & Property Owners              |
| First National Bank of Florida                 | Wachovia Corporation                                |
| First National Bank of Georgia                 | Waterfront Rescue Mission                           |
| First Navy Bank                                | Wells Fargo Bank                                    |
| Fisher Brown Insurance Company (Cost Analysis) | Whitney National Bank                               |
| Ford Motor Company                             | WSRE Television                                     |



# City of Pensacola

222 West Main Street  
Pensacola, FL 32502

## Memorandum

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**File #:** 24-78

Agenda Conference

2/5/2024

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### **LEGISLATIVE ACTION ITEM**

**SPONSOR:** Mayor D.C. Reeves

**SUBJECT:**

SUPPLEMENTAL BUDGET RESOLUTION NO. 2024-10 - INTERLOCAL AGREEMENT WITH  
ESCAMBIA COUNTY - FLORIDA OPIOID ALLOCATION

**RECOMMENDATION:**

That the City Council adopt Supplemental Budget Resolution N0. 2024-10.

A RESOLUTION AUTHORIZATION AND MAKING REVISIONS AND APPROPRIATIONS  
FOR THE FISCAL YEAR ENDING SEPTEMBER 30, 2024; FOR AN EFFECTIVE DATE.

**HEARING REQUIRED:** No Hearing Required

**SUMMARY:**

The Escambia County, Florida (County) and City of Pensacola, Florida (City) are authorized by F.S. §163.01, Florida Statutes, to enter into interlocal agreements and thereby cooperatively utilize their powers and resources in the most efficient manner. The Opioid Abatement Funding Advisory Board (OAFAB) recommends fulfilling a request from the Pensacola Police Department (PPD) for reimbursement to the City for the purchase of five (5) Tru Narc handheld narcotics analyzers with associated costs totaling \$152,445.00. The Florida Opioid Allocation and Statewide Response Agreement allows for the use of Opioid Abatement Funds for the "provision of wellness and support services for first responders and others who experience secondary trauma associated with opioid-related emergency events." The County finds it advantageous and appropriate to contribute Opioid Abatement Funds to the Pensacola Police Department for the purpose of safely identifying narcotics without the risk of exposure which could result in secondary trauma to officers.

**PRIOR ACTION:**

None

**FUNDING:**

|         |              |       |
|---------|--------------|-------|
| Budget: | \$152,445.00 |       |
| Actual: | \$152,445.00 |       |
|         | \$152,445.00 | TOTAL |

**FINANCIAL IMPACT:**

Opioid Abatement Funds do not require a local match. Adoption of the supplemental budget resolution will appropriate funding for the Interlocal Agreement for Escambia County Florida Opioid Allocation.

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

1/11/2024

**STAFF CONTACT:**

Kerrith Fiddler, City Administrator  
Eric Randall, Chief of Police

**ATTACHMENTS:**

1. Supplemental Budget Resolution No. 2024-10
2. Supplemental Budget Explanation No. 2024-10

**PRESENTATION: No**



**RESOLUTION  
NO. 2024-10**

A RESOLUTION  
TO BE ENTITLED:

A RESOLUTION AUTHORIZING AND MAKING REVISIONS AND APPROPRIATIONS FOR THE  
FISCAL YEAR ENDING SEPTEMBER 30, 2024; 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**

|          |                   |            |
|----------|-------------------|------------|
| To:      | Other Local Units | 152,445    |
| As Reads | Capital Outlay    | 32,458,584 |
| Amended  |                   |            |
| To Read: | Capital Outlay    | 32,611,029 |

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

FEBRUARY 2024 - INTERLOCAL AGRMT -ESCAMBIA CO - OPIOID ALLOCATION - Explanation NO. 2024-10

| FUND                       | AMOUNT  | DESCRIPTION                                                           |
|----------------------------|---------|-----------------------------------------------------------------------|
| <b>SPECIAL GRANTS FUND</b> |         |                                                                       |
| Estimated Revenues         |         |                                                                       |
| Other Local Units          | 152,445 | Increase estimated revenue - Interlocal Agreement - Opioid Allocation |
| Total Revenues             | 152,445 |                                                                       |
| Appropriations             |         |                                                                       |
| Capital Outlay             | 152,445 | Increase appropriation for Capital Outlay                             |
| Total Appropriations       | 152,445 |                                                                       |



# City of Pensacola

222 West Main Street  
Pensacola, FL 32502

## Memorandum

**File #:** 24-19

**Agenda Conference**

**2/5/2024**

### **LEGISLATIVE ACTION ITEM**

**SPONSOR:** Mayor D.C. Reeves

**SUBJECT:**

SUPPLEMENTAL BUDGET RESOLUTION NO. 2024-5 - FY 2024 NON-ENCUMBERED  
CARRYOVER BUDGET RESOLUTION

**RECOMMENDATION:**

That City Council adopt Supplemental Budget Resolution No. 2024-5.

A RESOLUTION AUTHORIZING AND MAKING REVISIONS AND APPROPRIATIONS FOR  
THE FISCAL YEAR ENDING SEPTEMBER 30, 2024; PROVIDING FOR AN EFFECTIVE  
DATE.

**HEARING REQUIRED:** No Hearing Required

**SUMMARY:**

Purchase orders carried forward are on a separate budget resolution to be approved by City Council. The attached unencumbered carryover budget resolution includes appropriations for the following:

· **Items budgeted in FY 2023 but not purchased or encumbered**

For various reasons, certain items that were budgeted in FY 2023 were not purchased or encumbered. The unexpended appropriations are carried forward to the new fiscal year so that these items can be purchased.

City Council Discretionary Funds in the amount of \$53,228 are being carried forward to FY 2024. Remaining District 3 Discretionary funds of \$15,000 to be carried forward to Traffic Calming for Fiscal Year 2024. Additionally, the \$22,000 remaining funds of each Councilmember's District designated Town Hall Meeting budgets to be carried forward to Fiscal Year 2024. Additionally, the remaining balance for personnel services and operating expenses for City Council and City Council support staff has been carried over in the amount of \$303,717 into Professional Services, for a total carryforward amount of \$470,422.

A total of \$76,477 designated for Traffic Signals & Streetlights for each Council District is being

carried forward to FY 2023. Additionally, funding in the amount of \$49,975 is being carried forward for the Marketplace Greenway as well as \$3,380 of remaining funds for the Professional Audit.

Balances remaining for the following funds are also being carried forward: Saenger Theatre Capital Projects, Tree Planting Trust Fund, Homeless Initiatives, Mayors Office, City Clerk, City Attorney, Public Works, Special Grants Fund, Community Redevelopment Agency Fund, Parking Fund, Section 8 Housing Assistance Fund, Law Enforcement Trust Fund, Natural Disaster Fund, Eastside TIF Fund, Inspection Services Fund, Westside TIF Fund, Community Maritime Park Management Services Fund, American Rescue Plan Fund, Local Option Sales Tax Fund, CRA Series 2017 Capital Projects Fund, CRA Series 2019 Capital Projects Fund, Stormwater Capital Projects Fund, Gas Utility Fund, Port Fund, Airport Fund, Insurance Retention Fund, Innovation & Technology Department, Engineering Services Division, and Central Garage.

· **Items to be purchased with additional unexpended FY 2023 appropriations**

In some instances, departments have requested that unexpended appropriations be used to fund items that were not anticipated when the FY 2024 Budget was prepared. Sufficient unexpended FY 2023 appropriations are available to fund these requests.

These new allocation requests can be seen in attachment A, under Items to be purchased with additional unexpended FY 2023 appropriations. Items budgeted in FY 2023 but not purchased or encumbered, Changes in Revenue estimates, and other changes can also be seen in the detailed explanation attachment.

· **Appropriation of Fund Balance**

Fund Balance is appropriated as necessary to cover the planned expenditures.

· **Other Changes**

Included in this supplemental budget resolution is a transfer from 9196 - Salary Increases (Non-Union) and 9195 - Salary Increases (Union) to 9111 - Salaries where the expenses were charged.

Additional Revenue was received in Fiscal Year 2023 LOST IV and these new allocation requests can be seen in attachment A listed under Other Changes.

**PRIOR ACTION:**

September 13, 2023 - City Council formally adopted a beginning FY 2024 Budget on Budget Resolution No. 2023-073.

**FUNDING:**

N/A

**FINANCIAL IMPACT:**

All appropriations of City funds in the supplemental budget resolution are covered by fund balances, shifts in expenses, or estimated revenue changes. Approval of the supplemental budget resolution provides for a balanced budget for Fiscal Year 2024.

**LEGAL REVIEW ONLY BY CITY ATTORNEY: Yes**

1/25/2024

**STAFF CONTACT:**

Kerrith Fiddler, City Administrator  
Amy Lovoy, Finance Director

**ATTACHMENTS:**

1. Supplemental Budget Resolution No. 2024-5
2. Supplemental Budget Explanation No. 2024-5
3. Attachment A

**PRESENTATION: No**

**RESOLUTION  
NO. 2024-5**

A RESOLUTION  
TO BE ENTITLED:

A RESOLUTION AUTHORIZING AND MAKING REVISIONS AND  
APPROPRIATIONS FOR THE FISCAL YEAR ENDING SEPTEMBER 30, 2024;  
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**

|                 |                               |           |
|-----------------|-------------------------------|-----------|
|                 | Fund Balance                  | 2,683,439 |
| As Reads:       | State Reimbursable Agreements | 100,000   |
| Amended         |                               |           |
| To Read         | State Reimbursable Agreements | 881,351   |
| To:             | Misc Revenue                  | 15,000    |
| 1) City Council |                               |           |
| As Reads:       | Operating Expenses            | 581,500   |
| Amended         |                               |           |
| To Read         | Operating Expenses            | 1,105,277 |
| 2) Mayor        |                               |           |
| To:             | Grants & Aids                 | 20,524    |
| As Reads:       | Operating Expenses            | 718,300   |
| Amended         |                               |           |
| To Read         | Operating Expenses            | 1,372,705 |

|                                          |                    |           |
|------------------------------------------|--------------------|-----------|
| 3) City Clerk                            |                    |           |
| As Reads:                                | Operating Expenses | 54,400    |
| Amended                                  |                    |           |
| To Read                                  | Operating Expenses | 56,200    |
| 4) Legal                                 |                    |           |
| As Reads:                                | Operating Expenses | 247,200   |
| Amended                                  |                    |           |
| To Read                                  | Operating Expenses | 332,200   |
| 5) Human Resources                       |                    |           |
| As Reads:                                | Operating Expenses | 268,900   |
| Amended                                  |                    |           |
| To Read                                  | Operating Expenses | 323,900   |
| 6) Parks & Recreation                    |                    |           |
| As Reads:                                | Personnel Services | 4,937,200 |
| Amended                                  |                    |           |
| To Read                                  | Personnel Services | 4,879,900 |
| As Reads:                                | Operating Expenses | 3,865,600 |
| Amended                                  |                    |           |
| To Read                                  | Operating Expenses | 3,965,600 |
| 7) Public Works & Facilities Maintenance |                    |           |
| To:                                      | Capital Outlay     | 432,070   |
| As Reads:                                | Operating Expenses | 3,386,000 |
| Amended                                  |                    |           |
| To Read                                  | Operating Expenses | 4,795,277 |
| 8) Fire                                  |                    |           |
| As Reads:                                | Operating Expenses | 1,794,800 |
| Amended                                  |                    |           |
| To Read                                  | Operating Expenses | 1,816,400 |



|                      |                                           |           |
|----------------------|-------------------------------------------|-----------|
| 9) Police            |                                           |           |
| To:                  | Capital Outlay                            | 15,000    |
| As Reads:            | Operating Expenses                        | 4,734,700 |
| Amended              |                                           |           |
| To Read              | Operating Expenses                        | 4,815,700 |
| 10) Non-Departmental |                                           |           |
| To:                  | Aid to Private Agencies - Brace           | 15,000    |
| To:                  | Grants and Aids - Saenger Theatre Capital | 122,637   |

#### **B. TREE PLANTING TRUST FUND**

|     |                   |         |
|-----|-------------------|---------|
|     | Fund Balance      | 446,397 |
| To: | Grants & Aids     | 1,350   |
| To: | Operatin Expenses | 445,047 |

#### **C. HOUSING INITIATIVES FUND**

|           |                    |         |
|-----------|--------------------|---------|
|           | Fund Balance       | 480,686 |
| As Reads: | Operating Expenses | 7,700   |
| Amended   |                    |         |
| To Read   | Operating Expenses | 488,386 |

#### **D. SPECIAL GRANTS FUND**

|           |                    |           |
|-----------|--------------------|-----------|
| To:       | Miscellaneous      | 2,127,274 |
| To:       | State Grants       | 852,391   |
| As Reads: | Federal Grants     | 304,300   |
| Amended   |                    |           |
| To Read:  | Federal Grants     | 8,045,858 |
| To:       | Capital Outlay     | 6,767,313 |
| As Reads: | Personal Services  | 74,100    |
| Amended   |                    |           |
| To Read:  | Personal Services  | 181,688   |
| As Reads: | Operating Expenses | 7,700     |
| Amended   |                    |           |
| To Read:  | Operating Expenses | 2,772,118 |
| As Reads: | Grants & Aids      | 222,500   |
| Amended   |                    |           |
| To Read:  | Grants & Aids      | 1,304,404 |

#### **E. COMMUNITY DEVELOPMENT BLOCK GRANT FUND**

|           |                    |           |
|-----------|--------------------|-----------|
| As Reads: | Federal Government | 1,120,100 |
| Amended   |                    |           |
| To Read:  | Federal Government | 2,288,100 |
| As Reads: | Grants & Aids      | 772,400   |
| Amended   |                    |           |
| To Read:  | Grants & Aids      | 1,940,400 |

**F. COMMUNITY REDEVELOPMENT AGENCY FUND**

|           |                    |           |
|-----------|--------------------|-----------|
|           | Fund Balance       | 5,494,558 |
| To:       | Capital Outlay     | 1,302,642 |
| As Reads: | Operating Expenses | 3,488,700 |
| Amended   |                    |           |
| To Read:  | Operating Expenses | 7,150,255 |
| As Reads: | Grants & Aids      | 5,068,800 |
| Amended   |                    |           |
| To Read:  | Grants & Aids      | 5,599,161 |

**G. PARKING MANAGEMENT FUND**

|           |                    |         |
|-----------|--------------------|---------|
|           | Fund Balance       | 741,205 |
| As Reads: | Personnel Services | 663,800 |
| Amended   |                    |         |
| To Read:  | Personnel Services | 679,900 |
| As Reads: | Opersting Expenses | 547,300 |
| Amended   |                    |         |
| To Read:  | Opersting Expenses | 573,405 |
| As Reads: | Capital Outlay     | 268,000 |
| Amended   |                    |         |
| To Read:  | Capital Outlay     | 967,000 |

#### **H. CODE ENFORCEMENT FUND**

|              |        |
|--------------|--------|
| Fund Balance | 97,000 |
|--------------|--------|

|     |                |        |
|-----|----------------|--------|
| To: | Capital Outlay | 97,000 |
|-----|----------------|--------|

#### **I. SECTION 8 HOUSING ASSISTANCE FUND**

|           |                |            |
|-----------|----------------|------------|
| As Reads: | Federal Grants | 23,020,500 |
|-----------|----------------|------------|

Amended

|          |                |            |
|----------|----------------|------------|
| To Read: | Federal Grants | 26,816,600 |
|----------|----------------|------------|

|           |                    |           |
|-----------|--------------------|-----------|
| As Reads: | Personnel Services | 1,585,700 |
|-----------|--------------------|-----------|

Amended

|          |                    |           |
|----------|--------------------|-----------|
| To Read: | Personnel Services | 1,649,100 |
|----------|--------------------|-----------|

|           |                    |            |
|-----------|--------------------|------------|
| As Reads: | Operating Expenses | 21,658,000 |
|-----------|--------------------|------------|

Amended

|          |                    |            |
|----------|--------------------|------------|
| To Read: | Operating Expenses | 24,658,000 |
|----------|--------------------|------------|

|           |                |        |
|-----------|----------------|--------|
| As Reads: | Capital Outlay | 32,000 |
|-----------|----------------|--------|

Amended

|          |                |        |
|----------|----------------|--------|
| To Read: | Capital Outlay | 67,500 |
|----------|----------------|--------|

|           |               |         |
|-----------|---------------|---------|
| As Reads: | Grants & Aids | 100,000 |
|-----------|---------------|---------|

Amended

|          |               |         |
|----------|---------------|---------|
| To Read: | Grants & Aids | 797,200 |
|----------|---------------|---------|

#### **J. LAW ENFORCEMENT TRUST FUND**

|              |        |
|--------------|--------|
| Fund Balance | 54,712 |
|--------------|--------|

|     |                    |        |
|-----|--------------------|--------|
| To: | Personnel Services | 10,000 |
|-----|--------------------|--------|

|     |                    |        |
|-----|--------------------|--------|
| To: | Operating Expenses | 44,567 |
|-----|--------------------|--------|

|     |                |     |
|-----|----------------|-----|
| To: | Capital Outlay | 145 |
|-----|----------------|-----|

#### **K. NATURAL DISASTER FUND**

|     |                |            |
|-----|----------------|------------|
| To: | Federal Grants | 17,010,579 |
|-----|----------------|------------|

|     |              |           |
|-----|--------------|-----------|
| To: | State Grants | 5,670,193 |
|-----|--------------|-----------|

|     |                    |            |
|-----|--------------------|------------|
| To: | Operating Expenses | 22,680,772 |
|-----|--------------------|------------|

#### **L. EASTSIDE TAX INCREMENT FINANCING DISTRICT FUND**

|              |         |
|--------------|---------|
| Fund Balance | 523,676 |
|--------------|---------|

|     |                |        |
|-----|----------------|--------|
| To: | Capital Outlay | 16,086 |
|-----|----------------|--------|

|     |               |        |
|-----|---------------|--------|
| To: | Grants & Aids | 65,932 |
|-----|---------------|--------|

|           |                    |        |
|-----------|--------------------|--------|
| As Reads: | Operating Expenses | 37,500 |
|-----------|--------------------|--------|

Amended

|          |                    |         |
|----------|--------------------|---------|
| To Read: | Operating Expenses | 479,158 |
|----------|--------------------|---------|

**M. INSPECTION SERVICES FUND**

|           |                    |         |
|-----------|--------------------|---------|
|           | Fund Balance       | 314,760 |
| As Reads: | Operating Expenses | 417,500 |
| Amended   |                    |         |
| To Read:  | Operating Expenses | 540,260 |
| As Reads: | Capital Outlay     | 37,100  |
| Amended   |                    |         |
| To Read:  | Capital Outlay     | 229,100 |

**N. WESTSIDE TAX INCREMENT FINANCING DISTRICT FUND**

|           |                    |           |
|-----------|--------------------|-----------|
|           | Fund Balance       | 2,003,598 |
| As Reads: | Operating Expenses | 633,100   |
| Amended   |                    |           |
| To Read:  | Operating Expenses | 1,680,408 |
| As Reads: | Capital Outlay     | 335,000   |
| Amended   |                    |           |
| To Read:  | Capital Outlay     | 999,884   |
| As Reads: | Grants & Aids      | 853,700   |
| Amended   |                    |           |
| To Read:  | Grants & Aids      | 1,145,106 |

**O. RECREATION FUND**

|           |                    |         |
|-----------|--------------------|---------|
| As Reads: | Bayview Center     | 62,500  |
| Amended   |                    |         |
| To Read:  | Bayview Center     | 119,800 |
| To:       | Personnel Services | 57,300  |

**P. TENNIS FUND**

|           |                |         |
|-----------|----------------|---------|
|           | Fund Balance   | 200,000 |
| As Reads: | Capital Outlay | 128,800 |
| Amended   |                |         |
| To Read:  | Capital Outlay | 328,800 |

**Q. COMMUNITY MARITIME PARK MANAGEMENT SERVICES FUND**

|           |                    |           |
|-----------|--------------------|-----------|
|           | Fund Balance       | 422,838   |
| As Reads: | Operating Expenses | 1,022,200 |
| Amended   |                    |           |
| To Read:  | Operating Expenses | 1,445,038 |

**R. AMERICAN RESCUE PLAN FUND**

|                      |                    |           |
|----------------------|--------------------|-----------|
| To:                  | Federal Grants     | 8,255,299 |
| To:                  | Operating Expenses | 897,853   |
| To:                  | Capital Outlay     | 4,088,474 |
| To:                  | Grants & Aids      | 3,444,543 |
| As Reads:<br>Amended | Personnel Services | 419,200   |
| To Read:             | Personnel Services | 243,629   |

**S. LOCAL OPTION SALES TAX FUND**

|                      |                                  |            |
|----------------------|----------------------------------|------------|
|                      | Fund Balance                     | 23,238,347 |
| To:                  | Esc. County Contributiond - RSTC | 1,302,546  |
| To:                  | Transfer to Airport              | 89,338     |
| To:                  | Transfer to Port                 | 13,567,805 |
| To:                  | Operating Expenses               | 63         |
| As Reads:<br>Amended | Capital Outlay                   | 2,700,100  |
| To Read:             | Capital Outlay                   | 13,593,387 |

**T. CRA SERIES 2017 CAPITAL PROJECTS FUND**

|     |                |           |
|-----|----------------|-----------|
|     | Fund Balance   | 4,021,920 |
| To: | Capital Outlay | 4,021,920 |

**U. CRA SERIES 2019 CAPITAL PROJECTS FUND**

|     |                |           |
|-----|----------------|-----------|
|     | Fund Balance   | 4,426,344 |
| To: | Capital Outlay | 4,426,344 |

**V. STORMWATER CAPITAL PROJECTS FUND**

|           |                    |           |
|-----------|--------------------|-----------|
|           | Fund Balance       | 5,528,748 |
| As Reads: | Operating Expenses | 697,900   |
| Amended   |                    |           |
| To Read:  | Operating Expenses | 1,509,498 |
| As Reads: | Capital Outlay     | 1,819,500 |
| Amended   |                    |           |
| To Read:  | Capital Outlay     | 6,536,650 |

**W. GAS UTILITY FUND**

|           |                    |            |
|-----------|--------------------|------------|
|           | Fund Balance       | 497,730    |
| As Reads: | Operating Expenses | 47,582,000 |
| Amended   |                    |            |
| To Read:  | Operating Expenses | 47,600,000 |
| As Reads: | Capital Outlay     | 1,067,100  |
| Amended   |                    |            |
| To Read:  | Capital Outlay     | 1,546,830  |

**X. PORT FUND**

|           |                                              |            |
|-----------|----------------------------------------------|------------|
|           | Fund Balance                                 | 1,754,118  |
| To:       | Federal Grant Revenue                        | 3,963,120  |
| To:       | State Grant Revenue                          | 1,770,656  |
| To:       | Non- Operating Revenue                       | 8,500,000  |
| To:       | Transfer in From Local Option Sales Tax Fund | 89,338     |
| To:       | Capital Outlay                               | 6,592,961  |
| As Reads: | Operating Expenses                           | 1,708,000  |
| Amended   |                                              |            |
| To Read:  | Operating Expenses                           | 11,192,271 |

**Y. AIRPORT FUND**

|           |                       |            |
|-----------|-----------------------|------------|
|           | Fund Balance          | 11,576,901 |
| As Reads: | Federal Grant Revenue | 19,400,000 |
| Amended   |                       |            |
| To Read:  | Federal Grant Revenue | 25,522,000 |
| As Reads: | State Grant Revenue   | 3,300,000  |
| Amended   |                       |            |
| To Read:  | State Grant Revenue   | 36,725,870 |

|                      |                                              |             |
|----------------------|----------------------------------------------|-------------|
| To:                  | Private Grant Revenue                        | 94,683,122  |
| To:                  | Transfer in From Local Option Sales Tax Fund | 11,958,967  |
| As Reads:<br>Amended | Personnel Services                           | 7,662,800   |
| To Read:             | Personnel Services                           | 7,862,902   |
| As Reads:<br>Amended | Operating Expenses                           | 13,677,100  |
| To Read:             | Operating Expenses                           | 18,322,375  |
| As Reads:<br>Amended | Capital Outlay                               | 8,229,500   |
| To Read:             | Capital Outlay                               | 161,150,983 |

#### **Z. INSURANCE RETENTION FUND**

|                      |                    |           |
|----------------------|--------------------|-----------|
|                      | Fund Balance       | 255,252   |
| As Reads:<br>Amended | Operating Expenses | 1,023,200 |
| To Read:             | Operating Expenses | 1,278,452 |

#### **AA. CENTRAL SERVICES FUND**

|                      |                                             |           |
|----------------------|---------------------------------------------|-----------|
| As Reads:<br>Amended | Charges for Services - Technology Resources | 3,768,983 |
| To Read:             | Charges for Services - Technology Resources | 4,425,959 |
| As Reads:<br>Amended | Charges for Services - Engineering          | 1,089,000 |
| To Read:             | Charges for Services - Engineering          | 1,134,486 |
| As Reads:<br>Amended | Charges for Services - Central Gargae       | 1,792,539 |
| To Read:             | Charges for Services - Central Gargae       | 1,823,039 |

##### **1) Technology Resources**

|                      |                    |           |
|----------------------|--------------------|-----------|
| As Reads:<br>Amended | Operating Expenses | 2,652,200 |
| To Read:             | Operating Expenses | 3,309,176 |

##### **2) Engineering Services**

|                      |                    |         |
|----------------------|--------------------|---------|
| To:                  | Capital Outlay     | 41,875  |
| As Reads:<br>Amended | Operating Expenses | 266,100 |
| To Read:             | Operating Expenses | 269,711 |

##### **3) Central Garage**

|     |                |        |
|-----|----------------|--------|
| To: | Capital Outlay | 24,000 |
|-----|----------------|--------|



|           |                    |         |
|-----------|--------------------|---------|
| As Reads: | Operating Expenses | 451,800 |
| Amended   |                    |         |
| To Read:  | Operating Expenses | 458,300 |

**BB. SPECIAL ASSESSMENTS FUND**

|     |                     |         |
|-----|---------------------|---------|
| To: | Special Assessments | 100,000 |
| To: | Other Non-Operating | 100,000 |

**CC. ALL FUNDS**

|           |                                     |            |
|-----------|-------------------------------------|------------|
| As Reads: | 9111 - Salaries                     | 30,660,000 |
| Amended   |                                     |            |
| To Read:  | 9111 - Salaries                     | 31,783,700 |
| As Reads: | 9195 - Salary Increases (Union)     | 484,800    |
| Amended   |                                     |            |
| To Read:  | 9195 - Salary Increases (Union)     | 0          |
| As Reads: | 9196 - Salary Increases (Non-Union) | 638,900    |
| Amended   |                                     |            |
| To Read:  | 9196 - Salary Increases (Non-Union) | 0          |

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**  
**FEBRUARY 2024 UNENCUMBERED CARRYOVER RESOLUTION NO. 2024-5**

| FUND                                      | AMOUNT                  | DESCRIPTION                                                                                  |
|-------------------------------------------|-------------------------|----------------------------------------------------------------------------------------------|
| <b>A. GENERAL FUND</b>                    |                         |                                                                                              |
| Estimated Revenues                        |                         |                                                                                              |
| State Reimbursable Agreements             | 781,351                 | Appropriate estimated revenue from State Reimbursable Agreements                             |
| Misc. Revenue                             | 15,000                  | Increase estimated revenue from Misc Rev - Subrogation Pymt                                  |
| Total Revenues                            | <u>796,351</u>          |                                                                                              |
| Fund Balance - Council Reserve            | 355,702                 | Increase in Council Reserve                                                                  |
| Fund Balance - Unassigned Fund Balance    | (355,702)               | Decrease Unassigned Fund Balance to Increase Council Reserve                                 |
| Fund Balance                              | 15,000                  | Increase appropriated fund balance - BRACE                                                   |
| Fund Balance                              | 122,637                 | Increase appropriated fund balance - Saenger Theatre                                         |
| Fund Balance                              | <u>2,545,802</u>        | Increase appropriated fund balance - FY 2023 Departmental Carryforward                       |
| Sub-Total Fund Balance                    | <u>2,683,439</u>        |                                                                                              |
| Total Revenues & Fund Balance             | <u><u>3,617,427</u></u> |                                                                                              |
| Appropriations                            |                         |                                                                                              |
| (1) City Council                          |                         |                                                                                              |
| Operating Expenses                        | 523,777                 | Increase appropriation for Operating Expenses - FY 2023 Carryforward                         |
| (2) Mayor                                 |                         |                                                                                              |
| Operating Expenses                        | 654,405                 | Increase appropriation - Operating Expenses- FY 2023 Carryforward                            |
| Grants & Aids                             | 20,524                  | Appropriate funding for Grants and Aids - FY 2023 Carryforward                               |
| (3) City Clerk                            |                         |                                                                                              |
| Operating Expenses                        | 1,800                   | Increase appropriation - Operating Expenses- FY 2023 Carryforward                            |
| (4) Legal                                 |                         |                                                                                              |
| Operating Expenses                        | 85,000                  | Increase appropriation - Operating Expenses- FY 2023 Carryforward                            |
| (5) Human Resources                       |                         |                                                                                              |
| Operating Expenses                        | 55,000                  | Increase appropriation - Operating Expenses- FY 2023 Carryforward- New Tuition Reimbursement |
| (6) Parks and Recreation                  |                         |                                                                                              |
| Personnel Services                        | (57,300)                | Decrease appropriation - Personnel Services- FY 2023 Carryforward                            |
| Operating Expenses                        | 100,000                 | Increase appropriation - Operating Expenses- FY 2023 Carryforward                            |
| (7) Public Works                          |                         |                                                                                              |
| Operating Expenses                        | 1,409,277               | Increase appropriation - Operating Expenses- FY 2023 Carryforward                            |
| Capital Outlay                            | 432,070                 | Appropriate funding for Capital Outlay- FY 2023 Carryforward                                 |
| (8) Fire                                  |                         |                                                                                              |
| Operating Expenses                        | 21,600                  | Increase appropriation for Operating Expenses - FY 2023 Carryforward                         |
| (9) Police                                |                         |                                                                                              |
| Operating Expenses                        | 81,000                  | Increase appropriation for Operating Expenses - FY 2023 Carryforward                         |
| Capital Outlay                            | 15,000                  | Appropriate funding for Capital Outlay - FY 2023 Carryforward                                |
| (10) Non-Departmental                     |                         |                                                                                              |
| Aid to Private Agencies - BRACE           | 15,000                  | Appropriate funding for Aid to Private Agencies- BRACE - FY 2023 Carryforward                |
| Grants and Aids - Saenger Theatre Capital | 122,637                 | Appropriate funding for Capital Outlay- Saenger Capital Purchases - FY 2022 Carryforward     |
| Total Appropriations                      | <u><u>3,479,790</u></u> |                                                                                              |

**THE CITY OF PENSACOLA**  
**FEBRUARY 2024 UNENCUMBERED CARRYOVER RESOLUTION NO. 2024-5**

| FUND                                             | AMOUNT            | DESCRIPTION                                                                           |
|--------------------------------------------------|-------------------|---------------------------------------------------------------------------------------|
| <b>B. TREE PLANTING TRUST FUND</b>               |                   |                                                                                       |
| Fund Balance                                     | <u>446,397</u>    | Increase appropriated fund balance                                                    |
| Appropriations                                   |                   |                                                                                       |
| Operating Expenses                               | 445,047           | Appropriate funding for Operating Expenses - FY 2023 Carryforward                     |
| Grants & Aids                                    | <u>1,350</u>      | Appropriate funding for Grants & Aids - FY 2023 Carryforward                          |
| Total Appropriations                             | <u>446,397</u>    |                                                                                       |
| <b>C. HOUSING INITIATIVES FUND</b>               |                   |                                                                                       |
| Fund Balance                                     | <u>480,686</u>    | Increase appropriated fund balance                                                    |
| Appropriations                                   |                   |                                                                                       |
| Operating Expenses                               | <u>480,686</u>    | Increase appropriation for Operating Expenses - FY 2023 Carryforward                  |
| Total Appropriations                             | <u>480,686</u>    |                                                                                       |
| <b>D. SPECIAL GRANTS FUND</b>                    |                   |                                                                                       |
| Estimated Revenues                               |                   |                                                                                       |
| Federal Grants                                   | 7,741,558         | Increase estimated revenue from Federal Grants                                        |
| Miscellaneous                                    | 2,127,274         | Appropriate estimated revenue from Miscellaneous Revenue                              |
| State Grants                                     | <u>852,391</u>    | Appropriate estimated revenue from Miscellaneous Revenue                              |
| Total Estimated Revenues                         | <u>10,721,223</u> |                                                                                       |
| Appropriations                                   |                   |                                                                                       |
| Personnel Services                               | 107,588           | Increase appropriation Personnel Services - FY 2023 Carryforward                      |
| Operating Expenses                               | 2,764,418         | Increase appropriation for Operating Expenses - FY 2023 Carryforward                  |
| Capital Outlay                                   | 6,767,313         | Appropriate funding for Capital Outlay - FY 2023 Carryforward                         |
| Grants & Aids                                    | <u>1,081,904</u>  | Increase appropriation for Grants & Aids - FY 2023 Carryforward                       |
| Total Appropriations                             | <u>10,721,223</u> |                                                                                       |
| <b>E. COMMUNITY DEVELOPMENT BLOCK GRANT FUND</b> |                   |                                                                                       |
| Estimated Revenues                               |                   |                                                                                       |
| Federal Government                               | <u>1,168,000</u>  | Increase estimated revenue from Federal Government                                    |
| Total Estimated Revenues                         | <u>1,168,000</u>  |                                                                                       |
| Appropriations                                   |                   |                                                                                       |
| Grants & Aids                                    | <u>1,168,000</u>  | Increase appropriation for Grants & Aids - FY 2023 Carryforward - Housing Rehab FY 24 |
| Total Appropriations                             | <u>1,168,000</u>  |                                                                                       |

**THE CITY OF PENSACOLA**  
**FEBRUARY 2024 UNENCUMBERED CARRYOVER RESOLUTION NO. 2024-5**

| FUND                                          | AMOUNT           | DESCRIPTION                                                                                          |
|-----------------------------------------------|------------------|------------------------------------------------------------------------------------------------------|
| <b>F. COMMUNITY REDEVELOPMENT AGENCY FUND</b> |                  |                                                                                                      |
| Fund Balance                                  | <u>5,494,558</u> | Increase appropriated fund balance                                                                   |
| Appropriations                                |                  |                                                                                                      |
| Operating Expenses                            | 140,427          | Appropriate funding for Operating Expenses - FY 2023 Carryover - Garden Landscape                    |
| Operating Expenses                            | 132,579          | Increase appropriation for Operating Expenses - FY 2023 Carryover - CRA Tax Increment Administration |
| Operating Expenses                            | 22,300           | Administration                                                                                       |
| Operating Expenses                            | 6,300            | Administration                                                                                       |
| Operating Expenses                            | 659,652          | Appropriate funding for Operating Expenses - FY 2023 Carryover -Spring St Streetscape                |
| Operating Expenses                            | 240,142          | Appropriate funding for Operating Expenses - FY 2023 Carryover - Urban Core TIF- Plans & Studies     |
| Operating Expenses                            | 2,126            | Increase appropriation - FY 2023 Carryover -Improv Adj to Admiral Mason Park                         |
| Operating Expenses                            | 11,600           | Increase appropriation - FY 2023 Carryover -Veterans Memorial/Admiral Mason Park                     |
| Operating Expenses                            | 1,887,546        | Redvelopment                                                                                         |
| Operating Expenses                            | 264,603          | Increase appropriation for Operating Expenses - FY 2023 Carryover - CRA - DIB AF Housing             |
| Operating Expenses                            | 3,100            | Increase appropriation for Operating Expenses - FY 2023 Carryover - Malcom Young Gym                 |
| Operating Expenses                            | 4,400            | Increase appropriation for Operating Expenses - FY 2023 Carryover - Veternes Memorial                |
| Operating Expenses                            | 286,780          | Appropriate funding for Operating Expenses - FY 2023 Carryover - Blue Wahoos Stadium Improv          |
| Capital Outlay                                | 891,254          | Appropriate funding for Capital Outlay- FY 2023 Carryover - Mgmt- Devillers Streetscape/ Garden      |
| Capital Outlay                                | 60,948           | Appropriat funding for Capital Outlay - Hollice Williams Park (AKA Skate Park)                       |
| Capital Outlay                                | 10,895           | Appropriate funding for Capital Outlay -CMP Day Marina                                               |
| Capital Outlay                                | 339,545          | Appropriate funding for Capital Outlay - Bruce Beach PH II                                           |
| Grants & Aids                                 | 22,978           | Increase appropriation for Grants & Aids - FY 2023 Carryover - AF Housing (Prop Improv Pgm)          |
| Grants & Aids                                 | 60,349           | Increase appropriation for Grants & Aids - FY 2023 Carryover - RPIP - W. Intendencia St -Bellanova   |
| Grants & Aids                                 | 1,077            | Increase appropriation for Grants & Aids - FY 2023 Carryover - RPIP - 609 N Devillers                |
| Grants & Aids                                 | 105,000          | Increase appropriation for Grants & Aids - FY 2023 Carryover - RPIP - 719 N Reus St                  |
| Grants & Aids                                 | 6,269            | Increase appropriation for Grants & Aids - FY 2023 Carryover - RPIP - 111 N Reus St                  |
| Grants & Aids                                 | 10,371           | Increase appropriation for Grants & Aids - FY 2023 Carryover - RPIP - 519 N Coyle St                 |
| Grants & Aids                                 | 2,024            | Increase appropriation for Grants & Aids - FY 2023 Carryover - RPIP - 311 W Garden St                |
| Grants & Aids                                 | 155,421          | Increase appropriation for Grants & Aids - FY 2023 Carryover - Commercial Façade Pgm                 |
| Grants & Aids                                 | 150              | Increase appropriation for Grants & Aids - FY 2023 Carryover - Former Srvc Station                   |
| Grants & Aids                                 | 164,600          | Increase appropriaton for Grants & Aids - FY 2023 Carryover - UC TIF Resiliency                      |
| Grants & Aids                                 | 2,122            | Increase appropriaton for Grants & Aids - FY 2023 Carryover - UC TIF Resiliency - 209 S Devillers    |
| Total Appropriations                          | <u>5,494,558</u> |                                                                                                      |
| <b>G. PARKING MANAGEMENT FUND</b>             |                  |                                                                                                      |
| Fund Balance                                  | <u>741,205</u>   | Increase appropriated fund balance                                                                   |
| Appropriations                                |                  |                                                                                                      |
| Personnel Services                            | 16,100           | Increase appropriaton for Personnel Services - FY 2023 Carryforward                                  |
| Operating Expenses                            | 26,105           | Increase appropriaton for Operating Expenses - FY 2023 Carryforward                                  |
| Capital Outlay                                | <u>699,000</u>   | Increase appropriaton for Capital Outlay - FY 2023 Carryforward                                      |
| Total Appropriations                          | <u>741,205</u>   |                                                                                                      |
| <b>H. CODE ENFORCEMENT FUND</b>               |                  |                                                                                                      |
| Fund Balance                                  | <u>97,000</u>    | Increase appropriated fund balance                                                                   |
| Appropriations                                |                  |                                                                                                      |
| Capital Outlay                                | <u>97,000</u>    | Appropriate funding for Capital Outlay - FY 2023 Carryforward                                        |
| Total Appropriations                          | <u>97,000</u>    |                                                                                                      |

**THE CITY OF PENSACOLA**  
**FEBRUARY 2024 UNENCUMBERED CARRYOVER RESOLUTION NO. 2024-5**

| FUND                                                     | AMOUNT            | DESCRIPTION                                                                                             |
|----------------------------------------------------------|-------------------|---------------------------------------------------------------------------------------------------------|
| <b>I. SECTION 8 HOUSING ASSISTANCE FUND</b>              |                   |                                                                                                         |
| Estimated Revenues                                       |                   |                                                                                                         |
| Federal Grants                                           | 3,796,100         | Increase estimated revenue from Federal Grants                                                          |
| Total Estimated Revenues                                 | <u>3,796,100</u>  |                                                                                                         |
| Appropriations                                           |                   |                                                                                                         |
| Personnel Services                                       | 63,400            | Increase appropriation for Personnel Services - FY 2023 Carryforward                                    |
| Operating Expenses                                       | 3,000,000         | Increase appropriaton for Operating Expenses - FY 2023 Carryforward                                     |
| Capital Outlay                                           | 35,500            | Increase appropriation for Capital Outlay - FY 2023 Carryforward                                        |
| Grants & Aids                                            | 697,200           | Increase appropriation for Grants and Aids - FY 2023 Carryforward                                       |
| Total Appropriations                                     | <u>3,796,100</u>  |                                                                                                         |
| <b>J. LAW ENFORCEMENT TRUST FUND</b>                     |                   |                                                                                                         |
| Fund Balance                                             | <u>54,712</u>     | Increase appropriated fund balance                                                                      |
| Appropriations                                           |                   |                                                                                                         |
| Personnel Services                                       | 10,000            | Appropriate funding for Personnel Services - FY 2023 Carryforward                                       |
| Operating Expenses                                       | 44,567            | Appropriate funding for Operating Expenses - FY 2023 Carryforward                                       |
| Capital Outlay                                           | 145               | Appropriate funding for Capital Outlay - FY 2023 Carryforward                                           |
| Total Appropriations                                     | <u>54,712</u>     |                                                                                                         |
| <b>K. NATURAL DISASTER FUND</b>                          |                   |                                                                                                         |
| Estimated Revenues                                       |                   |                                                                                                         |
| Federal Grants                                           | 17,010,579        | Appropriate estimated revenue Federal Grants - FY 2023 Carryforward                                     |
| State Grants                                             | 5,670,193         | Appropriate estimated revenue State Grants - FY 2023 Carryforward                                       |
| Total Estimated Revenues                                 | <u>22,680,772</u> |                                                                                                         |
| Appropriations                                           |                   |                                                                                                         |
| Operating Expenses                                       | <u>22,680,772</u> | Appropriate funding for Operating Expenses - FY 2023 Carryfoward                                        |
| Total Appropriations                                     | <u>22,680,772</u> |                                                                                                         |
| <b>L. EASTSIDE TAX INCREMENT FINANCING DISTRICT FUND</b> |                   |                                                                                                         |
| Fund Balance                                             | <u>523,676</u>    | Increase appropriated fund balance                                                                      |
| Appropriations                                           |                   |                                                                                                         |
| Operating Expenses                                       | 104,124           | Increase appropriation for Operating Expenses - FY 2023 Carryover - Eastside - Redevelopment Plan       |
| Operating Expenses                                       | 267,323           | Increase appropriation for Operating Expenses - FY 2023 Carryover - ES TIF- Acquisition & Redevelopment |
| Operating Expenses                                       | 70,211            | Increase appropriation for Operating Expenses - FY 2023 Carryover -Administration                       |
| Capital Outlay                                           | 16,086            | Appropriate funding for Capital Outlay - FY 2023 Carryover -Chappie James                               |
| Grants and Aids                                          | 11,281            | Appropriate funding for Grants & Aids - FY 2023 Carryover - Affordable Housing (Prop Improv Pgm)        |
| Grants and Aids                                          | 468               | Appropriate funding for Grants & Aids - FY 2022 Carryover - RPIP- Young St                              |
| Grants and Aids                                          | 5,219             | Appropriate funding for Grants & Aids - FY 2022 Carryover - RPIP- N 6th Ave                             |
| Grants and Aids                                          | 866               | Appropriate funding for Grants & Aids - FY 2022 Carryover - RPIP- 7th ave-rittner                       |
| Grants and Aids                                          | 48,098            | Appropriate funding for Grants & Aids - FY 2023 Carryover - Eastside TIF - Resiliency                   |
| Total Appropriations                                     | <u>523,676</u>    |                                                                                                         |

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| FUND                                                       | AMOUNT           | DESCRIPTION                                                                                                   |
|------------------------------------------------------------|------------------|---------------------------------------------------------------------------------------------------------------|
| <b>M. INSPECTION SERVICES FUND</b>                         |                  |                                                                                                               |
| Fund Balance                                               | <u>314,760</u>   | Increase appropriated fund balance                                                                            |
| Appropriations                                             |                  |                                                                                                               |
| Operating Expenses                                         | 122,760          | Increase appropriation for Operating Expenses - FY 2023 Carryforward                                          |
| Capital Outlay                                             | <u>192,000</u>   | Increase appropriation for Capital Outlay - FY 2023 Carryforward                                              |
| Total Appropriations                                       | <u>314,760</u>   |                                                                                                               |
| <b>N. WESTSIDE TAX INCREMENT FINANCING DISTRICT FUND</b>   |                  |                                                                                                               |
| Fund Balance                                               | <u>2,003,598</u> | Increase appropriated fund balance                                                                            |
| Appropriations                                             |                  |                                                                                                               |
| Operating Expenses                                         | 96,320           | Increase appropriation for Operating Expenses - FY 2023 Carryforward - Westside TIF Administration            |
| Operating Expenses                                         | 94,628           | Appropriate funding for Operating Expenses - FY 2023 Carryforward - Westside - Plans & Studies                |
| Operating Expenses                                         | 26,668           | Increase appropriation for Operating Expenses - FY 2023 Carryforward - Westside - Property Main/ Mgt          |
| Operating Expenses                                         | 58,920           | Appropriate funding for Operating Expenses - FY 2023 Carryforward - Westside - Complete Streets - FDOT Garden |
| Operating Expenses                                         | 770,772          | Increase appropriation for Operating Expenses - FY 2023 Carryforward - WS - Acquisition & Redevelopment       |
| Capital Outlay                                             | 525,142          | Appropriate funding for Grants & Aids - FY 2023 Carryforward - Complete Streets- Legion                       |
| Capital Outlay                                             | 139,742          | Appropriate funding foGrants & Aids - FY 2023 Carryforward - 2305 W Cervantes - Acquisition & Redevelopment   |
| Grants and Aids                                            | 118,635          | Increase appropriation for Grants & Aids - FY 2023 Carryforward - AF Housing                                  |
| Grants and Aids                                            | 54,162           | Increase appropriation for Grants & Aids - FY 2023 Carryforward - WS TIF Commercial Façade Program            |
| Grants and Aids                                            | 118,609          | Increase appropriation for Grants & Aids - FY 2023 Carryforward - Resiliency                                  |
| Total Appropriations                                       | <u>2,003,598</u> |                                                                                                               |
| <b>O. RECREATION FUND</b>                                  |                  |                                                                                                               |
| Estimated Revenues                                         |                  |                                                                                                               |
| Bayview Center                                             | <u>57,300</u>    | Increase estimated revenue - FY 2023 Carryforward                                                             |
| Total Estimated Revenues                                   | <u>57,300</u>    |                                                                                                               |
| Appropriations                                             |                  |                                                                                                               |
| Personnel Services                                         | <u>57,300</u>    | Increase appropriation for Personnel Services - FY 2023 Carryforward                                          |
| Total Appropriations                                       | <u>57,300</u>    |                                                                                                               |
| <b>P. TENNIS FUND</b>                                      |                  |                                                                                                               |
| Fund Balance                                               | <u>200,000</u>   | Increase appropriated fund balance                                                                            |
| Appropriations                                             |                  |                                                                                                               |
| Capital Outlay                                             | <u>200,000</u>   | Appropriate funding for Capital Outlay - FY 2022 Carryfoward                                                  |
| Total Appropriations                                       | <u>200,000</u>   |                                                                                                               |
| <b>Q. COMMUNITY MARITIME PARK MANAGEMENT SERVICES FUND</b> |                  |                                                                                                               |
| Fund Balance                                               | <u>422,838</u>   | Increase appropriated fund balance                                                                            |
| Appropriations                                             |                  |                                                                                                               |
| Operating Expenses                                         | <u>422,838</u>   | Increase appropriation for Operating Expenses                                                                 |
| Total Appropriations                                       | <u>422,838</u>   |                                                                                                               |

**THE CITY OF PENSACOLA**  
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| FUND                                         | AMOUNT            | DESCRIPTION                                                                 |
|----------------------------------------------|-------------------|-----------------------------------------------------------------------------|
| <b>R. AMERICAN RESCUE PLAN FUND</b>          |                   |                                                                             |
| Estimated Revenues                           |                   |                                                                             |
| Federal Grants                               | 8,255,299         | Appropriate estimated revenue from Federal Grants - FY 2023 Carryforward    |
| Total Estimated Revenues                     | <u>8,255,299</u>  |                                                                             |
| Appropriations                               |                   |                                                                             |
| Personnel Services                           | (175,571)         | Increase appropriation for Personnel Services - FY 2023 Carryforward        |
| Operating Expenses                           | 897,853           | Appropriate funding for Operating Expenses - FY 2023 Carryforward           |
| Capital Outlay                               | 4,088,474         | Appropriate funding for Capital Outlay - FY 2023 Carryforward               |
| Grants and Aids                              | 3,444,543         | Appropriate funding for Grants & Aids - FY 2023 Carryover                   |
| Total Appropriations                         | <u>8,255,299</u>  |                                                                             |
| <b>S. LOCAL OPTION SALES TAX FUND</b>        |                   |                                                                             |
| Estimated Revenues                           |                   |                                                                             |
| Esc. County Contributions - RSTC             | 1,302,546         | Appropriate estimated revenue from Esc. County Contributions - RSTC         |
| Total Revenues                               | <u>1,302,546</u>  |                                                                             |
| Fund Balance                                 | 23,238,347        | Increase appropriated fund balance - LOST IV                                |
| Fund Balance                                 | 9,600             | Increase appropriated fund balance - Penny for Progress (PFP)               |
| Total Estimated Revenues and Fund Balance    | <u>24,550,493</u> |                                                                             |
| Appropriations                               |                   |                                                                             |
| PFP - Blount School                          | 9,600             | Increase appropriation - FY 2023 Carryforward - PFP                         |
| LOST IV - Fire Mobile Data Terminals         | 63                | Appropriate funding for Operating Expenses - FY 2023 Carryforward - LOST IV |
| LOST IV -17th Ave Graffiti Bridge            | 141,000           | Increase appropriation - FY 2023 Carryforward - LOST IV                     |
| LOST IV -Alabama Square                      | 36,750            | Increase appropriation - FY 2023 Carryforward - LOST IV                     |
| LOST IV -Bay Bluffs Park                     | 200,000           | Increase appropriation - FY 2023 Carryforward - LOST IV                     |
| LOST IV -Baylen Street Marine Seawall Refurb | 10,000            | Increase appropriation - FY 2023 Carryforward - LOST IV                     |
| LOST IV -Bill Gregory Park                   | 25,000            | Increase appropriation - FY 2023 Carryforward - LOST IV                     |
| LOST IV - Body Cameras                       | 6,094             | Increase appropriation - FY 2023 Carryforward - LOST IV                     |
| LOST IV -Bryan Park                          | 3,753             | Increase appropriation - FY 2023 Carryforward - LOST IV                     |
| LOST IV - Cancer Decon Equipment Match       | 173               | Increase appropriation - FY 2023 Carryforward - LOST IV                     |
| LOST IV -Capital Equipment Savings           | 95,445            | Increase appropriation - FY 2023 Carryforward - LOST IV                     |
| LOST IV -Cecil Hunter Pool                   | 193,970           | Increase appropriation - FY 2023 Carryforward - LOST IV                     |
| LOST IV - Chappie James Memorial             | 81,849            | Increase appropriation - FY 2023 Carryforward - LOST IV                     |
| LOST IV - Chappie James Site&Streetscape     | 105,000           | Increase appropriation - FY 2023 Carryforward - LOST IV                     |
| LOST IV -Chimney Park                        | 15,000            | Increase appropriation - FY 2023 Carryforward - LOST IV                     |
| LOST IV -City Hall Council Improv            | 395,000           | Increase appropriation - FY 2023 Carryforward - LOST IV                     |
| LOST IV -Cobb Center                         | 122,004           | Increase appropriation - FY 2023 Carryforward - LOST IV                     |
| LOST IV -College Blvd School Safety          | 115,265           | Increase appropriation - FY 2023 Carryforward - LOST IV                     |
| LOST IV -East Pensacola Heights              | 33,369            | Increase appropriation - FY 2023 Carryforward - LOST IV                     |
| LOST IV -Exchange Park                       | 141,500           | Increase appropriation - FY 2023 Carryforward - LOST IV                     |
| LOST IV -Fairchild Park                      | 25,302            | Increase appropriation - FY 2023 Carryforward - LOST IV                     |
| LOST IV -Fricker Center                      | 472,855           | Increase appropriation - FY 2023 Carryforward - LOST IV                     |
| LOST IV - Fire Training Simulator            | 59,245            | Increase appropriation - FY 2023 Carryforward - LOST IV                     |
| LOST IV -First City Arts Parking Lot         | 7,714             | Increase appropriation - FY 2023 Carryforward - LOST IV                     |
| LOST IV -General ADA Improvements            | 200,561           | Increase appropriation - FY 2023 Carryforward - LOST IV                     |
| LOST IV -General Athletic Improvements       | 4,944             | Increase appropriation - FY 2023 Carryforward - LOST IV                     |
| LOST IV -General Park Improvement            | 1,707,990         | Increase appropriation - FY 2023 Carryforward - LOST IV                     |
| LOST IV -Goya Drive St Lighting              | 46,269            | Increase appropriation - FY 2023 Carryforward - LOST IV                     |
| LOST IV -Highland Terrace Park               | 67,400            | Increase appropriation - FY 2023 Carryforward - LOST IV                     |
| LOST IV -Intersection Improvements           | 76,496            | Increase appropriation - FY 2023 Carryforward - LOST IV                     |



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| FUND                                                  | AMOUNT    | DESCRIPTION                                                                           |
|-------------------------------------------------------|-----------|---------------------------------------------------------------------------------------|
| LOST IV -Lavallet Park                                | 1,528     | Increase appropriation - FY 2023 Carryforward - LOST IV                               |
| LOST IV -Magee Field                                  | 92,168    | Increase appropriation - FY 2023 Carryforward - LOST IV                               |
| LOST IV -NEW BACKHOE ATTACHMENT                       | 10,000    | Increase appropriation - FY 2023 Carryforward - LOST IV                               |
| LOST IV - New Extrication Equipment                   | 3,200     | Increase appropriation - FY 2023 Carryforward - LOST IV                               |
| LOST IV -Operto Square                                | 10,000    | Increase appropriation - FY 2023 Carryforward - LOST IV                               |
| LOST IV -Palafox Rd Diet                              | 55,702    | Increase appropriation - FY 2023 Carryforward - LOST IV                               |
| LOST IV -Parks Boat Dock Replacement                  | 17,487    | Increase appropriation - FY 2023 Carryforward - LOST IV                               |
| LOST IV -Park Sidewalk Improvement                    | 58,744    | Increase appropriation - FY 2023 Carryforward - LOST IV                               |
| LOST IV -Pavement Management                          | 1,579,061 | Increase appropriation - FY 2023 Carryforward - LOST IV                               |
| LOST IV - Police Cad Hardware                         | 890       | Increase appropriation - FY 2023 Carryforward - LOST IV                               |
| LOST IV - Police Marked Vehicles                      | (336,308) | Increase appropriation - FY 2023 Carryforward - LOST IV                               |
| LOST IV - UnMarked Police Vehicles                    | 18,000    | Increase appropriation - FY 2024 - To correct Budget                                  |
| LOST IV - Rplc 05 Crown Victoria Unit #910-05         | 11,051    | Increase appropriation - FY 2023 Carryforward - LOST IV                               |
| LOST IV - Rplc 08 Crown Victoria Unit #905-08         | 1,217     | Increase appropriation - FY 2023 Carryforward - LOST IV                               |
| LOST IV - Rplc 10 Pierce Truck Unit #964-10           | 22,839    | Increase appropriation - FY 2023 Carryforward - LOST IV                               |
| LOST IV - Rplc 10 Pierce Unit #920-10                 | 1,325     | Increase appropriation - FY 2023 Carryforward - LOST IV                               |
| LOST IV - Rplc A/C Central Units                      | 25,000    | Increase appropriation - FY 2023 Carryforward - LOST IV                               |
| LOST IV -RPL #523-88 GMC TRUCK                        | 38,400    | Increase appropriation - FY 2023 Carryforward - LOST IV                               |
| LOST IV -RPL #565-94 GMC CRANE                        | 250,000   | Increase appropriation - FY 2023 Carryforward - LOST IV                               |
| LOST IV -RPL #577-11 11 FORD RANGER                   | 386       | Increase appropriation - FY 2023 Carryforward - LOST IV                               |
| LOST IV -RPL #598 - TRACTOR/LOADER                    | 10,000    | Increase appropriation - FY 2023 Carryforward - LOST IV                               |
| LOST IV -RPL #773-08 08 FORD F350                     | 386       | Increase appropriation - FY 2023 Carryforward - LOST IV                               |
| LOST IV -RPLC #571-10 10' KUBOTA                      | 4,088     | Increase appropriation - FY 2023 Carryforward - LOST IV                               |
| LOST IV -RPLC #572-12 KUBOTA DECK                     | 4,088     | Increase appropriation - FY 2023 Carryforward - LOST IV                               |
| LOST IV -Rplc 2011 Sand Pro 5040                      | 5,229     | Increase appropriation - FY 2023 Carryforward - LOST IV                               |
| LOST IV -Rplc 4 Roll off Containers                   | 24,000    | Increase appropriation - FY 2023 Carryforward - LOST IV                               |
| LOST IV -RPLC 91' SOD CUTTER                          | 196       | Increase appropriation - FY 2023 Carryforward - LOST IV                               |
| LOST IV -RPL #520-98 DODGE TRUCK                      | 31,986    | Increase appropriation - FY 2023 Carryforward - LOST IV                               |
| LOST IV -Roger Scott Athletic Complex                 | 9,545     | Increase appropriation - FY 2023 Carryforward - LOST IV                               |
| LOST IV -Roger Scott Complex Swimming Pool            | 78,148    | Increase appropriation - FY 2023 Carryforward - LOST IV                               |
| LOST IV -Roger Scott Tennis Center                    | 62,351    | Increase appropriation - FY 2023 Carryforward - LOST IV                               |
| LOST IV -Roger Scott Tennis Center Bathrooms          | 802,040   | Increase appropriation - FY 2023 Carryforward - LOST IV                               |
| LOST IV -Sidewalk Improvements                        | 23,343    | Increase appropriation - FY 2023 Carryforward - LOST IV                               |
| LOST IV -Skateboard Park                              | 9,075     | Increase appropriation - FY 2023 Carryforward - LOST IV                               |
| LOST IV -Soccer Complex (Mallory Heights #2)          | 4,241     | Increase appropriation - FY 2023 Carryforward - LOST IV                               |
| LOST IV -Tippin Park                                  | 350,566   | Increase appropriation - FY 2023 Carryforward - LOST IV                               |
| LOST IV -Tippin Resource Center                       | 53,843    | Increase appropriation - FY 2023 Carryforward - LOST IV                               |
| LOST IV -Traffic Calming                              | 130,116   | Increase appropriation - FY 2023 Carryforward - LOST IV                               |
| LOST IV - Vickery Center                              | 323,078   | Increase appropriation - FY 2023 Carryforward - LOST IV                               |
| LOST IV -Wayside/17th Ave Safety Improv               | 1,366,100 | Increase appropriation - FY 2023 Carryforward - LOST IV                               |
| LOST IV -Woodland heights Community Center            | 525,000   | Increase appropriation - FY 2023 Carryforward - LOST IV                               |
| LOST IV - Police HQ Building                          | 100,000   | Increase appropriation - FY 2023 Carryforward - LOST IV - Additional Revenue Received |
| LOST IV - Miraflores Park                             | 70,000    | Increase appropriation - FY 2023 Carryforward - LOST IV - Additional Revenue Received |
| LOST IV - Fire Facility                               | 367,800   | Increase appropriation - FY 2023 Carryforward - LOST IV - Additional Revenue Received |
| LOST IV - Concrete Mixer                              | 40,630    | Increase appropriation - FY 2023 Carryforward - LOST IV - Additional Revenue Received |
| LOST IV - New Vehicle Arborist                        | 40,000    | Increase appropriation - FY 2023 Carryforward - LOST IV - Additional Revenue Received |
| LOSTIV - Energy Conservation & Efficiency Improvement | 65,000    | Increase appropriation - FY 2023 Carryforward - LOST IV - Additional Revenue Received |
| LOST IV - Fire Equipment                              | 132,200   | Increase appropriation - FY 2023 Carryforward - LOST IV - Additional Revenue Received |

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| FUND                                            | AMOUNT            | DESCRIPTION                                                                  |
|-------------------------------------------------|-------------------|------------------------------------------------------------------------------|
| LOST IV - Transer to Port                       | 13,567,805        | Appropriate funding for Transfer to Port - FY 2023 Carryforward - LOST IV    |
| LOST IV - Transfer to Airport                   | 89,338            | Appropriate funding for Transfer to Airport - FY 2023 Carryforward - LOST IV |
| Total Appropriations                            | <u>24,550,493</u> |                                                                              |
| <b>T. CRA SERIES 2017 CAPITAL PROJECTS FUND</b> |                   |                                                                              |
| Fund Balance                                    | <u>4,021,920</u>  | Increase appropriated fund balance                                           |
| Appropriations                                  |                   |                                                                              |
| Urban Core                                      |                   |                                                                              |
| Devilliers St. Rehabilition                     | 402               | Appropriate funding for Capital Outlay FY 2023 Carryforward                  |
| "A" St. Revitalization                          | 46,288            | Appropriate funding for Capital Outlay FY 2023 Carryforward                  |
| Reus St Revitalization                          | 435               | Appropriate funding for Capital Outlay FY 2023 Carryforward                  |
| Reus St. Revitalization                         | 6,544             | Appropriate funding for Capital Outlay FY 2023 Carryforward                  |
| Devilliers St. Landscaping                      | 9,200             | Appropriate funding for Capital Outlay FY 2023 Carryforward                  |
| Devilliers St. Rehabilition                     | 85,656            | Appropriate funding for Capital Outlay FY 2023 Carryforward                  |
| Westside TIF                                    |                   |                                                                              |
| PFP- American Creosote- Land Acq                | 100,000           | Appropriate funding for Capital Outlay FY 2023 Carryforward                  |
| Alice Day Williams Daycare                      | 296,200           | Appropriate funding for Capital Outlay FY 2023 Carryforward                  |
| Moreno STWTR- 901 W. Blount                     | 168,501           | Appropriate funding for Capital Outlay FY 2023 Carryforward                  |
| Acquisition Lee St/W Moreno Stormwater Park     | 200,000           | Appropriate funding for Capital Outlay FY 2023 Carryforward                  |
| Property Acquisition & Redevelopment            | 551,472           | Appropriate funding for Capital Outlay FY 2023 Carryforward                  |
| Land Acq- 2305 W Cervantes                      | 855,000           | Appropriate funding for Capital Outlay FY 2023 Carryforward                  |
| "A" St. Revitalization                          | 926,880           | Appropriate funding for Capital Outlay FY 2023 Carryforward                  |
| Lee St./W Moreno Stormwater Park                | 634,764           | Appropriate funding for Capital Outlay FY 2023 Carryforward                  |
| "A" St. Revitalization ENG SCVS                 | 47,234            | Appropriate funding for Capital Outlay FY 2023 Carryforward                  |
| Side Walk Const - 2300 W Jackson ST             | 79,200            | Appropriate funding for Capital Outlay FY 2023 Carryforward                  |
| Side Walk Eng - 2300 W Jackson ST               | 14,144            | Appropriate funding for Capital Outlay FY 2023 Carryforward                  |
| Total Appropriations                            | <u>4,021,920</u>  |                                                                              |
| <b>U. CRA SERIES 2019 CAPITAL PROJECTS FUND</b> |                   |                                                                              |
| Fund Balance                                    | <u>4,426,344</u>  | Increase appropriated fund balance                                           |
| Appropriations                                  |                   |                                                                              |
| Urban Core                                      |                   |                                                                              |
| Capital Outlay                                  |                   |                                                                              |
| SkateBoard Park                                 | 2,668             | Appropriate funding for Capital Outlay FY 2023 Carryforward                  |
| SCAPE - Bruce Beach                             | 1,878             | Appropriate funding for Capital Outlay FY 2023 Carryforward                  |
| HASTAG                                          | 68,319            | Appropriate funding for Capital Outlay FY 2023 Carryforward                  |
| HASTAG PH I Construction                        | 3,709,300         | Appropriate funding for Capital Outlay FY 2023 Carryforward                  |
| HASTAG PH I ENG Fees                            | 152,570           | Appropriate funding for Capital Outlay FY 2023 Carryforward                  |
| Bruce Beach PH I Construction                   | 143,539           | Appropriate funding for Capital Outlay FY 2023 Carryforward                  |
| Bruce Beach PH I ENG Fees                       | 14,094            | Appropriate funding for Capital Outlay FY 2023 Carryforward                  |
| Brusce Beach PH II Construction                 | 291,025           | Appropriate funding for Capital Outlay FY 2023 Carryforward                  |
| Brusce Beach PH II ENG Fees                     | 32,214            | Appropriate funding for Capital Outlay FY 2023 Carryforward                  |
| Clubbs St Reconstruction                        | 7,720             | Appropriate funding for Capital Outlay FY 2023 Carryforward                  |
| Clubbs St Reconstruction Eng Fees               | 3,017             | Appropriate funding for Capital Outlay FY 2023 Carryforward                  |
| Total Appropriations                            | <u>4,426,344</u>  |                                                                              |

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| FUND                                              | AMOUNT           | DESCRIPTION                                                          |
|---------------------------------------------------|------------------|----------------------------------------------------------------------|
| <b>V. STORMWATER CAPITAL PROJECTS FUND</b>        |                  |                                                                      |
| Fund Balance                                      | <u>5,528,748</u> | Increase appropriated fund balance                                   |
| Appropriations                                    |                  |                                                                      |
| Operating Expenses                                | 811,598          | Increase appropriation for Operating Expenses - FY 2023 Carryforward |
| NEW 23 FORD EXPLORER XLT                          | 941              | Increase appropriation for Capital Outlay - FY 2023 Carryforward     |
| Bayou Texar Channel Dr                            | 335,934          | Increase appropriation for Capital Outlay - FY 2023 Carryforward     |
| Stormwater Vaults City-Wide                       | 1,371,057        | Increase appropriation for Capital Outlay - FY 2023 Carryforward     |
| Pipe Plugs                                        | 30,921           | Increase appropriation for Capital Outlay - FY 2023 Carryforward     |
| 1 Ton Utility Trk                                 | 5,203            | Increase appropriation for Capital Outlay - FY 2023 Carryforward     |
| Land Acquisition Retention Pond Sites             | 237,800          | Increase appropriation for Capital Outlay - FY 2023 Carryforward     |
| Spanish Trail Retention Pond                      | 14,266           | Increase appropriation for Capital Outlay - FY 2023 Carryforward     |
| Grant Match Funding                               | 265,895          | Increase appropriation for Capital Outlay - FY 2023 Carryforward     |
| Bayou Texar O/F - Bayou Blvd, Lee, Lloyd, Stanley | 1                | Increase appropriation for Capital Outlay - FY 2023 Carryforward     |
| Bayou Texar O/F - Scott, Yates, Lakeview, Strong  | 22,189           | Increase appropriation for Capital Outlay - FY 2023 Carryforward     |
| "L" Street @ Kiwanis Park                         | 205,548          | Increase appropriation for Capital Outlay - FY 2023 Carryforward     |
| Pensacola Bay O/F - 9th Ave                       | 587,413          | Increase appropriation for Capital Outlay - FY 2023 Carryforward     |
| Langley Ave & Homewood                            | 73,813           | Increase appropriation for Capital Outlay - FY 2023 Carryforward     |
| Pensacola Bay O/F - Spring Street                 | 1                | Increase appropriation for Capital Outlay - FY 2023 Carryforward     |
| Barrancas Ave - "E" to "L" Street                 | 217,190          | Increase appropriation for Capital Outlay - FY 2023 Carryforward     |
| Cordova Square Pond Rehabilitation                | 332,622          | Increase appropriation for Capital Outlay - FY 2023 Carryforward     |
| SCADA/Telemetry Software & Equipment              | 11,240           | Increase appropriation for Capital Outlay - FY 2023 Carryforward     |
| Cross Street - MLK to 9th Avenue                  | 5,544            | Increase appropriation for Capital Outlay - FY 2023 Carryforward     |
| 12th @ Fairfield Dr                               | 102,367          | Increase appropriation for Capital Outlay - FY 2023 Carryforward     |
| Summit Blvd - Spanish Trail to Firestone          | 69,361           | Increase appropriation for Capital Outlay - FY 2023 Carryforward     |
| FDEM Grant - 12th Ave & Cross                     | 2,729            | Increase appropriation for Capital Outlay - FY 2023 Carryforward     |
| New Hope Pond Improvements                        | 20,339           | Increase appropriation for Capital Outlay - FY 2023 Carryforward     |
| La Rua Landing Pond Improvements                  | 9,814            | Increase appropriation for Capital Outlay - FY 2023 Carryforward     |
| Main & G St Infrastructure Imprv                  | 192,510          | Increase appropriation for Capital Outlay - FY 2023 Carryforward     |
| Spanish Trail Pipe Rehabilitation                 | 50,000           | Increase appropriation for Capital Outlay - FY 2023 Carryforward     |
| East Texar DR Drainage Improv                     | 164,235          | Increase appropriation for Capital Outlay - FY 2023 Carryforward     |
| Summit BLVD Drainage Improv                       | 388,217          | Increase appropriation for Capital Outlay - FY 2023 Carryforward     |
| Total Appropriations                              | <u>5,528,748</u> |                                                                      |
| <b>W. GAS UTILITY FUND</b>                        |                  |                                                                      |
| Fund Balance                                      | <u>497,730</u>   | Increase appropriated fund balance                                   |
| Appropriations                                    |                  |                                                                      |
| Operating Expenses- Advertising                   | 18,000           | Increase appropriation for Operating Expenses - FY 2023 Carryforward |
| Capital Outlay                                    | <u>479,730</u>   | Increase appropriation for Capital Outlay - FY 2023 Carryforward     |
| Total Appropriations                              | <u>497,730</u>   |                                                                      |

**THE CITY OF PENSACOLA**  
**FEBRUARY 2024 UNENCUMBERED CARRYOVER RESOLUTION NO. 2024-5**

| FUND                                         | AMOUNT             | DESCRIPTION                                                                       |
|----------------------------------------------|--------------------|-----------------------------------------------------------------------------------|
| <b>X. PORT FUND</b>                          |                    |                                                                                   |
| Estimated Revenues                           |                    |                                                                                   |
| State Grant Revenue                          | 1,770,656          | Appropriate estimated revenue from State Grants                                   |
| Federal Grant Revenue                        | 3,963,120          | Appropriate estimated revenue from Federal Grants - American Magic                |
| Non- Operating Revenue                       | 8,500,000          | Appropriate estimated revenue - American Magic Facility                           |
| Transfer in From Local Option Sales Tax Fund | 89,338             | Appropriate estimated revenue - Transfer in From Local Option Sales Tax Fund      |
| Total Revenues                               | <u>14,323,114</u>  |                                                                                   |
| Fund Balance                                 | <u>1,754,118</u>   | Increase appropriated fund balance                                                |
| Total Estimated Revenues and Fund Balance    | <u>16,077,232</u>  |                                                                                   |
| Appropriations                               |                    |                                                                                   |
| Operating Expense                            | 8,790,643          | Increase appropriation for Operating Expenses - FY 2023 Carryforward              |
| Capital Outlay                               | 304,681            | Appropriate funding for Capital Outlay - FY 2023 Carryforward                     |
| State Grants - Operating Expenses            | 571,811            | Increase appropriation for Operating Expenses - FY 2023 Carryforward              |
| State Grants - Capital Outlay                | 1,198,845          | Appropriate funding for Capital Outlay - FY 2023 Carryforward                     |
| Federal Grants -Capital Outlay               | 3,963,120          | Appropriate funding for Capital Outlay - FY 2023 Carryforward                     |
| Port Match - Operating Expenses              | 121,817            | Increase appropriation for Operating Expenses - FY 2023 Carryforward              |
| Port Match - Capital Outlay                  | <u>1,126,315</u>   | Appropriate funding for Capital Outlay - FY 2023 Carryforward                     |
| Total Appropriations                         | <u>16,077,232</u>  |                                                                                   |
| <b>Y. AIRPORT FUND</b>                       |                    |                                                                                   |
| Estimated Revenues                           |                    |                                                                                   |
| Federal Grant Revenue                        | 6,122,000          | Increase estimated revenue from Federal Grants                                    |
| State Grant Revenue                          | 33,425,870         | Increase estimated revenue from State Grants                                      |
| Private Grant Revenue                        | 94,683,122         | Appropriate estimated revenue from Private Grants                                 |
| Transfer In From Local Option Sales Tax Fund | <u>11,958,967</u>  | Appropriate estimated revenue from Transfer In From Local Option Sales Tax Fund   |
| Total Revenues                               | <u>146,189,959</u> |                                                                                   |
| Fund Balance                                 | <u>11,576,901</u>  | Increase appropriated fund balance - Departmental                                 |
| Total Estimated Revenues and Fund Balance    | <u>157,766,860</u> |                                                                                   |
| Appropriations                               |                    |                                                                                   |
| Personnel Services                           | 200,102            | Increase appropriation for Personnel Services - FY 2023 Carryforward              |
| Operating Expenses - Airport O & M           | 4,645,275          | Increase appropriation for Operating Expenses - FY 2023 Carryforward              |
| Capital Outlay - Airport O & M               | 6,731,524          | Increase appropriation for Capital Outlay - Airport O & M - FY 2020 Carryforward  |
| Capital Outlay - Federal Grants              | 6,122,000          | Increase appropriation for Capital Outlay - Federal Grants - FY 2022 Carryforward |
| Capital Outlay - State Grants                | 33,425,870         | Increase appropriation for Capital Outlay - State Grant - FY 2022 Carryforward    |
| Capital Outlay - ST Aerospace                | <u>106,642,089</u> | Increase appropriation for Capital Outlay - ST Aerospace - FY 2022 Carryforward   |
| Total Appropriations                         | <u>157,766,860</u> |                                                                                   |

**THE CITY OF PENSACOLA**  
**FEBRUARY 2024 UNENCUMBERED CARRYOVER RESOLUTION NO. 2024-5**

| FUND                                        | AMOUNT    | DESCRIPTION                                                                 |
|---------------------------------------------|-----------|-----------------------------------------------------------------------------|
| <b>Z. INSURANCE RETENTION FUND</b>          |           |                                                                             |
| Estimated Revenue                           |           |                                                                             |
| Fund Balance                                | 234,018   | Increase fund balance - Wellness Incentive                                  |
| Fund Balance                                | 21,234    | Increase fund balance - Employee Moral                                      |
| Total Fund Balance                          | 255,252   |                                                                             |
| Appropriations                              |           |                                                                             |
| Operating Expenses                          | 255,252   | Increase appropriation for Operating Expenses - FY 2022 Carryforward        |
| Total Appropriations                        | 255,252   |                                                                             |
| <b>AA. CENTRAL SERVICES FUND</b>            |           |                                                                             |
| Estimated Revenue                           |           |                                                                             |
| Charges For Services - Technology Resources | 656,976   | Increase estimated revenue from Charges for Services - Technology Resources |
| Charges For Services - Engineering          | 45,486    | Increase estimated revenue from Charges for Services - Engineering          |
| Charges For Services - Central Garage       | 30,500    | Increase estimated revenue from Charges for Services - Central Garage       |
| Total Revenues                              | 732,962   |                                                                             |
| Appropriations                              |           |                                                                             |
| 1) Technology Resources                     |           |                                                                             |
| Operating Expenses                          | 656,976   | Increase appropriation for Operating Expenses - FY 2023 Carryforward        |
|                                             | 656,976   |                                                                             |
| 2) Engineering Services                     |           |                                                                             |
| Operating Expenses                          | 3,611     | Increase appropriation for Operating Expenses - FY 2023 Carryforward        |
| Capital Outlay                              | 41,875    | Appropriate funding for Capital Outlay - FY 2023 Carryforward               |
|                                             | 45,486    |                                                                             |
| 3) Central Garage                           |           |                                                                             |
| Operating Expenses                          | 6,500     | Increase appropriation for Operating Expenses - FY 2023 Carryforward        |
| Capital Outlay                              | 24,000    | Increase appropriation for Capital Outlay - FY 2023 Carryforward            |
|                                             | 30,500    |                                                                             |
| Total Appropriations                        | 732,962   |                                                                             |
| <b>BB. SPECIAL ASSESSMENTS FUND</b>         |           |                                                                             |
| Estimated Revenue                           |           |                                                                             |
| Special Assessments                         | 100,000   | Appropriate estimated assessment revenue from Special Assessments           |
| Total Revenue                               | 100,000   |                                                                             |
| Appropriations                              |           |                                                                             |
| Other Non-Operating                         | 100,000   | Appropriate funds for Other Non-Operating                                   |
| Total Appropriations                        | 100,000   |                                                                             |
| <b>CC. ALL FUNDS</b>                        |           |                                                                             |
| Appropriations                              |           |                                                                             |
| 9111 - Salaries                             | 484,800   | Transfer from 9195 - Salary Increases (Union)                               |
| 9195 - Salary Increases (Union)             | (484,800) | Transfer to 9111 - Salaries                                                 |
| 9111 - Salaries                             | 633,300   | Transfer from 9196 - Salary Increases (Non-Union)                           |
| 9196 - Salary Increases (Non-Union)         | (633,300) | Transfer to 9111 - Salaries                                                 |
| Total Appropriations                        | 0         |                                                                             |

## Attachment A

### General Fund New Allocations

| Description                        | Department      | Amount    |
|------------------------------------|-----------------|-----------|
| BRACE                              | Finance         | \$15,000  |
| Granicus/GovQA - Clerk             | Clerk           | 1,800     |
| Cameras @ Pensacola Villages       | PPD             | 15,000    |
| Alternate Light Source/PPD         | PPD             | 12,000    |
| HERO Program - PPD                 | PPD             | 54,000    |
| HERO Program - Fire                | Fire            | 21,600    |
| Outside Legal Costs                | Legal           | 85,000    |
| Study for Stormwater S. Devilliers | Public Works    | 37,500    |
| Fairfield/12th Avenue Guardrail    | Public Works    | 25,000    |
| Field Center Boiler                | Public Works    | 34,110    |
| Employee Engagement                | Mayor           | 412,604   |
| Nursing Station Equipment          | Human Resources | 5,000     |
| Tuition Reimbursement              | Human Resources | 50,000    |
| Total                              |                 | \$768,614 |

### Local Option Sales Tax New Allocations

| Description                     | Department   | Amount      |
|---------------------------------|--------------|-------------|
| PPD Headquarters                | PPD          | \$100,000   |
| Miraflores Park Renovations     | Parks        | 70,000      |
| Fire Facilities/Equipment       | Fire         | 500,000     |
| General Park Improvements       | Parks        | 1,669,368   |
| Concrete Mixer                  | Public Works | 40,630      |
| Arborist Vehicle                | Public Works | 40,000      |
| Energy Performance Improvements | Public Works | 65,000      |
| Total                           |              | \$2,419,998 |

### Code Enforcement Fund

| Description            | Department       | Amount   |
|------------------------|------------------|----------|
| 2 Vehicle Replacements | Code Enforcement | \$97,000 |
| Total                  |                  | \$97,000 |

**Building Inspections**

| Description            | Department           | Amount           |
|------------------------|----------------------|------------------|
| New Software           | Building Inspections | \$92,760         |
| 4 Vehicle Replacements | Building Inspections | 180,000          |
| <b>Total</b>           |                      | <b>\$272,760</b> |

**Pensacola Energy**

| Description                          | Department       | Amount           |
|--------------------------------------|------------------|------------------|
| 3 Vehicle Replacements/1 New Vehicle | Pensacola Energy | 272,900          |
| <b>Total</b>                         |                  | <b>\$272,900</b> |

**Airport**

| Description                          | Department | Amount             |
|--------------------------------------|------------|--------------------|
| 1 Vehicle Replacement1/1 New Vehicle | Airport    | \$120,000          |
| Terminal Exit Lanes                  | Airport    | \$300,000          |
| Parking Control Equipment            | Airport    | \$750,000          |
| Landside Pavement Repairs            | Airport    | \$1,225,000        |
| Airport Control Tower Joint Repair   | Airport    | \$351,000          |
| Metal Detector                       | Airport    | \$50,000           |
| <b>Total</b>                         |            | <b>\$2,796,000</b> |





# City of Pensacola

222 West Main Street  
Pensacola, FL 32502

## Memorandum

**File #:** 24-73

Agenda Conference

2/5/2024

### **LEGISLATIVE ACTION ITEM**

**SPONSOR:** Mayor D.C. Reeves

**SUBJECT:**

SUPPLEMENTAL BUDGET RESOLUTION NO 2024-11 - APPROPRIATING FUNDING FOR GENERATOR AT FIRE STATION 1

**RECOMMENDATION:**

The City Council adopts Supplemental Budget Resolution No. 2024-11.

A RESOLUTION AUTHORIZING AND MAKING REVISIONS AND APPROPRIATIONS FOR THE FISCAL YEAR ENDING SEPTEMBER 30, 2024; PROVIDING AN EFFECTIVE DATE.

**HEARING REQUIRED:** No Hearing Required

**SUMMARY:**

The City Council is being requested to adopt a supplemental budget resolution to recognize insurance proceeds in the amount of \$123,800 received from Liberty Mutual Insurance for the damage to the generator at fire station 1.

**PRIOR ACTION:**

None.

**FUNDING:**

Budget: \$123,800

Actual: \$123,800

**FINANCIAL IMPACT:**

Adoption of the Supplemental Budget Resolution will appropriate insurance proceeds into LOST IV - Replacement at Fire Station 1.

**LEGAL REVIEW ONLY BY CITY ATTORNEY:** Yes

1/29/2024

**STAFF CONTACT:**

Kerrith Fiddler, City Administrator  
Amy Lovoy, Finance Director

**ATTACHMENTS:**

1. Supplemental Budget Resolution No. 2024-11
2. Supplemental Budget Explanation No. 2024-11

**PRESENTATION:** No

**RESOLUTION  
NO. 2024-11**

A RESOLUTION  
TO BE ENTITLED:

A RESOLUTION AUTHORIZING AND MAKING REVISIONS AND APPROPRIATIONS FOR THE  
FISCAL YEAR ENDING SEPTEMBER 30, 2024; 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. LOCAL OPTION SALES TAX FUND**

|           |                                                   |           |
|-----------|---------------------------------------------------|-----------|
| To:       | Other Misc. Revenue - Generator at Fire Station 4 | 123,800   |
| As Reads: | Capital Outlay                                    | 2,700,100 |
| Amended   |                                                   |           |
| To Read:  | Capital Outlay                                    | 2,823,900 |

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

FEBRUARY 2024 - SUPPLEMENTAL BUDGET RESOLUTION - APPROPRIATE FUNDING FOR GENERATOR AT FIRE STATION 1 - LOST IV- EXPLANATION NO. 2024-11

| FUND                                         | AMOUNT         | DESCRIPTION                                                                        |
|----------------------------------------------|----------------|------------------------------------------------------------------------------------|
| LOCAL OPTION SALES TAX FUND                  |                |                                                                                    |
| Estimated Revenues                           |                |                                                                                    |
| Other Misc. Revenues                         | 123,800        | Appropriate estimated Revenue - Insurance Proceeds for Generator at Fire Station 1 |
| Total Revenues                               | <u>123,800</u> |                                                                                    |
| Appropriations                               |                |                                                                                    |
| Capital Outlay - Generator at Fire Station 1 | 123,800        | Appropriate Funding for Capital Outlay - Generator at Fire Station 1               |
| Total Appropriations                         | <u>123,800</u> |                                                                                    |



# City of Pensacola

222 West Main Street  
Pensacola, FL 32502

## Memorandum

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**File #:** 24-72

Agenda Conference

2/5/2024

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### **LEGISLATIVE ACTION ITEM**

**SPONSOR:** Mayor D.C. Reeves

**SUBJECT:**

SUPPLEMENTAL BUDGET RESOLUTION NO. 2024-9 - LAW ENFORCEMENT TRUST FUND (LETF) - DONATION TO AMIKIDS, PENSACOLA, INC.

**RECOMMENDATION:**

That City Council adopt Supplemental Budget Resolution No. 2024-9.

A RESOLUTION AUTHORIZING AND MAKING REVISIONS AND APPROPRIATIONS FOR THE FISCAL YEAR ENDING SEPTEMBER 30, 2024; PROVIDING FOR AN EFFECTIVE DATE.

**HEARING REQUIRED:** No Hearing Required

**SUMMARY:**

The Law Enforcement Trust Fund was established by City of Pensacola to allow the Police Department the use of money and goods confiscated as a result of criminal activity. Florida State Statute 932.7055 as amended on July 1, 2016, details the circumstances confiscated goods may be used. The Federal Controlled Substance Act, Section 881 (e) (3) of Title 21, United States Department of Justice Guide to Equitable Sharing designates the uses of Federal Law Enforcement Trust Funds.

The Pensacola Police Department is requesting \$5,000.00 to be appropriated from the Law Enforcement Trust Fund (LETF) for the purpose of donating to AMIkids Pensacola, Inc. The funds will be used to employ a vocational instructor to teach (16) 24-year-old students Core Level I curriculum. The program goal is for each student to attain a GED and a job or form of apprenticeship. The GED course will provide classroom and hands-on instruction, leading to nationally recognized certifications by CCER in the Core Curriculum, OSHA-10, and Carpentry Level I. A high school diploma and a decent job plays a tremendous role in breaking the cycle of prior criminal conduct and poverty.

The \$5,000 funding will support the vocational program directly by paying a portion of the salary of our Assistant Vocational Instructor. Due to the large enrollment in the vocational program and regulations limiting the number of students that a single instructor can take to job

sites, a part-time Assistant Vocational Instructor will ensure the safety and success of the students as they navigate the vocational curriculum. All funds received from PPD will directly pay the salary of the Assistant Vocational Instructor.

**PRIOR ACTION:**

None

**FUNDING:**

N/A

**FINANCIAL IMPACT:**

Adoption of the Supplemental Budget Resolution will appropriate the funds in the Law Enforcement Trust Funds for these purposes. There is no impact to the General Fund.

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

1/8/2024

**STAFF CONTACT:**

Kerrith Fiddler, City Administrator  
Eric Randall, Chief of Police

**ATTACHMENTS:**

1. Supplemental Budget Resolution No. 2024-9
2. Supplemental Budget Explanation No. 2024-9
3. Letter of Certification

**PRESENTATION: No**

**RESOLUTION  
NO. 2024-9**

A RESOLUTION  
TO BE ENTITLED:

A RESOLUTION AUTHORIZING AND MAKING REVISIONS AND APPROPRIATIONS FOR  
THE FISCAL YEAR ENDING SEPTEMBER 30, 2024; 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. LAW ENFORCEMENT TRUST FUND**

|           |                    |        |
|-----------|--------------------|--------|
|           | Fund Balance       | 5,000  |
| As Reads: | Operating Expenses | 33,090 |
| Amended   |                    |        |
| To Read:  | Operating Expenses | 38,090 |

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  
FEBRUARY 2024- SUPPLEMENTAL BUDGET RESOLUTION - LETF FUNDS - NO. 2024-9

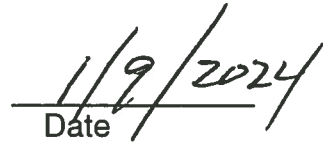
| FUND                              | AMOUNT       | DESCRIPTION                                   |
|-----------------------------------|--------------|-----------------------------------------------|
| <b>LAW ENFORCEMENT TRUST FUND</b> |              |                                               |
| Fund Balance                      | <u>5,000</u> | Increase appropriated fund balance            |
| Appropriations                    |              |                                               |
| Operating Expenses                | <u>5,000</u> | Increase appropriation for Operating Expenses |
| Total Appropriations              | <u>5,000</u> |                                               |

**CITY OF PENSACOLA POLICE DEPARTMENT**  
**Local Law Enforcement Trust Funds**  
**Letter of Certification**

I hereby certify that the requests contained herein comply in full with the provisions of Florida State Statute 932.7055, as amended on July 1, 2016, in reference to the use of contraband forfeiture from a State Law Enforcement Trust Fund and/or under the Federal Controlled Substance Act, Section 881 (e)(3) of Title 21, United States Code, in accordance with the US Department of Justice Guide to Equitable Sharing from a designated Federal

| Item            | Description of Requested Items | Amount  |
|-----------------|--------------------------------|---------|
| 1               | Professional Costs/Fees        | \$5,000 |
| Total Requested |                                | \$5,000 |

  
Eric Randall, Chief of Police

  
Date



# City of Pensacola

222 West Main Street  
Pensacola, FL 32502

## Memorandum

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**File #:** 24-106

Agenda Conference

2/5/2024

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### **LEGISLATIVE ACTION ITEM**

**SPONSOR:** Mayor D.C. Reeves

**SUBJECT:**

SUPPLEMENTAL BUDGET RESOLUTION NO 2024-12 - APPROPRIATION OF HURRICANE SALLY INSURANCE PROCEEDS FOR THE PORT OF PENSACOLA

**RECOMMENDATION:**

That City Council adopt Supplemental Budget Resolution No. 2024-12.

A RESOLUTION AUTHORIZING AND MAKING REVISIONS AND APPROPRIATIONS FOR THE FISCAL YEAR ENDING SEPTEMBER 30, 2024; PROVIDING FOR AN EFFECTIVE DATE.

**HEARING REQUIRED:** No Hearing Required

**SUMMARY:**

The Hurricane Sally insurance proceeds received for damages are currently in the Port's Fund. This Supplemental Budget Resolution will appropriate the funds for repairs to Port infrastructure.

**PRIOR ACTION:**

N/A

**FUNDING:**

Budget: \$449,357

Actual: \$449,357

**FINANCIAL IMPACT:**

Adoption of the Supplemental Budget Resolution will appropriate the insurance proceeds.

**LEGAL REVIEW ONLY BY CITY ATTORNEY: Yes**

1/20/2024

**STAFF CONTACT:**

Kerrith Fiddler, City Administrator  
Amy Miller, Deputy City Administrator  
Clark Merritt, Port Director

**ATTACHMENTS:**

1. Supplemental Budget Resolution No. 2024-12
2. Supplemental Budget Explanation No. 2024-12

**PRESENTATION: No**

**RESOLUTION  
NO. 2024-12**

A RESOLUTION  
TO BE ENTITLED:

A RESOLUTION AUTHORIZING AND MAKING REVISIONS AND APPROPRIATIONS FOR THE  
FISCAL YEAR ENDING SEPTEMBER 30, 2024; 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. PORT FUND**

|              |                    |           |
|--------------|--------------------|-----------|
| Fund Balance |                    | 449,357   |
| As Reads:    | Operating Expenses | 1,722,336 |
| Amended      |                    |           |
| To Read:     | Operating Expenses | 2,171,693 |

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

FEBRUARY 2024 - SUPPLEMENTAL BUDGET RESOLUTION - APPROPRIATION OF HURRICANE SALLY INSURANCE PROCEEDS FOR THE PORT OF PENSACOLA - EXPLANATION NO. 2024-12

| FUND                 | AMOUNT  | DESCRIPTION                                                   |
|----------------------|---------|---------------------------------------------------------------|
| PORT FUND            |         |                                                               |
| Fund Balance         | 449,357 | Increase appropriated fund balance - Hurricane Sally Proceeds |
| Appropriations       |         |                                                               |
| Operating Expenses   | 449,357 | Appropriate Funding for Operating Expenses                    |
| Total Appropriations | 449,357 |                                                               |



# City of Pensacola

222 West Main Street  
Pensacola, FL 32502

## Memorandum

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**File #:** 24-87

Agenda Conference

2/5/2024

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### **LEGISLATIVE ACTION ITEM**

**SPONSOR:** Mayor D.C. Reeves

**SUBJECT:**

PROPOSED ORDINANCE AMENDMENTS TO SECTIONS 11-2-26 THROUGH 11-2-50 OF THE CODE OF THE CITY OF PENSACOLA, FLORIDA, TRAFFIC AND VEHICLES

**RECOMMENDATION:**

That City Council approve on first reading:

Proposed Ordinance No. 3-24 with changes to Chapter 11-2-26 through 11-2-50. An ordinance amending sections 11-2-26 through 11-2-50 of the code of the city of Pensacola, Florida Traffic and Vehicle; providing for severability; repealing clause; and providing an effective date.

**HEARING REQUIRED:** No Hearing Required

**SUMMARY:**

The Mayor's Office is requesting amendments to the City of Pensacola's Code of Ordinances Chapter 11-2 - Traffic and Vehicles - Sections 11-2-26 through 11-2-50. The request is to correct, standardize, and clarify language in 11-2-26 through 11-2-36. The request also includes recommended modifications to parking fines in 11-2-37 (a) and (b), as well as correctly defining the appeal process in (c). Parking hourly fee language has been deleted in 11-2-50 to align with the city's standard practice of City Council approval of fee structures via the annual budget process versus defining in a city ordinance.

**PRIOR ACTION:**

**FUNDING:**



**FINANCIAL IMPACT:**

In FY23 the parking fine revenue was a total of \$433,851. If a similar number of fines were paid in the same offense proportion, the City's fine revenue could increase between an estimated \$400,000 to \$450,000 annually. The increase in these funds would be used to offset expenses associated with enforcing the parking regulations and to fund traffic, transportation, and other enhancements within the parking related district.

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

Amy Miller, Deputy City Administrator  
Lissa Dees, Parking and Constituent Services Director  
Vanessa Moore, Assistant City Attorney / Police Legal Advisor

**ATTACHMENTS:**

1. Proposed Ordinance Amending XI Traffic and Vehicles
2. Pensacola Memorandum to ACA Moore - Establishing Parking Rates
3. Business Impact Analysis Report - 11-2 Parking Ordinance Revision 1.16.24

**PRESENTATION:** No

PROPOSED  
ORDINANCE NO. \_\_\_\_\_

ORDINANCE NO. \_\_\_\_\_

AN ORDINANCE  
TO BE ENTITLED:

AN ORDINANCE AMENDING TITLE XI OF THE CODE OF THE CITY OF PENSACOLA, FLORIDA, AMENDING TRAFFIC AND VEHICLES, CHAPTER 11-2. TRAFFIC, ARTICLE II STOPPING, STANDING, AND PARKING, SECTION 11-2-26, OBSTRUCTION OF TRAFFIC; SECTION 11-2-27, ALLEYS; SECTION 11-2-28, PASSENGER CURB LOADING ZONES; SECTION 11-2-29, FREIGHT CURB LOADING ZONES; SECTION 11-2-32, PARKING PROHIBITED AT ALL TIMES AT CERTAIN PLACES; SECTION 11-2-34, PARKING TIMES LIMITED ON CERTAIN STREETS; SECTION 11-2-35, PARKING OF MAJOR RECREATIONAL EQUIPMENT AND COMMERCIAL VEHICLES IN RESIDENTIAL AREAS RESTRICTED; SECTION 11-2-36, FINE FOR UNAUTHORIZED USE OF PARKING SPACES RESERVED FOR PHYSICALLY DISABLED PERSONS; SECTION 11-2-37, PARKING FINES; SECTION 11-2-50, TIME LIMITS AND RATES FOR PARKING IN REGULATED SPACES; FINES; PROVIDING FOR SEVERABILITY, REPEALING CLAUSE, AND PROVIDING AN EFFECTIVE DATE.

**NOW, THEREFORE, BE IT ORDAINED BY THE CITY OF PENSACOLA, FLORIDA:**

SECTION 1. Section 11-2-26 of the Code of the City of Pensacola, Florida, is hereby amended to read as follows:

Sec. 11-2-26. Obstruction of traffic.

- (a) No person shall park any vehicle upon a street in such a manner or under such conditions as to leave available less than ten (10) feet of the width of the roadway for free movement of vehicle traffic.
- (b) Where streets are not completely paved or curbs provided, the parking of a car shall not use up more than twelve (12) inches of the paved portion of the street.

SECTION 2. Section 11-2-27 of the Code of the City of Pensacola, Florida, is hereby amended to read as follows:

Sec. 11-2-27. Alleys.

- (a) No person shall stop, stand or park a vehicle within an alley in a business district except for the expeditious loading or unloading of materials, and in no event for a period of more than twenty (20) minutes, and no person shall stop, stand or park a vehicle in any other alley in such a manner or under such conditions as to leave available less than ten (10) feet of the width of the roadway for the free movement of vehicular traffic.
- (b) No person shall stop, stand or park a vehicle within an alley in such position as to block the driveway or entrance to any abutting property.

SECTION 3. Section 11-2-28 of the Code of the City of Pensacola, Florida, is hereby amended to read as follows:

Sec. 11-2-28. Passenger curb loading zones.

No person shall stop, stand or park a vehicle for any purpose or period of time except for the expeditious loading or unloading of passengers in any place marked as a passenger curb loading zone during hours when the regulations applicable to such passenger curb loading zone are effective, and then only for a period not to exceed five (5) minutes.

SECTION 4. Section 11-2-29 of the Code of the City of Pensacola, Florida, is hereby amended to read as follows:

Sec. 11-2-29. – Freight curb loading zones.

- (1) No person shall stop, stand or park a vehicle for any purpose or length of time other than for the expeditious unloading and delivery or pickup and loading of materials in any place marked as a freight curb loading zone during hours when the provisions applicable to those zones are in effect. In no case shall the stop for loading and unloading of materials exceed thirty (30) minutes.
- (2) The driver of a vehicle may stop temporarily at a place marked as a freight curb loading zone for the purpose of and while actually engaged in loading or unloading passengers when the stopping does not interfere with any motor vehicle used for the transportation of materials which is waiting to enter or about to enter the zone.

Sec. 11-2-30. - Restricted parking zones.

No person shall stop, stand or park a vehicle for any purpose or length of time in any restricted parking zone other than for the purpose to which parking in that zone is restricted, except that a driver of a passenger vehicle may stop temporarily in the zone for the purpose of and while actually engaged in loading or unloading of passengers when the stopping does not interfere with any vehicle which is waiting to enter or about to enter the zone for the purpose of parking in accordance with the purpose to which parking is restricted.

Sec. 11-2-31. - Parking prohibited at all times on certain streets.

When signs are erected giving notice thereof, no person shall park a vehicle at any time upon any street whereon parking is thus prohibited.

SECTION 5. Section 11-2-32 of the Code of the City of Pensacola, Florida, is hereby amended to read as follows:

Sec. 11-2-32. – Parking prohibited at all times at certain places.

No person shall park a vehicle at any time on any of the following parts of streets, sidewalks or sidewalk areas where signs are erected giving notice thereof:

- (1) In front of a theater entrance;
- (2) In front of the entrance or exit of a hotel;
- (3) In front of the entrance to any building ~~where in the opinion of the mayor it has been determined by the mayor that~~ parking should be prohibited for public safety.

Sec. 11-2-33. - Prohibited during certain hours on certain streets.

When signs are erected in each block giving notice thereof, no person shall stop, stand or park a vehicle within the block during the hours prohibited by the signs.

SECTION 6. Section 11-2-34 of the Code of the City of Pensacola, Florida, is hereby amended to read as follows:

Sec. 11-2-34. Parking time limited on certain streets.

When signs are erected giving notice thereof, no person shall stop, stand or park a vehicle in the block where the signs are located at any time during the hours prohibited by the signs.

- (1) Parking on blocks posted with a time limit is permitted free of charge for a period not to exceed the time limit posted.
- (2) No person shall move or reposition a vehicle parked on-street to another on-street location on the same block having a posted time limit for purposes of avoiding the posted time limits. Moving or repositioning a vehicle parked on-street to another on-street location on the same block having a posted time within eight (8) hours of initially parking within the same block having a posted time limit shall create a rebuttable presumption that the moving or repositioning of the vehicle parked was for the purpose of avoiding the posted time limits.

SECTION 7. Section 11-2-35 of the Code of the City of Pensacola, Florida, is hereby amended to read as follows:

Sec. 11-2-35. Parking of major recreational equipment and commercial vehicles in residential areas restricted.

It shall be unlawful for any person to park or store major recreational equipment or commercial vehicles (large commercial vehicle or small commercial vehicles) except in accordance with the provisions of subsections (1) and (2) of this section and sections 12-3-59 (parking and storage of major recreational equipment) and 12-3-66 (parking of commercial vehicles in residential neighborhoods).

(1) *Recreational equipment.*

a. *General requirements.*

1. Parking or storage of major recreational equipment, except for loading and unloading not to exceed twenty-four (24) hours, shall not be permitted in any portion of any public right-of-way.
2. Repairing or maintaining major recreational equipment, except repairs necessitated by an emergency, shall not be permitted in any portion of any public right-of-way.
3. Major recreational equipment shall not be parked or stored on any vacant lot except where such vacant lot adjoins a lot on which a principal structure under the same ownership is located.
4. Major recreational equipment may not be parked or stored on a parking lot for the principal purpose of displaying such equipment for sale except on parking lots where the sale of vehicles and major recreational equipment is a duly authorized permitted use (i.e., new and used car lot, major recreational equipment sales lot).

5. Major recreational equipment may not be used for storage of goods, materials or equipment other than those items considered to be part of the vehicle or major recreational equipment essential for its immediate use.
  6. Parking or storage of major recreational equipment is allowed in duly authorized facilities designed for storage and parking of major recreational equipment and on residential premises as provided in subsection (1)b of this section.
- b. *Residential requirements.* Parking or storage of major recreational equipment on residential premises shall be allowed subject to the following conditions:
1. May be parked or stored in:
    - i. Permanent equipment enclosures such as carports or garages;
    - ii. The driveway of the owner's residence but not in any portion of any public right-of-way;
    - iii. Rear yards not closer than three feet to the rear and side property lines;
    - iv. The front yard except in the required visibility triangle (refer to section 12-3-58) but only perpendicular to the front lot line and within fifteen (15) feet of either side lot line; or
    - v. One of the required side yards but not both.
  2. May be parked on corner lots in the required street side yard except in the required visibility triangle.
  3. May be parked anywhere on residential premises not to exceed 24 hours during loading or unloading.
  4. Shall not be used for living, sleeping or housekeeping purposes while stored on a residential premises.
  5. Shall not be connected to any utilities except electricity.
  6. May not be parked or stored in required parking spaces of multiple-family developments.
  7. Must be maintained in an operable condition and must be properly licensed in accordance with all laws of the state.

(2) *Commercial vehicles.*

a. *Large commercial vehicles.*

1. Parking or storage of any large commercial vehicle, except for loading and unloading not to exceed twelve (12) hours, shall not be permitted in any portion of the right-of-way located within a residential district or development. Loading and unloading means that the commercial

vehicle is attended and materials are being actively loaded/unloaded into and out of the commercial vehicle.

2. Parking or storage of any large commercial vehicle on any residential premises shall not be permitted except as follows:
    - i. Temporary parking during loading and unloading not to exceed twelve (12) hours. Loading and unloading means that the commercial vehicle is attended and materials are being actively loaded/unloaded into and out of the commercial vehicle.
    - ii. Temporary parking of construction equipment and delivery vehicles on or adjacent to a properly permitted construction site.
  3. Large commercial vehicles shall not be used for living, sleeping or housekeeping purposes while temporarily parked as provided above.
  4. The mayor may, for good cause shown, grant a temporary permit with reasonable conditions exempting any large commercial vehicle from the provisions of this section for a period not to exceed seventy-two (72) hours.
  5. Permanent parking or storage of large commercial vehicles on a residential premises may be permitted according to the following specific requirements:
    - i. Must be contained within a garage or similar enclosed accessory structure meeting the requirements of section 12-3-55(4): residential accessory structures standards.
    - ii. Shall not be connected to any utilities.
    - iii. Shall not be used for living, sleeping or housekeeping purposes.
    - iv. Must be maintained in an operable condition and must be properly licensed in accordance with all laws of the state.
- b. *Small commercial vehicles.* Small commercial vehicles when not in active service shall not be parked or stored in any portion of the right-of-way located within a residential district or development between the hours of 6:00 p.m. and 6:00 a.m.

Permanent parking or storage of small commercial vehicles on residential premises is permitted subject to the following conditions:

1. May be parked or stored in:
  - i. Garage, carport or similar enclosed accessory structure meeting the requirements of section 12-3-55(4): residential accessory structures standards.



- ii. The driveway of the residential premises of the vehicle's owner and/or operator.
- 2. Must be maintained in an operable condition and properly licensed in accordance with all laws of the state.
- 3. Must be owned and/or operated by a resident of the residential premises.
- 4. Shall not be connected to any utilities.
- 5. Shall not be used for living, sleeping or housekeeping purposes.
- 6. Shall not be more than two small commercial vehicles on a residential premises.
- c. *Public school buses.* Public school buses operated by drivers employed by the Escambia County School District during the school year shall be permitted to park on the residential premises of the operator. Public school buses shall not be parked or stored in any portion of the right-of-way in a residential district or development between the hours of 6:00 p.m. and 6:00 a.m. Public school buses shall adhere to all provisions of subsection (2)a of this section and section 12-3-66(a).

(3) *Penalties.*

- a. The owner of any recreational equipment or commercial vehicle found to be in violation of any of the provisions of this section shall be fined in the amount of fifty dollars (\$50.00) for the first offense, one hundred and fifty dollars (\$150.00) for the second offense and two hundred and fifty dollars (\$250.00) for the third and subsequent offenses that occur within a twelve (12) month period. Each day the violation continues shall constitutes an additional and separate offence. The amount of the fine shall be doubled if payment is not received, or if payment is not postmarked, within 72 hours fifteen (15) days of the time of the notice of the violation.
- b. Violations shall be enforced in the manner prescribed in sections 11-2-66 through 11-2-72.

SECTION 8. Section 11-2-36 of the Code of the City of Pensacola, Florida, is hereby amended to read as follows:

Sec. 11-2-36. Fine for unauthorized use of parking spaces reserved for physically disabled persons.

The fine to be imposed for the unauthorized use of specially designated and marked motor vehicle public parking spaces reserved for the exclusive use of disabled individuals, as provided by F.S. §§ 316.008, 316.1955, 316.1956, and 318.18, shall be two hundred and fifty dollars (\$250.00) per violation.

SECTION 9. Section 11-2-37 of the Code of the City of Pensacola, Florida, is hereby amended to read as follows:

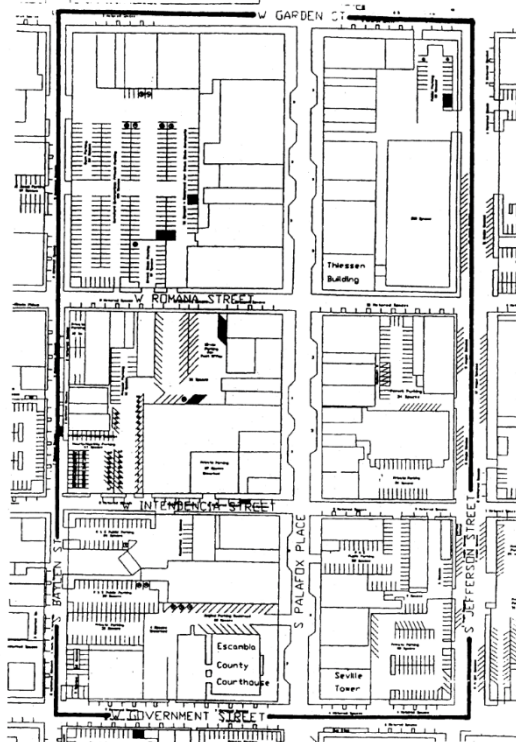
Sec. 11-2-37. Parking fines.

- (a) Unless otherwise specified in this chapter, the owner of any vehicle found to be in violation of any of the provisions of this chapter within the city shall be fined in the amount of twenty-five dollars (\$25.00) for per the first offense; \$20.00 for the second offense, \$40.00 for the however, beginning with the third offense that occurs within a twelve (12) month period the fine shall be in the amount of fifty dollars (\$50.00) offense and \$100 for the fourth and each or subsequent offense thereafter within a twelve (12) month period shall increase by twenty-five dollars (\$25) from the last fine for each additional when the offenses, subsequent to the first offense occur within (12) months of the first offense. Subsequent fine amounts for offenses that occur within the same twelve (12) month period shall not be greater than two hundred dollars (\$200.00). The amount of the fine shall be doubled if payment is not received by the city, or if payment by mail is not postmarked, within 15 days fifteen (15) days of the date of notice of the violation.
- (b) Notwithstanding the provisions of subsection (a), above, vehicles found to be in violation of posted parking regulations when the city has issued permits for special events as defined in section 11-4-171 of the Code of the City of Pensacola, Florida, within the area bounded on the north by Wright Street, on the south by Bayfront Parkway, on the east by 9th Avenue, and on the west by Baylen Street, shall be fined in the amount of ~~\$25.00~~ fifty dollars (\$50.00) for each offense. The amount of this fine shall be doubled if payment is not received by the city, or if payment by mail is not postmarked, within ~~72 hours~~ fifteen (15) days of the time of notice of the violation.
- (c) Any person receiving a fine pursuant to subparagraph (a) or (b), above, may seek to have the fine rescinded by filing an ~~objection~~ appeal with the City of Pensacola Code Parking Authority Department within ~~ten~~ fifteen (15) days of the date of issuance of the fine. The City of Pensacola Code Parking Authority Department shall schedule a hearing ~~on the objection~~ before the special magistrate at a regularly scheduled meeting and the special magistrate shall have the authority to confirm or rescind the fine. In order to support an order rescinding the fine, the special magistrate must find and articulate on the record sufficient facts and circumstances that the fine was improvidently imposed, or that the fine should otherwise be rescinded. The recipient of the fine must appear in person or through authorized electronic means, and must provide testimony or other evidence under oath. The decision of the special magistrate shall be final.

Sec. 11-2-38. - Obstruction of vehicular traffic lanes for pickup and delivery in designated areas prohibited.

- (a) No vehicle shall stop, stand or park, even temporarily, for the purpose of pickup and delivery of any goods, packages or other tangible items, on any portion of the street designated and intended for the flow of vehicular traffic, in any portion of the following streets: On Garden Street from Baylen Street to Jefferson Street; on Baylen Street between Garden Street and Government Street; on Palafox Street or Palafox Place between Garden Street and Government Street; on Jefferson Street between Garden Street and Government Street; on Romana Street between Baylen Street and Jefferson Street; on Intendencia Street between Baylen Street and Jefferson Street; and on Government Street between Baylen Street and Jefferson Street.
- (b) The terms "stop," "stopping," "stand," "standing," "park" and "parking" shall have the definitions set forth in F.S. § 316.003.
- (c) Stopping, standing or parking by commercial vehicles for the purpose of pickup or delivery of goods, packages or any other tangible items, within the area specified in subsection (a) of this section, shall take place only in areas adjacent to the curb of those streets which areas shall be specifically designated for the use of commercial vehicles with appropriate signage.
- (d) Stopping, standing or parking in any area designated for commercial delivery use, by a vehicle not engaged in commercial delivery or pickup, is prohibited.
- (e) The mayor is authorized to designate appropriate areas adjacent to the curb of any street defined in subsection (a) of this section, for the purpose and use of commercial delivery vehicles engaged in pickup and delivery of goods, packages or any other tangible items, and the mayor is hereby authorized to provide for any appropriate signage suitable to that purpose.
- (f) The owner or operator of any vehicle found to be in violation of any of the provisions of this section shall be fined in the amounts set forth in section 11-2-37, and violations shall be enforced in the manner provided in sections 11-2-66 through 11-2-72.

Truck Delivery Restricted Area



Secs. 11-2-39—11-2-48. - Reserved.

Sec. 11-2-49. - Authority of mayor to designate regulated parking zones.

The mayor is hereby authorized to determine and designate regulated parking zones and to install and maintain upon any of the streets or parts of streets of the city as many parking control devices as necessary in the parking zones, where it is determined that the installation of parking control devices shall be necessary to aid in the regulation, control and inspection of the parking vehicles. The parking control devices may be of whatever type as determined by the mayor.

SECTION 10. Section 11-2-50 of the Code of the City of Pensacola, Florida, is hereby amended to read as follows:

Sec. 11-2-50. Time limits and rates for parking in regulated spaces; fines.

~~The rate for parking in on-street, regulated parking spaces within the city shall be \$ .50 per hour.~~ No vehicle may be parked in any such space without the owner or an occupant thereof making payment to the parking control device for the full period during which the vehicle is parked in such space; provided, however, no vehicle may park in any such space for longer than the maximum time permitted by the parking control device.

SECTION 11. 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 12. All ordinances or parts of ordinances in conflict herewith are hereby repealed to the extent of such conflict.

SECTION 13. 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

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## Memorandum

**To:** Vanessa Moore, Assistant City Attorney

**From:** Bradley Weissman, Esquire

**Date:** December 20, 2023

**Subject:** Authority and Formula to Set Parking Rates for Municipal Parking Facilities and On-Street Parking

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This memorandum is being submitted in response to your request seeking our Firm to opine on whether there are any statutory or administrative restrictions or guidelines governing who may be designated with the authority to set parking rates in the City and whether there are required formulas or guidelines that the City must follow in establishing parking rates.

We have reviewed various Florida Statutes, administrative codes, and the code of ordinances of other municipalities. Based upon our research there is no governing body of law that requires a specific process for the establishment and approval of parking rates. The City may approve parking rates by whatever process the City determines is in its best interest. There is no requirement that the rate be approved by ordinance of the City Council or in any other specific manner. Additionally, the City is free to use whatever criteria it may determine to be appropriate to set parking rates including, but not limited to, fair market value.

Although not a legal opinion, we would direct you to a document we discovered during our research, authored by the U.S. Department of Transportation Federal Highway Administration, which identified the following parking pricing methods: free parking, fixed pricing, performance-based pricing, variable rates, and escalating rates. See *Contemporary Approaches to Parking Pricing: A Primer, 2020* (appended hereto as Exhibit A). Performance-based pricing consists of varied pricing taking into consideration the available on-street and off-street spaces during specific periods of time and adjusting the pricing to ensure that spaces are available and "cruising for parking spaces" is limited. The pricing adjustment can be performed by the use of

technology or manually through empirical data. Variable pricing takes into account the need for parking at various locations, during varying days and times. Thus, pricing may vary depending on the day of the week, time of the day, and the location of the spaces. Escalating pricing is designed to discourage long-term parking by increasing the rate the longer the vehicle is parked at the location. This pricing method encourages space turnover and availability. As such, establishing pricing is based on the City's goals, which may include, but are not limited to, reducing traffic by encouraging carpooling or creating parking availability by encouraging parking space turnover.

## Exhibit A

# Contemporary Approaches to Parking Pricing: A Primer

## 2.0 Pricing Overview

FHWA and local governments are looking at leveraging market forces by pricing transportation resources to reduce congestion. Pricing, if properly instituted, accomplishes three important objectives:

1. It can allocate scarce transportation resources in a way that mitigates congestion and ensures greater efficiency from the entire transportation system;
2. It reduces potentially market distorting subsidies that have induced excess auto travel; and
3. It creates a revenue stream that can be invested in access enhancements, which could in turn reduce parking (and driving) demand.

Pricing parking can be a powerful tool—especially when used in conjunction with other travel demand management strategies—to influence travelers' decisions about whether to drive alone, carpool, use transit, or use non-motorized travel modes. Reductions in drive-alone travel can subsequently reduce emissions and congestion and improve access and revenue generation.

This section of the primer discusses the two basic approaches to parking pricing: 1) free and fixed-rate pricing and 2) performance-based pricing. Within performance-based pricing there are two primary strategies: variable prices and escalating prices. These approaches can be used by cities to better manage parking supplies while simultaneously improving the travel experience of those who continue to choose driving. Depending on how parking revenues are invested, a parking strategy can more broadly improve access to an area where the desire to drive and park currently exceeds road capacity and/or parking supply.<sup>1</sup>

## 2.1 Free and Fixed Rate Parking

Cities own a tremendous amount of real estate that comprises the public right-of-way (ROW). While the value of the ROW as an asset is implicit in permit fees for uses ranging from block parties and construction to non-automobile storage, peculiarly, most cities allow residents and visitors to store their automobiles rent free on much of the ROW. In some instances, typically in business districts, municipalities will charge nominal parking meter fees. Because cars are parked about 96 percent of the time and because estimates of the number of parking spaces per automobile range from three to five, the 194 million registered vehicles in the United States take up between 5,200 and 8,700 square miles of parking space. The land devoted to parking in the United States could fill an area between the size of Connecticut and New Jersey—a valuable asset that is underutilized.

As noted in the introduction, the first parking meters were installed in Oklahoma City in 1935. Studies pre-dating the installation of those meters showed that vehicles parked on commercial streets belonged, by and large, to local merchants and their employees. Customers, who had begun to own automobiles at increasing rates, were left to circle around hoping that a parking space would become available. These drivers contributed to the incipient but fast growing downtown congestion problems. Civic leaders recognized that by renting the curb, rather than giving it away, they could shift the dynamic. Meters were first installed on only one side of each street. In the morning, as workers and merchants arrived, the free spaces quickly filled. By 10:00 a.m., as shoppers came downtown, metered spaces made up the majority of available parking. As customers completed their business and departed, the metered spaces were used by later arriving customers, who also paid for use of the parking spaces. By one account, merchants on the free side began to clamor for meters on their side as well (Popular Mechanics, 1935). The pricing strategy was very effective; instead of having all the spaces taken up by all-day parkers, ample turnover allowed many users to access the area. In short order, other cities adopted this approach to rationing the curb. All-day parkers resorted to finding spaces in slightly more remote areas, or left their vehicles at home, allowing the high-demand spaces to turn over repeatedly throughout the day. The outcome was good for business and good for street performance.

With inflation, however, the price of the meters effectively became lower and lower, and the rationing effect was eroded. Losing sight of the initial reason for meter installation, city leaders became dependent on parking revenues but lacked the political will to price the curb effectively to continue the initial success. Instead, downtown merchants, fearing competition from the burgeoning suburbs, fought for cheap or free parking.

Boston is an instructive case. In January 2011 Boston increased meter rates for the first time in 25 years, after "mulling it over for 10 years" (Andersen 2011). By the time of the rate increase, the pre-existing \$1.00 an hour meter rate, set uniformly across the city, had lost value with inflation. The rate was effectively half what it had been when it was set in the mid-1980s. To restore the meter rate to what it had been the city would have had to double the rate to \$2.00. Rather than use a performance-based pricing strategy, as explained below, the city simply increased the rate to \$1.25 and justified the increase as a way to raise revenue for the city's general fund. Lacking a travel management rationale, the rate hike was seen by parkers as a tax on drivers.



On-street parking and most municipally or publicly owned off-street parking, particularly at transit stations, has traditionally been free or set at fixed prices that vary little by location or time of day. In those cases where prices had at some time been established according to supply and demand, the failure of pricing to keep pace with inflation (and demand) has left the municipalities and agencies in charge of parking pricing without a sound justification for taking action. As in the Boston example, fixed-price parking, across time and geography, without respect to demand or inflation, is not very different from free parking in terms of congestion mitigation and access. Fixed-price parking has a benefit over free parking in that it does signal a fee for use of the space rather than simply an entitlement to the ROW, but it falls far short of its potential as an effective demand management tool.

In the 1960s and 1970s, cities concerned about competition from suburban merchants focused on trying to offer free and abundant parking instead of focusing on parking access. Boulder, Colorado, however, was an exception. Boulder's city leaders and merchants believed the essential ingredient to success was available parking for those who drove to the main business district, but, at the same time, they saw the value of rationalizing access, realizing that in order to offer abundant free parking, as suburban developers did, they would have to redevelop in a suburban style. By allowing the large-scale development of parking facilities, the city would essentially erode land values and become "suburban" itself. Instead, the city established the first parking benefit district, charging for parking, coordinating on-street and off-street fees, and using the revenue to enhance other transportation modes.

Rather than maintaining fixed pricing, increasingly cities are taking a holistic approach, as Boulder did. The current approach considers access broadly, taking into account all travel modes, and uses modern parking-management strategies to define and meet demand. These cities set parking rates to achieve specific occupancy goals or other objectives. Depending on the goals and local conditions, parking rates can vary by location, time of day, and presence of a special event. Policies and subsequent pricing are data-driven and designed to balance demand throughout neighborhoods and central business districts. Because they are data-driven, these policies allow city managers to adjust prices quickly based on economic and land-use changes.

## 2.2 Performance-based Pricing

Fixed-rate pricing has been the standard parking-pricing option for cities since the parking meter was introduced. While it may not adequately price parking, it does have advantages. The pricing scheme can be implemented with mechanical meters, requires no additional special equipment, and does not require the collection of data regarding parking utilization and availability. Unfortunately, fixed-rate pricing fails to manage parking supply.

Pricing parking based on performance goals for the street or transportation system, often called performance-based pricing, allows cities to better manage the parking supply. Parking experts generally agree that 10 to 20 percent (one or two spaces) of on-street parking per block should be vacant most of the time as a way to reduce or eliminate cruising for parking (BPR, 1956; Levy, et al. 2012). Higher vacancy rates may be a sign that pricing is too high.

While a vacancy rate of 10 to 20 percent might be the most common performance goal used by cities, other goals can be considered as well. Pricing can be set to drive turnover, maximize value extraction, and transition travelers away from private automobiles to more sustainable travel modes. In any case, the performance standard is met through various pricing schemes, including rates that escalate the longer a person is parked, prices that vary by location, prices that vary by time of day, or a combination of these options.

Implementing a performance-based pricing program begins with understanding the local parking context and establishing a balance between parking supply, both on street and off, and demand. Accurate and up-to-date supply and demand data are helpful to determine appropriate parking rates, but the rates can be set empirically as well. San Francisco and Seattle are good examples of cities that are empirically setting rates to reduce cruising. San Francisco has taken a complex approach with the aid of "smart" meters that can accommodate multiple forms of payment, charge variable parking rates, and record data regarding usage and duration of use; parking sensors; and a very advanced data collection system, whereas Seattle is experimenting with a low-technology approach that focuses on manual measurements of on-street parking conditions. Both cities seek to set rates that assure an appropriate level of available space (see the Seattle case study in section 7 and the San Francisco callout at the end of this section).

### Variable Rates

Parking rates should be allowed to vary across a variety of dimensions. One dimension should be geographical, as some areas of a city will have greater parking demand than others. Rates should also vary by time of day, which is already a common practice as meter rates are typically in effect only during daytime hours and overnight parking is free. A few cities, New York City and San Francisco being notable examples, have implemented differential parking rates that vary by time of day based on changes in parking demand. New York City implemented variable parking rates in two pilot neighborhoods. In one neighborhood the peak rate is charged between 12:00 p.m. and 7:00 p.m. and in the other neighborhood the peak rate is charged between 6:00 p.m. and 10:00 p.m. As in most meter applications, overnight parking is still free, leaving three distinct price regimes throughout the day. Rates should also vary across days of the week, as some areas



Photo credit: iStockphoto

will have higher demand on weekdays than weekends and vice versa. They should also vary across time more generally: as inflation erodes prices and as areas gain or decline in popularity, meter rates should fluctuate to reflect these realities.

A somewhat controversial approach is to vary prices in real-time, which the District of Columbia is proposing to pilot for some on-street commercial vehicle parking. This approach is analogous to a travel lane that is priced to ensure a particular travel time. As parking utilization on a given block increases, the price escalates from a base price. The practice is more controversial with respect to parking as there is a value-driven belief among most city leaders that people should have a reasonable a priori expectation of prices. Also, it may be counterproductive to keep the price low for people who arrived during a period of high availability. That outcome would encourage people to arrive early and stay for longer periods.

## Escalating Prices

Often used in off-street parking, escalating rates increase the longer a vehicle is parked at a location. The rate structure is designed to discourage long-term parking, thereby increasing parking turnover and availability. Differentiated rates are common practice at airports. Airport operators typically divide parking into short-term and long-term lots. The spaces nearest the terminal are well suited to people who are dropping off or picking up passengers and will only use the space for a short time. People who will be parking overnight or for multiple days are often accommodated farther away so the airport operator has adequate parking supply for those who need the more convenient spaces. The way that airports enforce the distinction is by setting different prices. Frequently they will set an escalating price in the short-term lot to discourage long stays. Atlanta's Hartsfield-Jackson airport charges short-term parkers \$2.00 per hour for the first 2 hours and then \$3.00 per hour for the next 4 hours. At Chicago's O'Hare Airport they charge \$2.00 for the first hour, \$3.00 for the second hour, nothing for the third hour, and then a steep rise to \$5.00 for the fourth hour and \$19.00 for the fifth hour. An escalation like this encourages people to park only for short periods to accomplish a task. In the case of an airport, the task is to pick up passengers.

Cities may also use this model where they wish to encourage additional parking turnover. For example, they may wish to use this approach in commercial areas that have many deliveries. If deliveries can be accomplished in 1 or 2 hours, having a third and fourth hour charge that is very high will discourage all-day parkers, allowing an adequate turnover rate so that deliveries can be accommodated. In New York City, certain spaces throughout the city are designated for commercial vehicles. The rate for these spaces is \$4.00 for the first hour, \$5.00 for the second hour, and \$6.00 for the third hour.

## 2.3 Parking Turnover Versus Parking Availability

Cities that have adopted explicit performance goals usually seek to achieve a certain level of parking turnover or a certain level of parking availability. At the heart of each goal is the objective that people wishing to park should be able to do so with minimum search costs. As a practical matter turnover may be hard to measure (especially if space sensors have not been deployed), which means it is difficult for a city to know if it has met a turnover-related performance standard; however, availability may be simpler to measure (e.g., by occasionally conducting manual counts and supplementing such counts with meter-payment data). Turnover is also harder to enforce. Many cities adopted time limits on metered spaces to meet their turnover goals. Anecdotally it is unclear that citizens understand that a time limited meter is to be vacated at the end of the time limit. Many people think they need only return to their car and "feed the meter" in order to be in compliance with the regulation. The evidence shows that meter time limits are frequently violated (Weinberger et al., 2010). Time limit enforcement used to rely on agents placing chalk marks on the tires of parked cars. Newer approaches use license plate recognition technologies but still require an enforcement agent to make frequent passes along the streets.

Technological advances have made obtaining data, setting prices, and adjusting prices much easier. New smart meter systems can accommodate multiple forms of payment, charge variable parking rates, and record data regarding usage and duration of use. These meters can be supplemented with parking sensors and license plate reader technology, both of which have been used by cities to determine occupancy with varying degrees of success.

Instituting different pricing strategies does not require advanced technology but it is made much easier and defensible with emerging meter and data collection technology. These technological advances are the subject of the next section.

### SFpark

SFpark is the nation's largest and most sophisticated performance-parking program to date. It includes 6,000 parking spaces in seven pilot districts and has received over \$19 million in Federal funds to implement. SFpark's overarching goal is to price city-owned on-street and off-street parking facilities at rates that help redistribute demand and ensure that one parking space is usually available per block and that at least some parking will be available in garages. Additionally, SFpark is intended to change public attitudes towards metered, on-street parking by providing better parking information and customer service.



Photo credit: SFpark

The heart of the program is its technological innovation and data collection: sensors at each of the 6,000 parking spaces collect real-time occupancy information that is used to make future pricing decisions that are data-driven and easily understood by the traveling public. Smart-meters play a crucial role in the program by allowing *SFpark* to charge different rates at different times and to adjust pricing remotely. The city uses an in-house database tool to link data from its various parking assets and make rate adjustments. Parking rates are set to achieve occupancy goals of 60 to 80 percent and can range between \$0.25 and \$6.00 per hour. Rates vary both geographically and by time of day.

*SFpark* has developed a book detailing the innovative program's implementation and lessons learned. The book, "*SFpark*: Putting Theory Into Practice," is available from the *SFpark* Web site at [sfpark.org](https://sfpark.org).

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<sup>1</sup>In many instances of apparent parking under-supply it is infeasible and/or unsound to add parking capacity. This occurs where the street system is also congested and where adding parking would require reducing active uses of the land. [[Return to note 1.](#)]

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## **Business Impact Estimate**

*This form should be included in the agenda packet for the item under which the proposed ordinance is to be considered and must be posted on the City's website by the time notice of the proposed ordinance is published.*

Proposed ordinance's title/reference: Chapter 11-2 Traffic / 11-2-37 Parking Fines

The City is of the view that the exception(s) to the Business Impact Estimate requirement that are checked off in a box below apply to the above-referenced proposed ordinance, although the City is implementing the procedure required by statutory law to ensure that no inadvertent procedural issue could impact the enactment of the proposed ordinance.

- ☐ The proposed ordinance is required for compliance with Federal or State law or regulation;
- ☐ The proposed ordinance relates to the issuance or refinancing of debt;
- ☐ The proposed ordinance relates to the adoption of budgets or budget amendments, including revenue sources necessary to fund the budget;
- ☐ The proposed ordinance is required to implement a contract or an agreement, including, but not limited to, any Federal, State, local, or private grant, or other financial assistance accepted by the
- ☐ The proposed ordinance is an emergency ordinance;
- ☐ The ordinance relates to procurement; or
- ☐ The proposed ordinance is enacted to implement the following:
  - a. Part II of Chapter 163, *Florida Statutes*, relating to growth policy, county and municipal planning, and land development regulation, including zoning, development orders, development agreements and development permits;
  - b. Sections 190.005 and 190.046, *Florida Statutes*, regarding community development districts;
  - c. Section 553.73, *Florida Statutes*, relating to the *Florida Building Code*; or
  - d. Section 633.202, *Florida Statutes*, relating to the *Florida Fire Prevention Code*.

In accordance with the provisions of controlling law, even notwithstanding the fact that, an exemption noted above may apply, the City hereby publishes the following information:

1. Summary of the proposed ordinance (must include statement of the public purpose, such as serving the public health, safety, morals, and welfare):

Modification of parking fines from \$10.00 for the first offense; \$20.00 for the second offense, \$40.00 for the third offense and \$100.00 for the fourth or subsequent offense to \$25.00 for the first and second offense; \$50.00 for the third and each subsequent offense thereafter within a twelve-month period – shall increase by \$25.00 dollars from the last fine for each additional offense. Subsequent fine amounts for offenses that occur within the same twelve-month period shall not be greater than \$200.00 dollars. The parking fine modification is based on research and recommendation of the city's parking consultant to standardize Pensacola's parking citation fees with other cities in Florida, improve parking compliance, enhance control of parking spaces, and incentive payment of paid parking which will increase the city's ability to properly manage the city's parking assets and ensure safety through proper parking enforcement and penalties.

2. Estimate of direct economic impact of the proposed ordinance on private, for-profit businesses in the city: None

3. Estimate of direct compliance costs that businesses may reasonably incur: None

4. Any new charge or fee imposed by the proposed ordinance: Modification of existing fees. There are no new fees imposed.

5. Estimate of the City's regulatory costs, including estimated revenues from any new charges or fees to cover such costs: estimated citation revenue increase is \$215K annually.

6. Good faith estimate of the number of businesses likely to be impacted by the proposed ordinance: Zero

7. Additional information (if any but may wish to include the methodology used to derive information for #1 and #2, above. For example: City staff solicited comments from businesses in the city as to the potential impact of the proposed ordinance by contacting the chamber of commerce, social media posting, direct mail or direct email, posting on City website, public workshop, etc. You may also wish to include efforts made to reduce the potential fiscal impact on businesses based on feedback from businesses. You may also wish to state here that the proposed ordinance is a generally applicable ordinance that applies to all persons similarly situated (individuals as well as businesses) and, therefore, the proposed ordinance does not impose costs only upon businesses.):