City of Pensacola

City Council Regular Meeting

Agenda

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

May 28, 2026, 5:30 PM **Council Chambers, 1st Floor**

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

ROLL CALL

INVOCATION

PLEDGE OF ALLEGIANCE

Council Member Casey Jones

AWARDS

FIRST LEROY BOYD FORUM

APPROVAL OF MINUTES

1. 26-338 APPROVAL OF MINUTES: REGULAR MEETING DATED MAY 14, 2026

Recommendation: That City Council approve regular meeting minutes dated May 14, 2026.

Sponsors: Allison Patton, Council President

Attachments: *Draft: Regular Meeting Dated 05/14/2026*

APPROVAL OF AGENDA

CONSENT AGENDA

2. 26-553 DISCRETIONARY FUNDING ALLOCATION - CITY COUNCIL MEMBER DELARIAN WIGGINS - DISTRICT 7

Recommendation: That City Council approve funding of $500 to Warrington Youth Sports from the City Council Discretionary Funds for District 7.

Sponsors: Delarian Wiggins, Council Member

Attachments: *None*

3. 26-644 ADD-ON: REMAND PLANNING BOARD CASE NO: 26-468 - FINAL AESTHETIC REVIEW 50 S. 9TH AVE., BACK TO PLANNING BOARD

Recommendation: That City Council remand back to the Planning Board, Case No. 26-468 as stipulated by the interested parties.

Sponsors: Allison Patton, Council President

Attachments: *Stipulaton for Remand to Planning Board - fully executed*

REGULAR AGENDA

4. 26-594 TREE PLANTING TRUST FUND GRANT REQUEST -- CANOPY RESTORATION, INC.

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

Sponsors: Jennifer Brahier, Council Vice President

Attachments: *Fall 2026 Grant Application*
City Waitlist 2026

5. 26-607 SUPPLEMENTAL BUDGET RESOLUTION NO. 2026-19 - RE-APPROPRIATING URBAN CORE AND EASTSIDE CRA UNENCUMBERED CARRYFORWARD ALLOCATIONS AND FUNDING FOR THE BAYFRONT TRAIL IMPROVEMENT PROJECT

Recommendation: That the City Council adopt Supplemental Budget Resolution No. 2026-19:

A RESOLUTION AUTHORIZING AND MAKING REVISIONS AND APPROPRIATIONS FOR THE FISCAL YEAR ENDING SEPTEMBER 30, 2026; PROVIDING FOR AN EFFECTIVE DATE.

Sponsors: Delarian Wiggins, Council Member

Attachments: *Supplemental Budget Resolution No. 2026-19*
Supplemental Budget Explanation No. 2026-19
Draft ERB Minutes - 2/24/26
ERB Carryforward Recommendations
Draft WRB Minutes - 3/17/26
WRB Carryforward Recommendations
Draft UCRB Minutes - 3/24/26
UCRB Carryforward Recommendations

6. 26-609 PROPOSED CODE ENFORCEMENT LIEN REDUCTION POLICY

Recommendation:

That City Council approve and adopt the attached code enforcement lien reduction policy, to replace the City's existing policy. Further, that City Council authorize the Mayor to take all actions necessary to implement the policy, consistent with the Mayor's Executive Powers as granted in the City Charter.

Sponsors: Allison Patton, Council President

Attachments: *Guidelines for Relief from Code Enforcement Liens*

7. 26-617 PROPOSED ORDINANCE NO. 6 - 26 - VACATION OF RIGHT OF WAY- 2907 EAST BLOUNT STREET

Recommendation: That City Council adopt Proposed Ordinance No. 6-26 on second reading.

AN ORDINANCE CLOSING, ABANDONING AND VACATING AN UNIMPROVED PORTION OF UNIMPROVED ALLEY WAY IN PENSACOLA, ESCAMBIA COUNTY, STATE OF FLORIDA; PROVIDING FOR SEVERABILITY; REPEALING CLAUSE; AND PROVIDING AN EFFECTIVE DATE

Sponsors: Jared Moore, Council Member

Attachments:
Proposed Ordinance No. 6 - 26
Business Impact Estimate 6 -26
2907 E. Blount Street Application and Materials
Planning Board Minutes April 14 2026

COUNCIL EXECUTIVE'S REPORT

MAYOR'S COMMUNICATION

COUNCIL COMMUNICATIONS & CIVIC ANNOUNCEMENTS

SECOND LEROY BOYD FORUM

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 #: 26-338 | City Council | 5/28/2026

<u>MINUTES</u>

SUBJECT:

APPROVAL OF MINUTES: REGULAR MEETING DATED MAY 14, 2026

ATTACHMENTS:

1. Draft: Regular Meeting Dated 05/14/2026

City of Pensacola

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

CITY COUNCIL

MINUTES

May 14, 2026	5:30 PM	Council Chambers, 1st Floor

ROLL CALL

Council President Patton called the regular meeting to order at 5:31 P.M.

Council Members Present:	Allison Patton, Jennifer Brahier, Charles Bare, Teniade Broughton, Casey Jones, Jared Moore (arrived 5:35), Delarian Wiggins
Council Members Absent:	None
Also Present:	Mayor D.C. Reeves (left 6:45)

INVOCATION

Moment of Silence

PLEDGE OF ALLEGIANCE

Council Member Teniade Broughton

AWARDS

Mayor Reeves presented and read (in its entirety) a proclamation recognizing *Bayou Hills Annual 5k and 10k Run* winners.

FIRST LEROY BOYD FORUM

George Young: Identified himself as a representative for JUSTPensacola and expressed disappointment in Council Members' lack of participation at the 7th Annual Nehemiah Action Assembly on April 28th.

Sherri Myers: Addressed Council reading Article I, Section 2 of the Florida Constitution and expressed frustration with what she described as a lack of ADA accessibility in City Parks, referencing recently improved Bruce Beach. She further advocated for accessible parks in District 2.

Melinda Donaldson: Addressed Council regarding the need for better access to recreation programs for youth, referenced parcels which the former Malcolm Young Community Center used to sit which is proposed for attainable housing, and code enforcement issues related to signage on private prperty.

Doris Hayes: Addressed Council regarding code enforcement issues related to a citation she received regarding signage on her privately owned property at Cross and Davis. Mayor Reeves and Deputy City Administrator Miller made follow-up remarks.

Colin Gold: Addressed Council providing input regarding proposed updates to the Land Development Code to allow more flexibility for housing development.

Michael Griffith and Joy Nazary: Addressed Council regarding Oxford House, a transitional sober living program and provided flyers and invitations to an upcoming documentary screening event sharing real stories of recovery.

Larry Downs, Jr.: Addressed Council regarding his views on government and enactment of laws.

The following individuals addressed Council regarding the City's use of and contract with FLOCK cameras and referenced remarks made by Chief Winstrom and his engagement at the last City Council meeting (on 4/23) and disappointment with Mayor Reeves:

Pepper Wimer
Kinsley Ottley
Girasol Alfonso
Alexandra Hatley

APPROVAL OF MINUTES

1. 26-337 APPROVAL OF MINUTES: REGULAR MEETING DATED APRIL 23, 2026

Recommendation: That City Council approve the regular meeting minutes dated April 23, 2026.

A motion to approve was made by Council Member Bare and seconded by Council Member Wiggins.

The motion passed by the following vote:

Yes: 7	Allison Patton, Jennifer Brahier, Charles Bare, Teniade Broughton, Casey Jones, Jared Moore, Delarian Wiggins
No: 0	None

APPROVAL OF AGENDA

Council President Patton advised that someone has signed up to speak to consent agenda item 7, 26-540, and it will be moved to the top of the regular agenda.

A motion to approve as amended was made by Council Member Bare and seconded by Council Member Wiggins.

The motion passed by the following vote:

Yes: 7 Allison Patton, Jennifer Brahier, Charles Bare, Teniade Broughton, Casey Jones, Jared Moore, Delarian Wiggins

No: 0 None

CONSENT AGENDA

2. 26-542 APPOINTMENT - ZONING BOARD OF ADJUSTMENT

Recommendation: That City Council appoint one resident or property owner to the Zoning Board of Adjustment to fill an unexpired term ending July 14, 2028.

3. 26-545 APPOINTMENT - URBAN CORE REDEVELOPMENT BOARD

Recommendation: That City Council appoint a resident, owner, or operator of a business in the Old East Hill Area, to a three (3) year term on the Urban Core Redevelopment Board, expiring March 31, 2029.

4. 26-190 REVISED - AWARD OF BID NO. 26-029 - HIGH PERFORMANCE MARITIME CENTER OF EXCELLENCE DOCK COMPLEX

Recommendation: That City Council award Bid 26-029, High Performance Maritime Center of Excellence Dock Complex — Landside Construction to R J Gorman of Panama City, Florida, the lowest and most responsible bidder, with a base bid of $3,980,432.27, with a 10% contingency $393,044.00. Further, that City Council authorize the Mayor to take the actions necessary to execute and administer this contract and complete the work, consistent with the bid, contracting documents, and the Mayor’s Executive Powers as granted in the City Charter.

5. 26-390 AIRPORT AWARD OF CONTRACT RFP NO. 25-023 - JANITORIAL AND SPECIALIZED FLOOR CARE SERVICES

Recommendation: That City Council award a contract for Request for Proposals No. 25-023 for janitorial and specialized floor care services at Pensacola International Airport to Flagship Aviation Services, LLC of Irving, Texas. Further, that City Council authorize the Mayor to take the actions necessary to execute and administer this contract and complete the work, consistent with the contracting documents and the Mayor’s Executive Powers as granted in the City Charter.

6. 26-501 AWARD OF BID NO. 26-024 - PENSACOLA BAY PIER AT COMMUNITY MARITIME PARK, PHASE II

Recommendation: That City Council award Bid # 26-024, Pensacola Bay Pier at Community Maritime Park, Phase II to Gulf Marine Construction, Inc. of Pensacola, FL, the lowest and most responsible bidder with a base bid of $715,308.00 plus a 15% contingency of $107,296.20 for a total of $822,604.20. Further, that City Council authorize the Mayor to take the actions necessary to execute and administer this contract and complete the work consistent with the bid, contracting documents, and the Mayor’s Executive Powers as granted in the City Charter.

A motion to approve consent agenda items 2, 3, 4, 5, and 6 was made by Council Member Bare and seconded by Council Vice President Brahier.

The motion passed by the following vote:

Yes: 7	Allison Patton, Jennifer Brahier, Charles Bare, Teniade Broughton, Casey Jones, Jared Moore, Delarian Wiggins
No: 0	None

REGULAR AGENDA

7. 26-540 DISCRETIONARY FUNDING ALLOCATION - CITY COUNCIL MEMBER CHARLES BARE - DISTRICT 2

Recommendation: That City Council approve funding of $1,181.43 to the Dunmire Woods Neighborhood Association from the City Council Discretionary Funds for District 2.

A motion to approve was made by Council Member Wiggins and seconded by Council Vice President Brahier.

Sherri Myers signed up for public input but was no longer in attendance.

There being no discussion, the vote was called.

The motion passed by the following vote:

Yes: 7 Allison Patton, Jennifer Brahier, Charles Bare, Teniade Broughton, Casey Jones, Jared Moore, Delarian Wiggins

No: 0 None

8. 26-489 FY 2025 CITY OF PENSACOLA ANNUAL COMPREHENSIVE FINANCIAL AUDIT

Recommendation: The City Council accept the City of Pensacola Annual Comprehensive Financial Report for the year ended September 30, 2025, as prepared by the Financial Services Department, and the Independent Auditors' Report issued thereupon.

A motion to approve was made by Council Member Bare and seconded by Council Member Wiggins.

Kristin McAllister, CPA, CGFM of the Audit Division with Warren Averett addressed Council, providing a brief summary and highlighting key items. She addressed one area of concern within the audit related to housing voucher eligibility verification. She responded accordingly to questions from Council Vice President Brahier. Finance Director Lovoy responded accordingly to questions from Council Vice President Brahier explaining the corrective action plan going forward.

Upon conclusion of discussion, the vote was called.

The motion passed by the following vote:

Yes: 7 Allison Patton, Jennifer Brahier, Charles Bare, Teniade Broughton, Casey Jones, Jared Moore, Delarian Wiggins

No: 0 None

9. 26-493 PUBLIC HEARING: REQUEST FOR VACATION OF RIGHT OF WAY-2907 EAST BLOUNT STREET

Recommendation: That City Council conduct a Public Hearing on May 14, 2026, to consider the request to vacate the remaining alleyway abutting 2907 East Blount Street.

Council President Patton opened the hearing and called on City Administration for an overview. Planning & Zoning Manager Cannon provided an overview of the request as highlighted in the memorandum and depicted in overhead slides (on file with background materials).

There being no public input, the hearing was closed.

10. 26-494 PROPOSED ORDINANCE NO. 6 - 26 - VACATION OF RIGHT OF WAY- 2907 EAST BLOUNT STREET

Recommendation: That City Council approve Proposed Ordinance No. 6-26 on first reading.

AN ORDINANCE CLOSING, ABANDONING AND VACATING AN UNIMPROVED PORTION OF UNIMPROVED ALLEY WAY IN PENSACOLA, ESCAMBIA COUNTY, STATE OF FLORIDA; PROVIDING FOR SEVERABILITY; REPEALING CLAUSE; AND PROVIDING AN EFFECTIVE DATE

A motion to pass on first reading was made by Council Member Bare and seconded by Council Member Moore.

The motion passed by the following vote:

Yes: 7	Allison Patton, Jennifer Brahier, Charles Bare, Teniade Broughton, Casey Jones, Jared Moore, Delarian Wiggins
No: 0	None

11. 26-550 ALICE S WILLIAMS CHILDCARE LEASE AGREEMENT WITH COMMUNITY ACTION PROGRAM COMMITTEE - 1015 N E STREET

Recommendation: That the City Council approve the Lease Agreement with Community Action Program Committee, Inc. (CAPC) for 1015 North E Street, Pensacola, Florida, for the operation of a licensed infant childcare program pursuant to Request for Proposals No. 26-004, contingent upon the CRA, through the CRA Administrative Officer, having authority to review and approve any proposed modifications, improvements, or maintenance-related decisions prior to final action by the City (Lessor) and being provided all maintenance records and other pertinent documentation.

A motion to approve was made by Council Member Wiggins and seconded by Council Member Bare.

Mayor Reeves (sponsor) addressed Council highlighting the agreement.

There being no discussion, the vote was called.

The motion passed by the following vote:

Yes: 7	Allison Patton, Jennifer Brahier, Charles Bare, Teniade Broughton, Casey Jones, Jared Moore, Delarian Wiggins
No: 0	None

12. 26-499 APPROVAL OF GSA AREAWIDE PUBLIC UTILITY CONTRACT NO. 47PA0426D0009 FOR NATURAL GAS, ENERGY MANAGEMENT SERVICES,

AND SERVICES PROVIDED UNDER THE APPROPRIATE REGULATORY AUTHORITY

Recommendation: That City Council approve GSA Areawide Public Utility Contract No. 47PA0426D0009 between the City of Pensacola dba Pensacola Energy and the United States of America for Natural Gas, Energy Management Services, and Services Provided Under the Appropriate Regulatory Authority. Further, that City Council authorize the Mayor to take the actions necessary to execute and administer this GSA Areawide Public Utility Contract consistent with the terms of the contract and the Mayor's Executive Powers as granted in the City Charter.

A motion to approve was made by Council Member Bare and seconded by Council Member Wiggins.

Pensacola Energy & Sanitation Services Director Singleton addressed Council providing an overview of the purpose of the contract.

There being no discussion, the vote was called.

The motion passed by the following vote:

Yes: 7 Allison Patton, Jennifer Brahier, Charles Bare, Teniade Broughton, Casey Jones, Jared Moore, Delarian Wiggins

No: 0 None

13. 26-536 RESOLUTION NO. 2026-17 - AMENDMENTS TO NATURAL GAS SUPPLY CONTRACTS WITH BLACK BELT ENERGY GAS DISTRICT

Recommendation: That City Council adopt Resolution No. 2026-17.

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF PENSACOLA, FLORIDA APPROVING THE EXECUTION AND DELIVERY OF AMENDMENTS TO ITS GAS SUPPLY AGREEMENTS WITH THE BLACK BELT ENERGY GAS DISTRICT, APPROVING THE EXECUTION AND DELIVERY OF AMENDMENTS TO ITS GAS SUPPLY CONTRACTS FOR THE RESALE OF SAID GAS, AND OTHER DOCUMENTS RELATING TO SAID AMENDMENTS IN CONNECTION WITH THE ISSUANCE OF REFUNDING BONDS BY THE BLACK BELT ENERGY GAS DISTRICT; AND ADDRESSING RELATED MATTERS AND PROVIDING AN EFFECTIVE DATE.

A motion to adopt was made by Council Member Bare and seconded by Council Member Wiggins.

Pensacola Energy & Sanitation Services Director Singleton addressed Council providing an overview of the purpose of the proposed amendment. He responded accordingly to questions from Council Member Moore.

There being no discussion, the vote was called.

The motion passed by the following vote:

Yes: 7 Allison Patton, Jennifer Brahier, Charles Bare, Teniade Broughton, Casey Jones, Jared Moore, Delarian Wiggins

No: 0 None

COUNCIL EXECUTIVE’S REPORT

Council Executive Kraher addressed Council regarding the new microphone system and thanked IT Media Specialists Chris Johnston and Darson Booth for all of their work, as well as Council President Patton for working through this process. He indicated he believes this system will allow for easier function and flow of the meeting.

MAYOR’S COMMUNICATION

Mayor Reeves addressed Council regarding collaboration for recent and upcoming events such as American Idol contestant Keyla Richardson's Hometown Celebration, Memorial Service honoring fallen police officers, Fiesta, Sister Cities, reopening of Palafox, and recognized Public Works Week.

COUNCIL COMMUNICATIONS & CIVIC ANNOUNCEMENTS

Council Member Brahier made comments that constituents are frustrated over yard debris pickup issues and messaging going out to the public.

Council Member Bare made comments regarding the PPD Memorial Service honoring fallen police officers this past week and announced he will be part of a performance in which he has been cast.

Council President Patton made remarks thanking everyone for patience with the new microphone system this evening, and follow-up remarks on some of the above events. Additionally, she expressed concerns over conduct at Council meetings lately, describing the intended purposes of these meetings is to conduct the business of the City. Finally, reading from the back of a speaker card, she read aloud the (printed) rules of conduct while in Council Chambers.

SECOND LEROY BOYD FORUM

The following individuals addressed Council regarding the City's use of and contract with FLOCK cameras and privacy issues related to cameras in general:
Casey Harris
Declan McGurk
Lucas Pallone

Stan McDaniels: Addressed Council regarding the U.S. constitution and a court case in which he is involved is moving up through the courts. He also commented on FLOCK cameras.

Joe Wade: Made comments regarding Mayor Reeves' training and conference/fellowship attendance throughout his term of office.

ADJOURNMENT

WHEREUPON the meeting was adjourned at 6:58 P.M.

****

Adopted: ___________________________________

Approved: ___________________________________
Allison Patton, President of City Council

Attest:

____
Ericka L. Burnett, City Clerk

City of Pensacola

222 West Main Street
Pensacola, FL 32502

Memorandum

File #: 26-553 | City Council | 5/28/2026

LEGISLATIVE ACTION ITEM

SPONSOR: Delarian Wiggins, Council Member

SUBJECT:

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

RECOMMENDATION:

That City Council approve funding of $500 to Warrington Youth Sports from the City Council Discretionary Funds for District 7.

HEARING REQUIRED: No Hearing Required

SUMMARY:

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

The Warrington Youth Sports Association provides sports for children ages 4-14 years old. They offer football, cheerleading, basketball, baseball and track and field. Their motto is God, Education and Sports. Donations towards their association provide funding to help them with their mission to change the lives of the youth through sports. One of their upcoming events is the Stop the Gun Violence Football Camp and will take place on July 18, 2026 at Escambia High School. The camp is more than just football - it is a mission-driven initiative focused on mentoring, empowering and guiding youth ages 5-18 through sports while promoting awareness and prevention of gun violence. Held in remberance of Ladarius Clardy, this event aims to create a positive and safe environment where young athletes can develop both on and off the field. Funding will be used to offset the costs associated with this event.

PRIOR ACTION:

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

FUNDING:

Budget:	$ 4,755	District 7 Discretionary Funds
Actual:	$ 500	Warrington Youth Sports

FINANCIAL IMPACT:

A balance of $4,755 is currently within the District 7 Discretionary Fund Account. Upon approval by City Council, a balance of $4,255 will remain in the District 7 Discretionary Fund Account.

REVIEWED AS TO FORM BY CITY ATTORNEY'S OFFICE: No

STAFF CONTACT:

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

ATTACHMENTS:

None

PRESENTATION: No

City of Pensacola

222 West Main Street
Pensacola, FL 32502

Memorandum

File #: 26-644 | City Council | 5/28/2026

LEGISLATIVE ACTION ITEM

SPONSOR: Allison Patton, Council President

SUBJECT:

ADD-ON: REMAND PLANNING BOARD CASE NO: 26-468 - FINAL AESTHETIC REVIEW 50 S. 9TH AVE., BACK TO PLANNING BOARD

RECOMMENDATION:

That City Council remand back to the Planning Board, Case No. 26-468 as stipulated by the interested parties.

HEARING REQUIRED: No Hearing Required

SUMMARY:

On April 14, 2026, the Planning Board considered the Final Aesthetic Review of a project located at 50 S. 9th Ave. After review and consideration, the Planning Board approved the project.

On April 29, 2026, the City received a Petition for Review of the Planning Board's decision on behalf of Paul and Claudia Tamburro.

A June 4, 2026, date was set for the City Council hearing on the Petition for Review. With all parties being represented by counsel, the parties have stipulated and agreed to have the matter remanded back to the Planning Board for re-hearing. This remand would eliminate the need for a City Council appeal hearing at this time.

PRIOR ACTION:

April 14, 2026 -- Planning Board approved Final Aesthetic Review of the project at 50 S. 9th Ave
April 29, 2026 -- The City received a Petition for Review of the Planning Board decision regarding the project at 50 S. 9th Ave

FUNDING:

N/A

FINANCIAL IMPACT:

None

REVIEWED AS TO FORM BY CITY ATTORNEY'S OFFICE: Yes

5/26/2026

STAFF CONTACT:

Don Kraher, Council Executive

ATTACHMENTS:

1. Stipulaton for Remand to Planning Board - fully executed

PRESENTATION: No

CITY OF PENSACOLA
CITY COUNCIL

In RE:

PAUL TAMBURRO and CLAUDIA TAMBURRO,

Petitioners / Affected Property Owners / Intervenors,

v.

CITY OF PENSACOLA, FLORIDA, a Florida municipal corporation, acting by and through its Planning Board,

Respondent.

Planning Board Case No. 26-468
Property Address: 50 S. 9th Avenue
Property Reference No.:
00-0S-00-9025-001-005

STIPULATION FOR REMAND TO PLANNING BOARD FOR REHEARING

Petitioners Paul and Claudia Tamburro, the City of Pensacola, and Applicant Toan Tran of CBA Architects, through their respective counsel, stipulate and agree as follows:

WHEREAS, on April 14, 2026, the City of Pensacola Planning Board considered and took action on Planning Board Case No. 26-468, Final Aesthetic Review, concerning the proposed development located at 50 S. 9th Avenue, commonly referred to as "The Helm at Hawkshaw";

WHEREAS, on or about April 29, 2026, Paul Tamburro and Claudia Tamburro, through counsel, filed a Petition for Review of the Planning Board's action pursuant to Section 12-12-2(12) of the City's Land Development Code;

WHEREAS, the Petition for Review is currently scheduled to be considered by the City Council on June 4, 2026;

WHEREAS, the Applicant, Petitioners, and the City agree that the matter should be remanded to the Planning Board for rehearing, without the need for substantive argument before the City Council on the merits of the Petition for Review; and

WHEREAS, this Stipulation is intended only to facilitate remand and rehearing before the Planning Board and does not constitute an admission by any party as to the merits of the Petition for Review or any issue raised therein.

NOW, THEREFORE, the Applicant, Petitioners, and the City of Pensacola respectfully request that the City Council remand Planning Board Case No. 26-468 to the Planning Board for rehearing at a properly noticed public hearing. The parties further agree that all rights, arguments, objections, and positions of the parties are preserved for purposes of the rehearing, except to the extent expressly stated herein.

STIPULATED AND AGREED this 26th day of May, 2026.

For the Petitioners, Paul Tamburro and Claudia Tamburro:

By: Meredith D. Bush

Printed Name: Meredith D. Bush

Title: Attorney

Date: 5/26/26

For the City of Pensacola:

By: Kia M. Goldsmith

Printed Name: Kia M. Goldsmith

Title: Deputy City Attorney

Date: 5/26/26

For the Applicant, Toan Tran, CBA Architects:

By: William J. Dunaway

Printed Name: William J. Dunaway

Title: Attorney

Date: 5/26/2026

City of Pensacola

222 West Main Street
Pensacola, FL 32502

Memorandum

File #: 26-594 | City Council | 5/28/2026

LEGISLATIVE ACTION ITEM

SPONSOR: Jennifer Brahier, Council Vice President

SUBJECT:

TREE PLANTING TRUST FUND GRANT REQUEST -- CANOPY RESTORATION, INC.

RECOMMENDATION:

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

HEARING REQUIRED: No Hearing Required

SUMMARY:

City Code Section 12-6-10(c)(2) - Tree and Landscape Regulations; Enforcement ; Grant Program states:

2) A grant program is hereby established for community organizations such as neighborhood associations, civic organizations, and garden clubs, according to the following criteria:
a. Each grant is limited to 50 percent of the cost of the proposed project up to $5,500.00;
b. The tree planting trust fund must have sufficient funds for the project requested;
c. Grant requests must be submitted to the environmental advisory board for review prior to consideration by the city's designated arborist and city council;
d. The city council must approve each grant request; and
e. The funds must be utilized for providing trees or other appropriate vegetation along with associated irrigation that will help restore the tree canopy as deemed appropriate by proper planting location requirements and may enhance the natural beauty of the community, serve to deter graffiti or the defacement of public or private property, and may create sound buffers where desirable.

In accordance with this section, Canopy Restoration, Inc. has submitted a grant request for the purpose of assisting the city in tree canopy restoration within neighborhoods and parks, through a city-funded, citizen-driven tree planting project that focuses on rebuilding the city’s canopy by planting trees within the right-of-way or within 20 feet of the ROW or within City parks. The total grant request proposed for the project is up to $5,500. This item was reviewed by the City Arborist and found to be in compliance.

NOTE: On May 7, 2026 the EAB considered the grant request from Canopy Restoration Inc. The EAB is a nine (9) member board; currently there are five (5) members with four (4) vacancies waiting to be filled by City Council. The vote on this item was 4-0 with one member abstaining, as they are part of Canopy Restoration Inc.. Obviously, if able to vote, that member would have voted in the affirmative. Even without a "technical" approval, all current members were present and there was overwhelming support. In compliance with City Code, this item was reviewed by the EAB.

PRIOR ACTION:

May 7, 2026 -- EAB considered the request and recommendation -- NOTE: Please see Summary for further.

FUNDING:

Budget: $63,826

Actual: Up to $5,500

FINANCIAL IMPACT:

Currently, there is $63,826 available in the Unallocated category within the Tree Planting Trust Fund. Upon City Council approval, $5,500 will be transferred from the Unallocated category to a specific project for this grant.

REVIEWED AS TO FORM BY CITY ATTORNEY'S OFFICE: No

STAFF CONTACT:

Don Kraher, Council Executive
Katherine Alexander, Environmental Coordinator
Mose Franklin, City Arborist

ATTACHMENTS:

1. Fall 2026 Grant Application
2. City Waitlist 2026

PRESENTATION: No

TPTF00 __________
Administrative Use Only

Tree Planting Trust Fund - Grant Program

Instructions to Applicants:
Each application must include one original with support materials clearly labeled. See the checklist (attachment 1) of items to be included with submittal. Applications may be emailed to cityarborist@cityofpensacola.com

Applications may also be mailed to:

City of Pensacola, Arborist
Public Works and Engineering Department
2757 N Palafox Street
Pensacola, FL 32501

or hand-delivered to:

City of Pensacola, Environmental Coordinator
City Hall, Engineering Department
222 W Main Street
Pensacola, FL 32502

SECTION I - GENERAL INFORMATION

Organization Name: Canopy Restoration Project
Project Title: Tree Planting 2026
Mailing Address: 705 S I St
Phone: 850 217 8787 (Day) ______ (Evening) ______ (Other)
Incorporated? If yes, enclose a copy of the State of Florida Incorporation Certificate.
__x__ Yes _____ No

Member Title	Member Name	Address
Team Member	Chelsea Mahan	1691 Foulis Dr
Team Member	Kelly Hagen	705 S I St
Team Member	Tom Patton	313 E Intendencia St
Team Member	Joey Miller	2020 E Mallory St

Project Manager Name and Contact Information:
Name: Chelsea Mahan
Phone: 336 480 5742 Email: canopyrestorationpensacola@gmail.com

Authorized Applicant Representative:
I hereby certify that the information contained in this application is correct and represents the consensus of the referenced organization.

Chelsea Rose Mahan
Print Name

____
Signature

Team Member
Title

2/25/26
Date

SECTION II - PROJECT DESCRIPTION

1. PROPOSED PROJECT

(A) Describe your project.

The Tree Canopy Restoration Project of Pensacola is a volunteer-led nonprofit that plants free-to-the-public 15-gallon native trees within right-of-ways and 20 feet beyond across the City of Pensacola each year. With the partnership of local gardening clubs, neighborhood associations, city council members and individuals, we recruit participants to sign a Commitment to Care contract agreeing to
adopt and water up to three trees for the first year using our evidence-based watering guide. By relying on volunteer labor and watering, we save the City thousands of dollars in planting costs and upkeep while ensuring that each tree has a committed steward that will be responsible for its life. Average lifespans of urban trees is notably low, and our project aims to have a lasting impact by capitalizing on the labor and care of individual citizens in Pensacola to plant and care for long-lived trees that will positively impact our ecological environment for generations to come while educating the public on the importance of our urban tree canopy and

(B) What is the location of your project? Please provide a written description and attach a map listing all proposed locations with address or GPS coordinates if address not available. Reminder that trees must be planted in City Right-of-Way.

Our trees will be planted in yards that fall within City limits. We currently have a waiting list for our next project and you can find both a map of our wait-listed participants and a cumulative map of our trees planted since our start in 2022 in our attachments.

(C) Complete the project timeline. Describe the major activities/tasks that make up the project and estimated completion date. Be specific.

Task	**Estimated Completion Date**
Ex: Purchase plants	*October 30, 2024*
Grant application	Feb-March 2026
EAB	March 2026
City Council approval	April 2026
Recruitment	ongoing
Site Approvals	August-September 2026
Tree Order	October 2026
Prep Day: Planting Weekend	November 2026
Planting Day	November 2026

(D) Maintenance of the project once it has been completed is important. It is not the intent of this program to increase maintenance activities for City staff. As such, the applicant is required to provide any additional maintenance that may be necessary. Describe how the project will be maintained.

Each tree recipient will sign a Commitment to Care Contract (see attached for example) before trees are planted. This commits them to watering their tree in accordance with our watering guide (see attached) for one year, thus saving the City the need to hire watering crews and trucks and monitor tree health. Our members, the Canopy Council, continues to monitor drought conditions and sends out reminders to participants when extra care is needed during hot months. We also keep thorough records and a map of each of our trees so that we can do periodic inventories, which we're happy to share with City Staff. Beginning in February of 2026, we have a team of expert volunteers who are in the process of pruning our 2022 and 2023 projec trees. Next year we'll begin pruning our 2025 and 2026 trees. We inventory our trees every so often and the last few projects have survival rates in the 90% percentile.

2. NEIGHBORHOOD IMPACT

What is the intended public benefit of the project? Why is it of importance to the neighborhood?

As a coastal city, a location of numerous watersheds, a hurricane-prone CIty and the site of various superfund sites, Pensacola has a special need for stormwater runoff mitigation. The loss of canopy through the last few strong storms has damaged our natural "green infrastructure," as trees provide a huge ecological service regarding runoff. We prioritize canopy trees in our project, and thirty-seven of our eighty-eight trees in our 2023 project were live oaks, which live hundreds of years and are considered a super-tree when it comes to landscape stabilization and runoff mitigation. Additionally, canopy trees planted strategically can lower heating and cooling bills for residents and mitigate urban heat, which is especially important around asphalt-created heat islands in cities. Research also shows that trees raise property values and provide traffic calming. They are beautiful and make our neighborhoods more walkable. As temperatures rise, we hope that our project can compliment the efforts of the City to create a more resilient, walkable and beautiful Pensacola.

3. CAPACITY

Describe the capacity of the organization to complete this project. List previous projects completed, or events held within the neighborhood.

Our group's methods were founded on the model used during the 2022 East Pensacola Heights Canopy Restoration Project, and a founding member of that project remains on our team. During the development of that project, its leaders connected to the City of Orlando about their adopt-a-tree program for advice regarding best practices and formation of a Commitment to Care and Watering Guide. The 2023 project expanded both reach and scope, as CNAPP (The Council of Neighborhood Association Presidents of Pensacola) helped to connect the project to many of the neighborhoods in the City. We've formed partnerships with City and County officials, the extension office, local nonprofits, neighborhood and community leaders, garden clubs and service organizations. We've cultivated a friendly partnership with Panhandle Growers, who supply our high-quality trees and send out volunteers for Planting Day (and has agreed to do so again). Despite the rain, nearly 50 volunteers showed up to plant nearly 90 trees on Planting Day 2025. With our local connections, proven model and five successful projects (one with Escambia County

4. PARTICIPATION/COLLABORATION

Neighborhood resident support and participation is critical to the award of a grant. Grant applications that demonstrate strong support will be given more consideration than those that do not. Describe how neighborhood support has been and will be obtained and who will participate. Include any collaboration with outside groups or use of other community resources. Please attach at least one letter of support (Attachment 3 on page 7 is a template).

We maintain an email and text communication list of our participants each year, and of our volunteer bank grows as we do. Our model relies on the continuous participation of residents to water and monitor their trees, and we maintain a Facebook group for questions and troubleshooting. East Hill Board member and former participant Joey Miller has ended up as a vital part of our current board and liason to East Hill. Each project grows our community of motivated volunteers. Many of our volunteers are from the Master Gardeners group, among them Beth Bolles from the Extension Office. The Environmental Advisory Board has voted unanimously for our project twice, and City Council voted unanimously for

SECTION III - PROJECT BUDGET

The project budget is the most important part of the application. It details the project expenses and matching funds. Please complete the budget worksheet. This is a separate Excel file that can be found on the program's webpage.

Note: There is a second sheet within the file that is used to calculate volunteer time contributions. Please complete that sheet if using volunteer time as part of your match.

1. MATCHING FUNDS

Please list the sources of matching funds that the neighborhood plans to contribute to support the project, such as in-kind labor, materials, or cash. Requested funds must be matched 50%. These will be further outlined in the budget.

We plan on having mulch donated again from local arborist and volunteer Erin Hurd. Thus far 100% of the project planning and Planting/watering labor is volunteer-led, so we always have more than enough labor to match what the grant supplies.

Attachment 1 - Application Checklist

Each application package should include:

- ☐ One original signed complete application with support materials clearly labeled
- ☐ All necessary signatures
- ☐ One completed Budget Form (both tabs if using volunteer time)
- ☐ If incorporated, a copy of the State of Florida Incorporation Certificate
- ☐ Complete Application Checklist (Attachment 1)
- ☐ Planting Summary and sketch of planting plan (Attachment 2)
- ☐ Map of project site(s)
- ☐ Letter(s) of support
- ☐ Three cost quotes for each vendor service or purchase over $3,000 (REQUIRED)
- ☐ Documentation of Matching Funds:
    - Contribution Template(s)- for cash and in-kind donations (Attachment 3)
    - Volunteer Sign-In Sheet(s)- for pre-application time (Attachment 4)
    - Volunteer Pledge Sheet(s)- for future volunteer time (Attachment 5)
    - Documentation of the association's most current bank account balance if matching funds are to be drawn from that account.

Attachment 2 - Planting Summary

List each species of plant to be included in your proposed project. Use either the common or Latin name. Provide the number of the species to be included. Provide the size of each plant at the time of planting (e.g. 3 gallon, 2” pot, 6’ height, etc.). Plants must be perennials and no exotic or invasive species are allowed.

Note: TPTF money can only be used to purchase trees and other appropriate vegetation, like perennial plants. Annual plants can be purchased with your matching funds, not with TPTF money.

Plant species (common or Latin name)	Number	Size (inch, gallon or feet)
Ex: Sabal Palm	*20*	*13’ Clear Trunk*
Ex: Black-Eyed Susan	*40*	*4” pot*
Live Oak	20	15-gallon
Summer Red Maple	15	15-gallon
Little Gem Magnolia	15	15-gallon
Winged Elms	20	15-gallon
Sand Live oak	10	15-gallon

A sketch of the planting plan must be included. Include spacing of plant material, locations of signs, above ground wires, pavement, driveways or other obstructions and existing plant material.

Attachment 3 -
Matching Funds Contribution Template/Sample Letter

*Recommended template for documenting cash and in-kind contributions.

Date

Name(s) of donor
Address
City, State Zip
Phone number

Dear Grant Review Team members,

It is my/our understanding that __________________is applying for the City of Pensacola's Tree Planting Trust Fund - Grant Program. _________________________is pleased to support this organization in their endeavor and would like to make the following contribution(s):

☐ In-Kind Contribution:

____
____
____

Valued at: $__________________

☐ Cash contribution $__________________

Combined contribution total $_________________

Sincerely,

Name/ Company: _____________________________________

Signature: _____________________________________

Attachment 4
Tree Planting Trust Fund - Grant Program
Volunteer Sign-In Sheet

(Actual volunteer hours completed - for pre-application documentation and post-award reporting)

Volunteer Name	Neighborhood Resident (Y/N)	# of hours/date	Signature
Chelsea Mahan	Y	2 2/25/26	
Chelsea Mahan	Y	2 2/26/26	

Attachment 5
Tree Trust Fund Grant Program
Volunteer Pledge Sheet

Page ______of _________

Volunteer Activity: ____

Approximate Date: ____________________

Name	Phone #	Email	# of hours pledged	Signature

Attachment 6
Tree Planting Trust Fund Grant Program
Reimbursement Form

Name of Organization: ___________________________________

Name of Project: ____

Vendor/Business	Date	Item	Cost
Ex: ABC Tree Nursery	*12.15.2020*	*2 Sand Live Oaks*	*$130.55*

TOTAL: _______________

Please attach all receipts.

TPTF00 ___________
Administrative Use Only

Tree Planting Trust Fund - Grant Program

Instructions to Applicants:

Each application must include one original with support materials clearly labeled. See the checklist (attachment 1) of items to be included with submittal. Applications may be emailed to cityarborist@cityofpensacola.com

Applications may also be mailed to:

City of Pensacola, Arborist
Public Works and Engineering Department
2757 N Palafox Street
Pensacola, FL 32501

or hand-delivered to:

City of Pensacola, Environmental Coordinator
City Hall, Engineering Department
222 W Main Street
Pensacola, FL 32502

SECTION I - GENERAL INFORMATION

Organization Name: ____
Project Title: ____
Mailing Address: ____

Phone: ____
(Day) (Evening) (Other)
Incorporated? If yes, enclose a copy of the State of Florida Incorporation Certificate. _____ Yes _____ No

Member Title	Member Name	Address

Project Manager Name and Contact Information:
Name:
Phone: Email:

Authorized Applicant Representative:
I hereby certify that the information contained in this application is correct and represents the consensus of the referenced organization.

_______________________________ __________ ____________________________ Print
Name Signature

_______________________________ _________________________________ Title
Date
TPTF00 __________
Administrative Use Only

SECTION II - PROJECT DESCRIPTION
1. PROPOSED PROJECT
(A) Describe your project.

(B) What is the location of your project? Please provide a written description and attach a map listing all proposed locations with address or GPS coordinates if address not available. Reminder that trees must be planted in City Right-of-Way.

(C) Complete the project timeline. Describe the major activities/tasks that make up the project and estimated completion date. Be specific.

Task	Estimated Completion Date
Ex: Purchase plants	*October 30, 2024*

2
TPTF00 ___________
Administrative Use Only

(D) Maintenance of the project once it has been completed is important. It is not the intent of this program to increase maintenance activities for City staff. As such, the applicant is required to provide any additional maintenance that may be necessary. Describe how the project will be maintained.

2. NEIGHBORHOOD IMPACT
What is the intended public benefit of the project? Why is it of importance to the neighborhood?

3. CAPACITY

Describe the capacity of the organization to complete this project. List previous projects completed, or events held within the neighborhood.

TPTF00___________
Administrative Use Only

4. PARTICIPATION/COLLABORATION

Neighborhood resident support and participation is critical to the award of a grant. Grant applications that demonstrate strong support will be given more consideration than those that do not. Describe how neighborhood support has been and will be obtained and who will participate. Include any collaboration with outside groups or use of other community resources. Please attach at least one letter of support (Attachment 3 on page 7 is a template).

SECTION III - PROJECT BUDGET

The project budget is the most important part of the application. It details the project expenses and matching funds. Please complete the budget worksheet. This is a separate Excel file that can be found on the program's webpage.

Note: There is a second sheet within the file that is used to calculate volunteer time contributions. Please complete that sheet if using volunteer time as part of your match.

1. MATCHING FUNDS

Please list the sources of matching funds that the neighborhood plans to contribute to support the project, such as in-kind labor, materials, or cash. Requested funds must be matched 50%. These will be further outlined in the budget.

TPTF00__________
Administrative Use Only

Attachment 1 - Application Checklist

Each application package should include:

☐ One original signed complete application with support materials clearly labeled ☐ All necessary signatures

☐ One completed Budget Form (both tabsif using volunteer time)

☐ If incorporated, a copy of the State of Florida Incorporation Certificate ☐ Complete Application Checklist (Attachment 1)

☐ Planting Summary and sketch of planting plan (Attachment 2)

☐ Map of project site(s)

☐ Letter(s) of support

☐ Three cost quotes for each vendor service or purchase over $3,000 (REQUIRED) ☐

Documentation of Matching Funds:
○ Contribution Template(s)- for cash and in-kind donations (Attachment 3) ○ Volunteer Sign-In Sheet(s)- for pre-application time (Attachment 4) ○ Volunteer Pledge Sheet(s)- for future volunteer time (Attachment 5) ○ Documentation of the association's most current bank account balance if matching funds are to be drawn from that account.

TPTF00___________
Administrative Use Only

Attachment 2 - Planting Summary

List each species of plant to be included in your proposed project. Use either the common or Latin name. Provide the number of the species to be included. Provide the size of each plant at the time of planting (e.g. 3 gallon, 2" pot, 6' height, etc.). Plants must be perennials and no exotic or invasive species are allowed.

Note: TPTF money can only be used to purchase trees and other appropriate vegetation, like perennial plants. Annual plants can be purchased with your matching funds, not with TPTF money.

Plantspecies(common or Latin name)	**Number**	**Size (inch, gallon or feet)**
Ex: Sabal Palm	*20*	*13' Clear Trunk*
Ex: Black-Eyed Susan	*40*	*4" pot*

A sketch of the planting plan must be included. Include spacing of plant material, locations of signs, above ground wires, pavement, driveways or other obstructions and existing plant material.

TPTF00__________
Administrative Use Only

Attachment 3 -
Matching Funds Contribution Template/Sample Letter

*Recommended template for documenting cash and in-kind contributions.

Date

Name(s) of donor
Address
City, State Zip
Phone number

Dear Grant Review Team members,

It is my/our understanding that is applying for the City of Pensacola's Tree Planting Trust Fund - Grant Program. is pleased to support this organization in their endeavor and would like to make the following contribution(s):

☐ In-Kind Contribution:

Valued at: $

☐ Cash contribution $

Combined contribution total $

Sincerely,

Name/ Company:

Signature:

7

TPTF00___________
Administrative Use Only

Attachment 4
Tree Planting Trust Fund - Grant Program
Volunteer Sign-In Sheet

(Actual volunteer hours completed - for pre-application documentation and post-award reporting)

Volunteer Name	Neighborhood Resident (Y/N)	# of hours/date	Signature

8
TPTF00___________
Administrative Use Only

Attachment 5
Tree Trust Fund Grant Program
Volunteer Pledge Sheet

Page of

Volunteer Activity:

Approximate Date:

Name	Phone #	Email	# of hours pledged	Sign

9
TPTF00___________
Administrative Use Only

Attachment 6

Tree Planting Trust Fund Grant Program

Reimbursement Form

Name of Organization:

Name of Project:

Vendor/Business	Date	Item	Cost
Ex: ABC Tree Nursery	*12.15.2020*	*2 Sand Live Oaks*	*$130.55*

TOTAL:

Please attach all receipts.

August 2, 2024

Dear city of Pensacola and Tree Canopy Council,

We are writing to express our support for the grant proposal by the Tree Canopy Council for continued efforts to put more trees into the ground. The proposal aligns well with our Mission of nurturing connections for a fun and vibrant East Hill/Pensacola where everyone belongs, particularly in enhancing our community spaces and promoting environmental sustainability.

The project's focus on planting more trees to support air quality, water retention efforts, beautification, reduction of surface level heat and much more fully aligns with that of the community. We believe that this grant will play a crucial role in achieving these outcomes and furthering our shared vision for a better, greener city to further create a charming more accessible destination where everyone is engaged, safe, and happy.

Thank you for considering this important initiative. We are excited about the positive impact it will bring and support the grant application.

Sincerely,

Board of Directors
East Hill Neighborhood Association

East Hill Neighborhood Association
PO Box 6164, Pensacola, FL 32503
850.529.0699 | info@myeasthill.org
www.myeasthill.org

INNISFREE
HOTELS

Creating Fun, Memorable Experiences.

113 Bay Bridge Drive
Gulf Breeze, FL 32561

innisfreehotels.com
P: 850.934.3409

September 5, 2024

Dear Grant Review Team members,

I am writing on behalf of Innisfree Hotels in support of the Tree Canopy Restoration Project of Pensacola (Canopy Project) and their application for the Tree Trust Fund Grant program.

As a supporting member of the Canopy Project's volunteer committee for the 2023 planting project, I have experienced the unwavering commitment and dedication these community members have in their pursuit of a more resilient Pensacola. Each member is truly passionate about improving not only our neighborhoods but also the lives of our neighbors through tree planting projects.

The project leaders have the established community connections needed to sustain this type of grassroots effort in Pensacola. They also have access to and support of local tree experts, ensuring that the tree planting will be executed correctly. Their efforts have now resulted in two successful tree planting projects and demonstrated efficient and responsible management of City funds.

The Canopy Project has proven that their model works, and this model provides the City with a unique opportunity to save on tree planting costs, to expand tree planting onto private property, and to support the creation of stronger neighborhoods and communities. At Innisfree, we believe canopy restoration is not only important for neighborhoods and residents but that it is tied to the overall need to combat the effects of rising temperatures. These efforts will be crucial to ensure we can continue to host millions of visitors in our area every year.

Thank you for considering my support of the Canopy Project's application for Tree Planting 2025.

Sincerely,

Bethanne Edwards
Director of Sustainability
Innisfree Hotels
bedwards@innisfreehotels.com

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The Hive Foundation
INNISFREE HOTELS

Seville Square Historic District
NEIGHBORHOOD ASSOCIATION

Date: 29 August 2024

TO: Canopy Council, c/o Chelsea Mahan
313 East Intendencia Street
Pensacola, FL 32502

Chelsea: Please allow this letter to serve as our support of, and our commitment to, the Canopy Committee. Your efforts to restore the tree canopy of Pensacola is a great community endeavor that is appreciated by the Seville Square Historic District Neighborhood Association and its membership.

RSH

R. Scott Holland, Board Member (SSHDNA)
(850) 393-2168
www.sevillesquare.org

Letters from Tree Recipients

Tree Canopy Project   Inbox ×

Ann D   Fri, Aug 16, 11:18 AM
to me

Dear sirs,

I am the recipient of a Little Gem Magnolia tree through the 2024 Tree Canopy Project. While I would have loved a live oak, my property was not eligible for it. The Council did a fantastic job organizing the requests and planting. I was unable to assist with the planting due to my work schedule. My tree is thriving, even with the drought and I have talked about this program with so many of my neighbors. Thank you for this grant program and let's keep this going!

Sincerely

Ann Durso

Canopy Council <canopyrestorationpensacola@gmail.com>   Mon, Aug 19, 1:27 PM
to Ann

Thank you so much, Ann!

...

Reply   Forward

Canopy Tree Redipients   Inbox ×

Dr Martha S Horton   Fri, Aug 16, 10:21 AM
to me

Dear Canopy Council,

I received a magnificent small magnolia tree last year through this vital project. I live in North Hill at 1517 North Spring Street.

From the beginning the Canopy Tree project has been professional, extremely well organized, informative, and supportive. I have felt confident I can do the best for my tree because of the guidance provided by the group.

As a senior of 82 years, I could not have received and planted the tree on my own. On a very rainy day two volunteers brought, planted, and settled the tree. I was given a plastic coated directions sheet with very explicit directions for short and long term care of the tree. There have been followup messages as the temperature has changed to guide adapting to the needs for watering.

The entire experience provided by this group has been extraordinary. We are so fortunate to have it to combat climate change and enhance the beauty of our beloved Pensacola.

I'm thrilled I agreed to participate and love my little Magnolia. Thank you so much

Yours very truly,
Dr. Martha S. Horton

Vibrant Neighborhoods Matching Grant Program Budget Template

Neighborhood Name:	**Canopy Restoration Inc**
Project Name:	**Fall 2026 Tree Planting**

TOTAL PROJECT COST (grant funds requested + applicant paid costs, if any)

1. List ALL items/services required for project completion. If a vendor is to be paid list the vendor's name. If items are to be purchased, indicate where the items will be purchased. Indicate whether grant funds or matching funds will be used to purchase the item/service.

Vendors/suppliers to be paid:	Items/services to be funded:	Amount:	Quotes Provided	Grant funds	Matching funds
Panhandle Growers	90 trees	approx $60 each			
	Total Project Cost	$5,400			

CASH MATCH CONTRIBUTIONS (if applicable)

2. List any **cash that will be contributed** toward the project by your organization or others.

Orgs/Entities contributing cash:	Items/services to be paid (if specified):	Amount:	Documentation Provided
	Total Cash Match	$ -	

IN-KIND MATCH CONTRIBUTIONS (if applicable)

Org/Entities donating supplies or services:	Items/services to be donated:	Value:	Documentation Provided
	Total In-Kind Match	$ -	

VOLUNTEER TIME CONTRIBUTIONS (if applicable)Complete the Volunteer Time Worksheet on Tab 2. Values will

Volunteer Time Match	$ 8,792.00

Total Grant Request	$5,400.00
Minimum Match Required	$ 2,750.00
Total Match Provided	$ 8,792.00

Volunteer Time Worksheet

List volunteer events - One (1) event per row	Approximate date	Total # of volunteers	Total # of hours
application prep work	2/26-2/27	1	4.00
Pre Planting Day Administrative work	2/28-11/1/26	5	100.00
Planting Prep Day	11/1/2026	20	60.00
Planting Day	11/30/2026	50	150.00
	Total Volunteer Hours		314.00
	Volunteer Hour $ Value		8792.00

*Summarize total volunteer events above using information from your Volunteer Pledge Sheets (future volunteering) and Sign-in sheets (pre-application volunteering).
*Pledge Sheets and Sign in Sheets must be turned in with grant application.

Attachment 6
Tree Trust Fund Grant Program
Volunteer Pledge Sheet

Page ____ of ____

Volunteer Activity: Planting Trees

Approximate Date: Dec 2024 / Jan 2025

Name	Phone #	Email	# of hours pledged	Signature
Katie Dineen	(850)376-8800	katieannedineen@gmail.com	10	Katie Dineen
Kimberly Sims	8503801774	KCSIMS00@gmail.com	10	Kimberly [illegible]
Elizabeth Eubanks	501 332465	naccaca@yahoo.com	5	[illegible]
Rob Eubanks	561 385 9184	robeubanks5.email@gmail.com	5	[illegible]

Page ______ of ______

Volunteer Activity: Planting Trees

Approximate Date: December 2024 - January 2025

Name	Phone #	Email	# of hours pledged	Signature
Kelly Hagen	(850) 217 8787	Kellyohagen@gmail.com	10	
Chelsea Mahan	336 480 5742	chelseamahan@gmail.com	10	
Jimmie Jarratt	850-918 3871	jnjarrat @myescambia.com	4	
Ryan Kirby	850501-3297	rhkirby@myescambia.com	10	
Madison O'Toole	(850)449-9739	mgotoole@myescambia.com	10	
Beth Gaillot	(850) 471-6325	bmgaillot @myescambia.com	4	
Maria Rosasco	(850)516-2247	miarosasco @gmail.com	10	
Anthony Franklin	(850)420-4817	AJF8615@Gmail.com	6	
Dixie Wilkinson	850 572 9547	709 S "I" St	10	
Mike Wilkinson	850 572.2173	" " " "	6	
Rob McDavid	850-554-3989	1216 Bayou Blvd	4	
Adam Cayton	919-619-7926	1691 Fonlix Dr.	10	

Canopy Restoration Project

Tree Watering Guide

Congratulations! You are now part of a growing number of citizens helping to create a cooler and greener future for Pensacola. By following these instructions, you will be able to give your tree a long, healthy life!

Timeframe	Dates	Amount	Frequency
1st 2 Weeks	Jan 17 - Jan 31	4 gallons	Every Day!
8 Weeks	Feb 1 - Mar 29	5 gallons	Every Other Day
10 months	April - Jan 2027	5 gallons	Once Weekly
Year 2	Dry Months 2027	10 gallons	Weekly May-June & Oct-Nov

Important Tips

- Sprinkler irrigation is insufficient! Direct watering with hose or bucket is required.
- Don't let the soil around your tree dry out.
- Maintain ring of soil/mulch around your tree for 6 months to create barrier for weeds/grass/mowers.
- Keep soil/mulch away from trunk of your tree to ensure water reaches roots.

Is your tree showing signs of distress?
Please contact us so that we can send an expert to assess the issue right away!
Call or text: (850) 217-8787 or email us at:
canopyrestorationpensacola@gmail.com

Canopy Restoration Project

Tree Watering Guide

Congratulations! You are now part of a growing number of citizens helping to create a cooler and greener future for Pensacola. By following these instructions, you will be able to give your tree a long, healthy life!

Timeframe	Dates	Amount	Frequency
1st 2 weeks	Jan 17 - Jan 31	4 gallons	Every Day!
8 Weeks	Feb 1 - Mar 29	5 gallons	Every Other Day
10 Months	April - Jan 2027	5 gallons	Once Weekly
Year 2	Dry Months 2027	10 gallons	Weekly May-June & Oct-Nov

Important Tips

- Sprinkler irrigation is insufficient! Direct watering with hose or bucket is required.
- Don't let the soil around your tree dry out.
- Maintain ring of soil/mulch around your tree for 6 months to create barrier for weeds/grass/mowers.
- Keep soil/mulch away from trunk of your tree to ensure water reaches roots.

Is your tree showing signs of distress?
Please contact us so that we can send an expert to assess the issue right away!
Call or text: (850) 217-8787 or email us at:
canopyrestorationpensacola@gmail.com

Citizens’ Canopy Restoration Project Care Contract

Commitment to Care Term is One Year

Congratulations!

You are now part of a growing number of neighbors helping to create a greener, cleaner, more naturally beautiful and resilient future for the city of Pensacola. The first year of care is the most critical. This document details best practices to follow the first year to ensure planting success and allow your new young tree to establish itself in its new location. These two most important best practices are:

Number 1: Sufficient watering for the size of the tree   Number 2: Maintaining a mulch ring around the tree base/protection from mowers

Watering

Water your tree regularly and deeply for the first year as it gets established. Water daily according to this schedule depending on the size of your tree. Watering your tree is the most important success factor in the care of your tree. Using a sprinkler will not be sufficient. Each tree must be watered at the base of the tree using a hose or the bucket provided.

Irrigation Schedule

Schedule Number	Size of Tree	Amount of Water	Best Results	Survival
1	Less than 2-inch diameter	4 gallons	Water daily: 2 weeks Water every other day: 2 months Water weekly: until established	Twice weekly for 2-3 months
2	2-4- inch diameter	5 gallons	Water daily: 1 month Water every other day: 3 months Water weekly: until established	Twice weekly for 3-4 months
3	Greater than 4- inch diameter	6 – 10 gallons	Water daily: 6 weeks Water every other day: 5 months Water weekly: until established	Twice weekly for 4-5 months

Mulching

Mulching around a tree makes lawns more attractive, controls weeds, and helps maintain soil moisture. Choosing a lite mulch like raked leaves or pine straw allows good oxygen flow to top roots. Avoid heavy wood chip mulch early in the tree’s life. Mulch wide, not deep, and mulch more than just the root ball, ideally three to four feet out from the trunk. Keep all mulch away from the tree's trunk, allowing the root flare to show just above ground level. The goal is to promote root development away from the tree. Also, creating a tree- to four-foot mulched ring around a tree creates a physical cue for landscapers to avoid mowing or weed whacking close to the trunk. Nicks and cuts on the trunk can kill trees.

I HAVE READ THE ABOVE COMMITMENT TO CARE AND UNDERSTAND THE RESPONSIBILITIES I ASSUME IN HAVING A TREE PLANTED ON MY PROPERTY AS PART OF THE CITIZENS TREE CANOPY RESTORATION PROJECT..

- I AGREE TO WATER ACCORDING TO THE SCHEDULE (________) AND MAINTAIN MULCH AROUND EVERY TREE PLANTED ON MY PROPERTY AS SUGGESTED BY THIS DOCUMENT FOR AT LEAST THE FIRST YEAR AFTER PLANTING.
- I AGREE TO PERIODIC TREE INSPECTIONS TO BE PERFORMED BY A MEMBER OF THIS PROJECT TO BE AGREED UPON BY TREE RECIPIENT AND NEIGHBORHOOD ASSOCIATION.

____   ____   ___________
Property Owner Name   Property Owner Signature   Date

____
Address

____   ____
Phone   Email

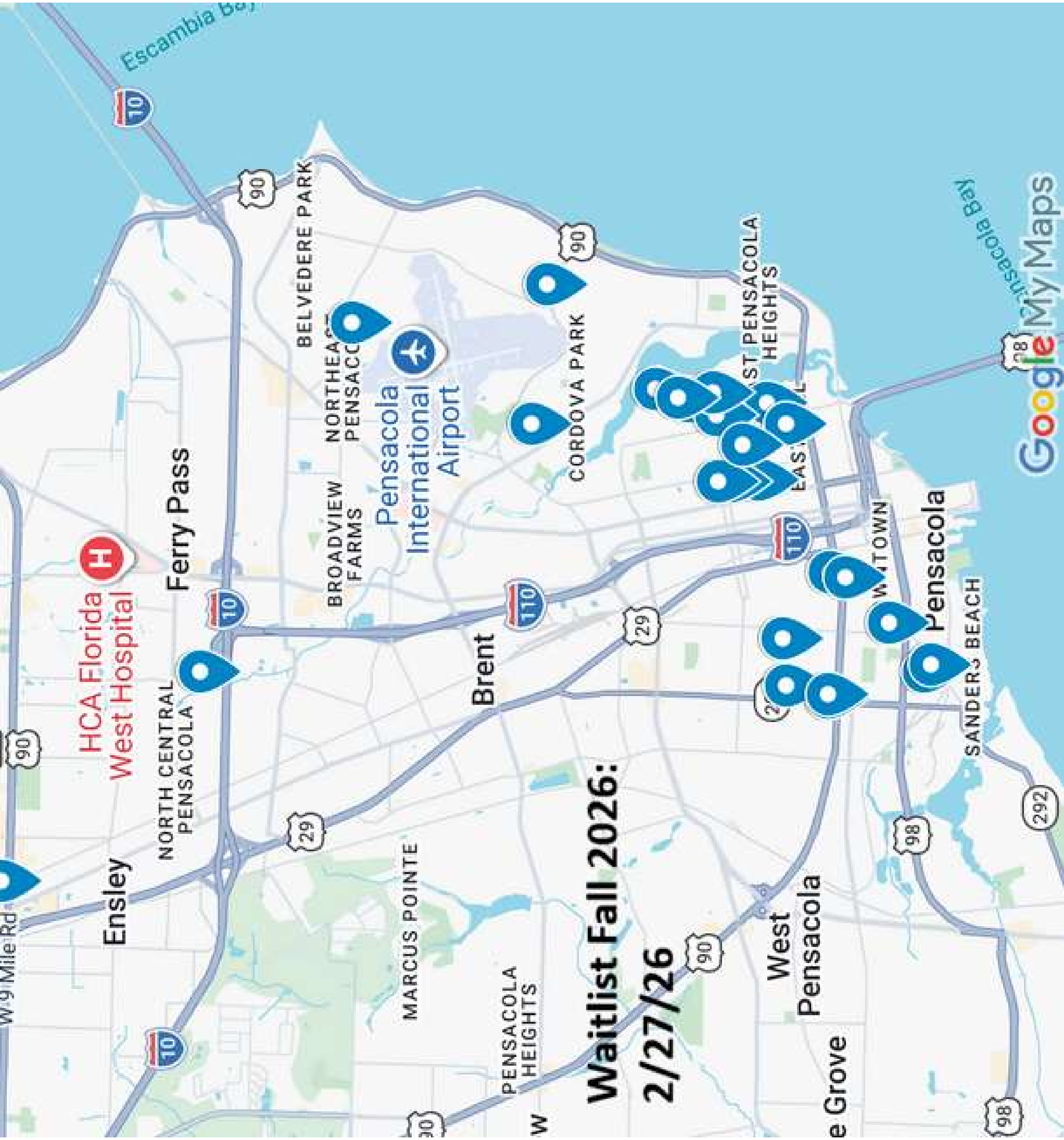
Citizens’ Canopy Restoration Project Care Contract

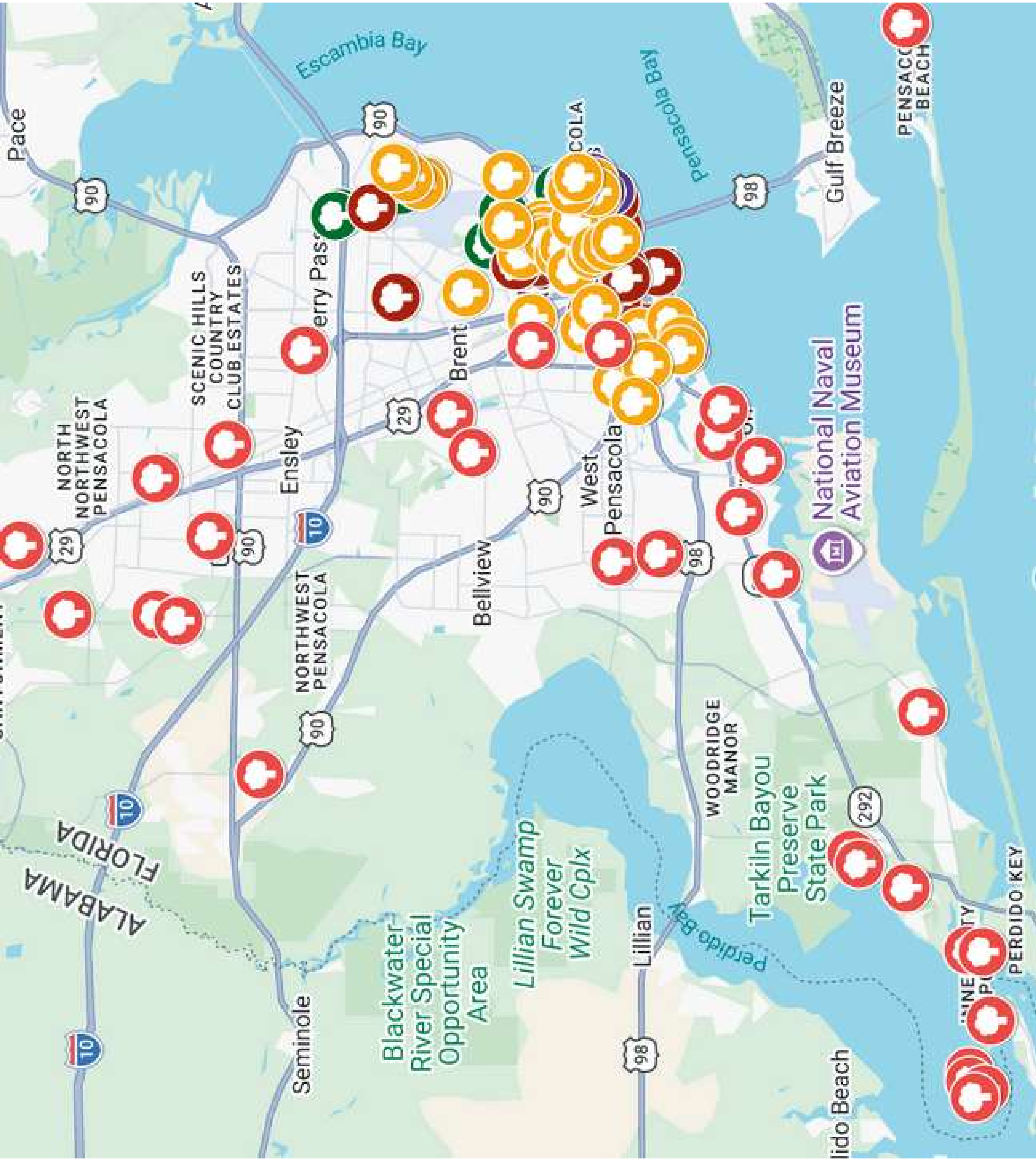
Tree Number, Species and Location ____

Tree Number, Species and Location ____

Tree Number, Species and Location ____

Create a diagram for tree placement on property.


Waitlist Fall 2026:
2/27/26
Escambia Bay
Pensacola Bay
Pensacola International Airport
HCA Florida West Hospital
Ferry Pass
Ensley
Brent
Pensacola
West Pensacola
BELVEDERE PARK
NORTH CENTRAL PENSACOLA
BROADVIEW FARMS
CORDOVA PARK
MARCUS POINTE
PENSACOLA HEIGHTS
SANDERS BEACH
W 9 Mile Rd
Google My Maps


Pace
Escambia Bay
Pensacola Bay
Gulf Breeze
NORTH NORTHWEST PENSACOLA
SCENIC HILLS COUNTRY CLUB ESTATES
Brent
Ensley
West Pensacola
NORTHWEST PENSACOLA
Bellview
National Naval Aviation Museum
WOODRIDGE MANOR
Tarkiln Bayou Preserve State Park
PERDIDO KEY
Perdido Bay
Lillian
Lillian Swamp Forever Wild Cplx
Blackwater River Special Opportunity Area
Seminole
ALABAMA
FLORIDA
90
98
10
29
292

State of Florida
Department of State

I certify from the records of this office that CANOPY RESTORATION INC. is a corporation organized under the laws of the State of Florida, filed on December 4, 2024.

The document number of this corporation is N24000014040.

I further certify that said corporation has paid all fees due this office through December 31, 2026, that its most recent annual report/uniform business report was filed on January 24, 2026, and that its status is active.

I further certify that said corporation has not filed Articles of Dissolution.

Given under my hand and the Great Seal of the State of Florida at Tallahassee, the Capital, this the Twenty-fourth day of January, 2026

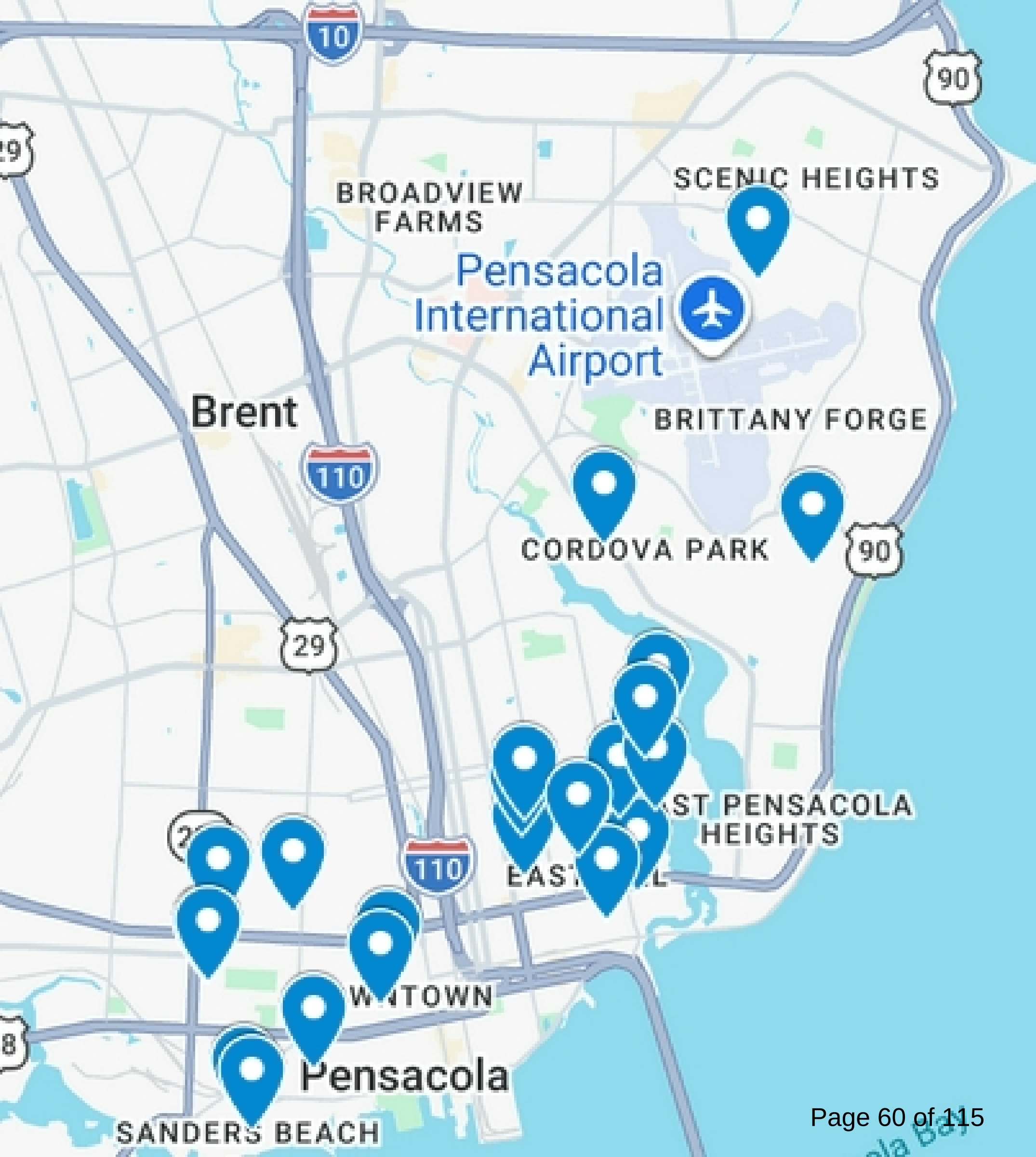
GREAT SEAL OF THE STATE OF FLORIDA
IN GOD WE TRUST

Secretary of State

Tracking Number: 6329988850CC

To authenticate this certificate,visit the following site,enter this number, and then follow the instructions displayed.

https://services.sunbiz.org/Filings/CertificateOfStatus/CertificateAuthentication


10
90
BROADVIEW FARMS
SCENIC HEIGHTS
Pensacola International Airport
Brent
110
BRITTANY FORGE
CORDOVA PARK
90
29
PENSACOLA HEIGHTS
110
Pensacola
SANDERS BEACH

City of Pensacola

Memorandum

222 West Main Street
Pensacola, FL 32502

File #: 26-607 | City Council | 5/28/2026

RESOLUTION

SPONSOR: Delarian Wiggins, Council Member

SUBJECT:

SUPPLEMENTAL BUDGET RESOLUTION NO. 2026-19 - RE-APPROPRIATING URBAN CORE AND EASTSIDE CRA UNENCUMBERED CARRYFORWARD ALLOCATIONS AND FUNDING FOR THE BAYFRONT TRAIL IMPROVEMENT PROJECT

RECOMMENDATION:

That the City Council adopt Supplemental Budget Resolution No. 2026-19:

A RESOLUTION AUTHORIZING AND MAKING REVISIONS AND APPROPRIATIONS FOR THE FISCAL YEAR ENDING SEPTEMBER 30, 2026; PROVIDING FOR AN EFFECTIVE DATE.

HEARING REQUIRED: No Hearing Required

SUMMARY:

This action will advance the City of Pensacola's Strategic Plan Goals: More Walkable, Mix-Use Districts, and Public Spaces That Connect Communities. The project will also advance the 2025 Urban Core Redevelopment Plan’s recommendations as follows: Furtherance of the Wright and Alcaniz Special Demonstration Project, Transportation, Streets and Parking, and Open Space and Community Amenities, "Bluffline along Bayfront Parkway" project.

On February 9, 2026, the Community Redevelopment Agency (CRA) approved Supplemental Budget Resolution (SBR) No. 2026-06 carrying forward non-encumbered funding for the CRA, Westside TIF, Eastside TIF and 2017 and 2019 Redevelopment Revenue Bond funds into fiscal year 2026 but requested that each fund go before the appropriate redevelopment advisory board for their input. Funding allocations were presented to each respective redevelopment board and their recommendations brought back to the CRA during the March and April meetings.

On March 9, 2026, the CRA approved reallocation of the Eastside funding as recommended by the Eastside Redevelopment Board. On April 6, 2026, the CRA approved reallocation of $95,000 from the Hashtag and Waterfront Development (Palafox Pier Fountain) project to Alcaniz Streetscape Revitalization (Garden to Bayfront), a component of the Urban Core Redevelopment Board's recommendation. The board directed staff to bring back an action item to its May meeting to consider the remaining reallocation recommended by the Urban Core Redevelopment Board. No changes were recommended by the Westside Redevelopment Board. A copy of each Board's respective draft minutes are attached for reference.

On May 11, 2026, the CRA approved reallocations recommended by the Urban Core and Eastside Redevelopment Boards via adoption of Supplemental Budget Resolution No. 2026-16 CRA. The CRA also approved a re-allocation in the amount of $15,000 to be reappropriated from the Hashtag/Waterfront Development project to the Bayfront Trail Improvement project. The funding will support meaningful and well-informed community input into landscape and amenity improvements for the Bayfront Parkway Sun-Trail multiuse path being installed by the Florida Department of Transportation (FDOT). The supplemental budget allocation will fund a structured engagement process including:

- A public workshop to gather input on the conceptual landscape and amenity plans
- Presentation to the Urban Core Redevelopment Board at the concept design phase
- Presentation to the Community Redevelopment Agency (CRA) at the 60% design milestone

These efforts are intended to ensure that the final design reflects community priorities, enhances transparency, and aligns with redevelopment objectives.

PRIOR ACTION:

February 9, 2026 - The CRA approved Supplemental Budget Resolution (SBR) No. 2026-06 carrying forward non-encumbered funding for the CRA, Westside TIF, Eastside TIF and 2017 and 2019 Redevelopment Revenue Bond funds into fiscal year 2026.

March 9, 2026 - The CRA received an update upon the Eastside Redevelopment Board (ERB)'s carryforward recommendations and approved reallocation of the Eastside funding as recommended by the ERB.

April 6, 2026 - The CRA received an update upon the Westside and Urban Core Redevelopment Board's (WRB & UCRB) carryforward recommendations and approved reallocation of $95,000 from the Hashtag and Waterfront Development (Palafox Pier Fountain) project to Alcaniz Streetscape Revitalization (Garden to Bayfront), a component of the UCRB's recommendation.

May 11, 2026 - The CRA adopted Supplemental Budget Resolution No. 2026-16 reallocating funding in accordance with recommendations of the Urban Core and Eastside Redevelopment Boards, and approved a reallocation of $15,000 from the Hashtag/Waterfront Development Project to the Bayfront Trail Improvement Project.

FUNDING:

N/A

FINANCIAL IMPACT:

Adoption of the supplemental budget resolution re-appropriates funding approved by the CRA for re-allocation under SBR No. 2026-16 CRA and Item #26-505.

REVIEWED AS TO FORM BY CITY ATTORNEY'S OFFICE: No

STAFF CONTACT:

David Stafford, City Administrator
Cliff Collins, Jr., Associate City Administrator
Anna Kate Baygents, Assistant Economic Development Director
Victoria D'Angelo, CRA Administrative Officer

ATTACHMENTS:

1. Supplemental Budget Resolution No. 2026-19
2. Supplemental Budget Explanation No. 2026-19
3. Draft ERB Minutes - 2/24/26
4. ERB Carryforward Recommendations
5. Draft WRB Minutes - 3/17/26
6. WRB Carryforward Recommendations
7. Draft UCRB Minutes - 3/24/26
8. UCRB Carryforward Recommendations

PRESENTATION: No

RESOLUTION
NO. 2026-19

A RESOLUTION
TO BE ENTITLED:

A RESOLUTION AUTHORIZING AND MAKING REVISIONS AND APPROPRIATIONS FOR THE FISCAL YEAR ENDING SEPTEMBER 30, 2026; 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. COMMUNITY REDEVELOPMENT AGENCY FUND

As Reads:	Operating Expenses	12,374,570
Amended To Read:	Operating Expenses	12,374,570

B. EASTSIDE TAX INCREMENT FINANCING DISTRICT FUND

As Reads:	Operating Expenses	744,844
Amended To Read:	Operating Expenses	744,844

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

MAY 2026 - RE-APPROPRIATING URBAN CORE AND EASTSIDE CRA UNENCUMBERED CARRYFORWARD ALLOCATIONS AND FUNDING FOR THE BAYFRONT TRAIL IMPROVEMENT PROJECT- RESOLUTION NO 2026-19

FUND	AMOUNT	DESCRIPTION
A. COMMUNITY REDEVELOPMENT AGENCY FUND		
Appropriations		
Operating Expenses	(1,349,600)	Decrease appropriation for Operating Expenses - Strategic Development Support Incentives - Mixed Use Grocery Development Streetscape
Operating Expenses	(95,000)	Decrease appropriation for Operating Expenses - Hashtag & Waterfront (Palafox Pier Fountain)
Operating Expenses	644,600	Increase Appropriation for Operating Expenses - Alcaniz Streetscape Revitalization (Garden to Bayfront) - Design & Crosswalk Construction
Operating Expenses	800,000	Increase Appropriation for Operating Expenses - Wright & Alcaniz Area - Garden & Alcaniz Revitalization
Operating Expenses	(15,000)	Decrease Appropriation for Operating Expenses - Hashttag & waterfront
Operating Expenses	15,000	Increase Appropriation for Operating Expenses - Bayfront Trail Improvements
Total Appropriations	0	
B. EASTSIDE TAX INCREMENT FINANCING DISTRICT FUND		
Appropriations		
Operating Expenses	(130,000)	Decrease appropriation for Operating Expenses - ES TIF- Planning & Analysis - Crystal Ice House
Operating Expenses	35,000	Increase appropriation for Operating Expenses - ES TIF- Affordable Housing Infill Development - 2700 MLK
Operating Expenses	35,000	Increase appropriation for Operating Expenses - ES TIF- Affordable Housing Infill Development - 1700 MLK
Operating Expenses	60,000	Increase appropriation for Operating Expenses - ES TIF- Residential Resiliency Program
Total Appropriations	0	

City of Pensacola

EASTSIDE REDEVELOPMENT BOARD

MINUTES

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

February 24, 2026	3:30 PM	Hagler-Mason, 2nd Floor

CALL TO ORDER

The Eastside Redevelopment Board (ERB) meeting was called to order by Board Member White at 3:32 P.M.

ROLL CALL/DETERMINATION OF QUORUM

Members Present: Tommy White, Jennifer Brahier, George Grace, Hugh King

Members Absent: Zachary Lane

A quorum was present at 3:33 P.M.

ELECTION OF OFFICERS

Board Member White called for nominations for Chairperson.

A motion to appoint Board Member White as Chairperson was made by Board Member King and seconded by Board Member Grace.

The motion passed by the following vote:

Yes: 4 Tommy White, George Grace, Hugh King, Jennifer Brahier
No:0 None

Board Member White was elected as Chairperson.

Chairperson White called for nominations for Vice-Chairperson.

A motion to appoint Board Member King was made by Chairperson White and seconded by Board Member Brahier.

The motion passed by the following vote:

Yes: 4 Tommy White, George Grace, Hugh King, Jennifer Brahier
No: 0 None

Board Member King was elected as Vice-Chairperson.

(Board Member Lane Not Present)

ADMINISTRATOR'S COMMUNICATIONS

Anna Kate Baygents, Assistant Economic Development Director, introduced Don Kraher, Council Executive, of the City Council's Office. Mr. Kraher provided an overview of the proposed amendments to the Eastside Redevelopment Board Enabling Ordinance. The amendments are intended to bring the ordinance into compliance with the City Council Boards and Commissions Handbook and to ensure consistency with other boards.

Among the proposed changes are the removal of the individual association direct appointments and an increase in board membership to seven members. Discussion followed, during which staff and Mr. Kraher responded to questions accordingly.

Jeannie Rhoden, Public Speaker, addressed the board and expressed concerns regarding the proposed elimination of the individual association direct appointment.

APPROVAL OF MINUTES

1. 26-206 ERB MEETING MINUTES 11/04/2025

A motion to approve was made by Board Member King and seconded by Board Member Grace.

The motion by the following vote:

Yes: 3 Tommy White, George Grace, Hugh King
No: 0 None

(Board Member Lane Not Present)

2. 26-208 ERB MEETING MINUTES 02/25/2025

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

The motion passed by the following vote:

Yes: 3 Tommy White, George Grace, Hugh King
No: 0 None

(Board Member Lane Not Present)

PRESENTATIONS

None

DISCUSSION ITEMS

3. 26-180 PROJECT LIST AND IMPLEMENTATION PLAN STATUS REPORT

Hilary Halford, CRA Programs Officer, Introduced the item. Amanda Childers, Program Coordinator, provided an update of the Residential Property Improvement and Resiliency Programs. Discussion ensued. Staff answered questions accordingly.

ACTION ITEMS

4. 26-248 CARRYOVER

Hilary Halford, CRA Programs Officer provided an overview of this item. Anna Kate Baygets, Assistant Economic Development Director, gave an explanation of carryover funds and regulations regarding how they can be reallocated. Discussion ensued. Staff answered questions accordingly.

A motion to recommend was made by Chairperson White and seconded by Board Member King.

The recommendation is to reallocate the $150,000 funding designated for the Crystal Ice House Market from FY25 Carryover to the following:

$20,000 to the Crystal Ice House Market
$60,000 to the Resiliency Program
$35,000 to 1700 MLK
$35,000 to 2700 MLK

The motion passed by the following vote:

Yes: 3 Tommy White, Hugh King, George Grace
No: 0 None

A motion to approve was made by Board Member King and seconded by Chairperson White.

Approve carryover as amended to the following recommendation, the $150,000 funding designated for the Crystal Ice House Market from FY25 Carry over to the following

$20,000 to the Crystal Ice House Market
$60,000 to the Resiliency Program
$35,000 to 1700 MLK
$35,000 to 2700 MLK

With no other changes to the other carryover allocations.

The motion passed by the following vote:

Yes: 3 Tommy White, Hugh King, George Grace
No: 0 None

(Board Member Lane Not Present)

5. 26-182 FY2027 EASTSIDE PROJECT PRIORITIES

A motion to approve was made by Board Member King and seconded by Board Member Grace.

Discussion ensued. Staff answered questions accordingly.

A motion to amend the project priority list was made by Chairperson White and seconded by Board Member King.

The top seven 2027 project priorities were identified as follows:

1. 1700 MLK
2. 2700 MLK

3. Residential Property Improvement Program
4. Resisilency
5. Sidewalks
6. Small Scale Affordable Rental Program
7. Crystal Ice House Market

The motion passed by the following vote:

Yes: 3 Tommy White, Hugh King, George Grace
No: 0 None

(Board Member Lane Not Present)

BOARD MEMBERS COMMENTS

Board Member King requested clarification regarding the realignment of the ordinance. He also commended Chairperson White for his performance and leadership as Chair.

Chairperson White expressed his appreciation to the CRA for the board training he received.

OPEN FORUM

Jeannie Rhoden, Public Speaker, addressed the Board to inquire about the cost of obtaining copies of the Eastside Redevelopment Board Plans from 2025 and 2004. Hilary Halford, CRA Programs Officer, advised that these documents would need to be requested through a formal public records request submitted to the City Clerk’s Office.

ADJOURNMENT

5:42 P.M.

EASTSIDE TAX INCREMENT FINANICNG DISTRICT FUND

Project Name		Origianl Recommended Carryforward		Eastside Redevelopment Board Recommended Carryforward		FY2026 Budget	Total		Funding Phase
Crystal Ice House Market	$	150,000.00	$	20,000.00	$	80,000.00	$	100,000.00	Planning/Design
							$	-	
Affordable Housing Infill Development							$	-	
2700 MLK	$	100,447.00	$	135,447.00	$	-	$	135,447.00	Design/Construction
1700 MLK	$	96,032.00	$	131,032.00	$	-	$	131,032.00	Design/Construction
Non-specified		$4,492		$4,492	$	-	$	4,492.00	Design/Construction
	$	200,971.00	$	270,971.00	$	-	$	270,971.00	
							$	-	
Small Scale Affordable Rental Program	$	100,000.00	$	100,000.00	$	-	$	100,000.00	Implementation
TIF Expansion/Plan Update	$	124,770.00	$	124,770.00			$	124,770.00	Implementation
Residential Property Improvement Program	$	161,727.00	$	161,727.00	$	250,000.00	$	411,727.00	Implementation (3-4 projects)
Hollice T. Williams Parks							$	-	
*Oral History Study**	$	-				$22,900	$	22,900.00	Implementation
Resiliency Program	$	-	$	60,000.00	$	-	$	60,000.00	
Debt Service	$	4,590.00	$	4,590.00	$	104,100.00	$	108,690.00	N/A
GRAND TOTAL	$	742,058.00	$	742,058.00	$	457,000.00	$	1,199,058.00	

*Project shared with Urban Core district. UC allocation - $9,800.

City of Pensacola

WESTSIDE REDEVELOPMENT BOARD

MINUTES

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

March 17, 2026 | 3:30 PM | Hagler Mason Conference Room, 2nd Floor, City Hall

CALL TO ORDER

The Westside Redevelopment Board (WRB) meeting was called to order by Vice Chairperson Lennon at 3:37 p.m. Chairperson Davis arrived at 3:39 p.m. and thereafter assumed presiding duties.

ROLL CALL/DETERMINATION OF QUORUM

Members Present: Joe Lennon, Michelle Press (Left at 5:20 P.M.), Leah Langford (Left at 5:20 P.M.), Michael Hayes (Left at 6:02 P.M.), Andrea Greer, C. Marcel Davis (arrived at 3:39 P.M.) Ex-Officio Jennifer Brahier

Members Absent: None

Quorum was present.

ADMINISTRATOR'S COMMUNICATIONS

Anna Kate Baygents, Assistant Economic Development Director, presented a Google Map illustrating the locations of CRA projects within the Westside Redevelopment district. (This was called and discussed after approval of minutes.)

APPROVAL OF MINUTES

1. 26-350 WRB MEETING MINUTES 12/16/2025

A motion to approve was made by Board Member Press and seconded by Vice Chairperson Lennon.

The motion passed by the following vote:

Yes: 6 Joe Lennon, Michelle Press, Leah Langford, Michael Hayes, Andrea

Greer, C. Marcel Davis
No: 0 None

DISCUSSION ITEMS

2. 26-298 WESTSIDE PROJECT PRIORITIES AND IMPLEMENTATION PLAN

Hilary Halford, CRA Programs Officer, introduced the item and provided updates on the progression of the Small-Scale Rental Development Program Policy, the Gibson School, and the Alice Williams Rehabilitation Project.

Amanda Childers, CRA Program Coordinator, presented the status of the Residential Property Improvement Program and the Resiliency Program.

Shirley Baylis, CRA Program Manager, provided an update on the Commercial Property Improvement Program.

Ann Teston, Incentives and Land Development Program Manager, provided updates on the HBA infill projects located at 2300 W.E. Jackson Street and 1491 N. E Street. A request was made for the Community Land Trust resale formula, and Ms. Teston advised that she would provide the information. She also reported on the status of redevelopment efforts at 2305 and 2301 W. Cervantes Street.

Victoria D’Angelo, CRA Administrative Officer, reported on the development of the Predevelopment Program.

Anna Kate Baygents, Assistant Economic Development Director, reported on the Baptist demolition project and stated that she would provide postcards for upcoming community engagement events.

Caitlin Cerame, Transportation Manager, and Brad Hinote, City Engineer, provided an update on the West Main Street Corridor design plans and Legion Field connectivity.

Staff answered questions accordingly.

ACTION ITEMS

3. 26-354 CONCEPT DESIGN RECOMMENDATIONS - FLORIDA SUNTRAIL DOWNTOWN WATERFRONT CONNECTOR PROJECT (WEST SEGMENT)

Victoria D'Angelo, CRA Administrative Officer, provided background on the item and introduced the presentation team. Chris Barnes, Principal Landscape Architect with Scape; Gabrielle Reashleigh, Associate with Scape; Matt Taylor, Principal with AtkinsRéalis; and Ken Good, Project Manager with AtkinsRéalis, delivered a presentation outlining the project design overview and key takeaways from the public engagement meeting held on February 24, 2026. Board Member Press requested access to the QR code, and Anna Kate Baygents, Assistant Economic Development Director, stated staff would provide.

A motion to recommend was made by Board Member Press and seconded by Vice Chairperson Lennon.

The recommendation is to evaluate for lighting options, low maintenance planting, garbage cans, the connectivity to L street and ADA compliance.

The motion Passed by the following vote:

Yes: 6	Joe Lennon, Michelle Press, Leah Langford, Michael Hayes, Andrea Greer, C. Marcel Davis
No: 0	None

4. 26-300 CARRYOVER

Anna Kate Baygents, Assistant Economic Development Director, provided an overview of the item. Victoria D'Angelo, CRA Administrative Officer, also addressed the item and offered additional information.

A motion to approve was made by Vice Chairperson Lennon and seconded by Board Member Greer.

Discussion ensued. Staff answered questions accordingly. Chairperson Davis called for a vote to recommend to the Community Redevelopment Board (CRA) to approve the allocation of the FY2025 Non-Encumbered Carryover as presented by staff.

The motion Passed by the following vote:

Yes: 4 Joe Lennon, Michael Hayes, Andrea Greer, C. Marcel Davis

No: 0 None

(Board Member Press and Board Member Langford Not Present)

5. 26-328 FY2027 WESTSIDE PROJECT PRIORITIES

Anna Kate Baygents, Assistant Economic Development Director, provided an introduction to this item.

A motion to Approve was made by Vice Chairperson Lennon and seconded by Board Member Hayes.

Discussion ensued. Staff answered questions accordingly. Chairperson Davis called a vote to approve priorities as currently listed.

The motion Passed by the following vote:

Yes: 4 Joe Lennon, Michael Hayes, Andrea Greer, C. Marcel Davis

No: 0 None

(Board Member Press and Board Member Langford Not Present)

PRESENTATIONS

None

BOARD MEMBER COMMENTS

Vice Chairperson Lennon inquired about roadway diets on Garden Street, and Victoria D'Angelo, CRA Administrative Officer, provided clarifying information. He also inquired about strategies to attract commercial businesses to the westside district, including the potential for a partnership with Pensacola State College's culinary program.

Chairperson Davis noted that Bright Bridge Ministries operates a kitchen program that educates and certifies individuals for employment in the culinary field and provides appropriate work attire.

Hilary Halford, CRA Programs Officer, stated that vacant commercial buildings are not readily available for use for this concept.

OPEN FORUM

None

ADJOURNMENT

6:07 P.M.

WESTSIDE TAX INCREMENT FINANCING (TIF) DISTRICT

Project Name	*Approved Carryforward (Restricted)*	Recommended Carryforward	Westside Redevelopment Board Recommended Carryforward	FY2026 Budget	Total	Funding Phase
Gibson School Site Redevelopment	*$ 500,000.00*		$ 500,000.00	$ -	$ 500,000.00	Planning/Design/Construction (Grant matching funds)
Gregory Street Improvements	*$ -*	$ 412,234.00	$ 412,234.00	$ -	$ 412,234.00	Planning/Design
Wright Street Improvements	*$ -*	$ 149,305.00	$ 149,305.00	$ -	$ 149,305.00	Planning/Design
A Street Improvements*	*$ -*	$ 114,106.00	$ 114,106.00	$ -	$ 114,106.00	Planning/Design
L Street Improvements	*$ -*	$ 293,617.00	$ 293,617.00	$ -	$ 293,617.00	Planning/Design
ACW Superfund Site Redevelopment	*$ 42,452.00*	$ -	$ 42,452.00	$ -	$ 42,452.00	Planning/Due Diligence
Alice Williams Rehabilitation	*$ 130,779.00*	$ -	$ 130,779.00	$ -	$ 130,779.00	Construction
Connectivity to Legion Field & Global Learning Academy	*$ 745,565.00*	$ -	$ 745,565.00	$ -	$ 745,565.00	Construction
West Main Street Improvements	*$ -*	$ 316,550.00	$ 316,550.00	$ -	$ 316,550.00	Construction
2300 W Jackson Sidewalks	*$ 60,686.00*	$ -	$ 60,686.00	$ -	$ 60,686.00	Construction
Barrancas Avenue Corridor Strategy	*$ -*	$ -		$ 325,000.00	$ 325,000.00	Planning/Design
Baptist Hospital Redevelopment	*$ 1,193,355.00*	$ -	$ 1,193,355.00	$ 300,000.00	$ 1,493,355.00	Demolition/Carrying Costs/Planning
Baptist Hospital Redevelopment (CDBG-DR Area)	*$ 498,000.00*	$ -	$ 498,000.00	$ -	$ 498,000.00	Planning/Design/Construction (Grant matching funds)
Acquisition & Redevelopment	*$ -*	$ -		$ 73,800.00	$ 73,800.00	N/A
Suntrail - West Segment (part of ACW Superfund Spec. Demonstration Project)	*$ 127,230.00*	$ -	$ 127,230.00	$ -	$ 127,230.00	Design
Small Scale Affordable Housing Rental Program	*$ -*	$ 982,800.00	$ 982,800.00	$ 217,200.00	$ 1,200,000.00	Implementation
Affordable Housing Predevelopment Program	*$ -*	$ 150,000.00	$ 150,000.00	$ -	$ 150,000.00	Implementation
TIF Expansion/Plan Update	*$ -*	$ 130,775.00	$ 130,775.00	$ -	$ 130,775.00	Implementation
Residential Property Improvement Program	*$ -*	$ 35,900.00	$ 35,900.00	$ 509,100.00	$ 545,000.00	Implementation
Residential Resiliency Program	*$ -*	$ 153,694.00	$ 153,694.00	$ 45,000.00	$ 198,694.00	Implementation
Commercial Property Improvement Program (CPIP)	*$ -*	$ 482,500.00	$ 482,500.00	$ 300,000.00	$ 782,500.00	Implementation
Debt Service	*$ 11,816.00*	$ -	$ 11,816.00	$ 279,900.00	$ 291,716.00	N/A
GRAND TOTAL	***$ 3,309,883.00***	**$ 3,221,481.00**	**$ 6,531,364.00**	**$ 2,050,000.00**	**$ 8,581,364.00**	

*Project shared with Urban Core district. UC allocation - $114,106

City of Pensacola

URBAN CORE REDEVELOPMENT BOARD

MINUTES

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

March 24, 2026	3:30 PM	Hagler-Mason, 2nd Floor

CALL TO ORDER

The Urban Core Redevelopment Board (UCRB) meeting was called to order by Chairperson Satterwhite at 3:33 P.M

ROLL CALL/DETERMINATION OF QUORUM

Members Present: Christopher Satterwhite, Eddie Todd, Linda Webb, Kelly Wieczorek, Shirley Kirchharr Cronley, Michelle MacNeil, Melanie Nichols, Michael Carro (Arrived at 3:35 P.M.)

Members Absent: Ex-Officio Jared Moore

Quorum was present at 3:34 P.M.

ADMINISTRATOR'S COMMUNICATIONS

None.

APPROVAL OF MINUTES

1. 26-241 UCRB MEETING MINUTES 01/20/2026

A motion to approve was made by Board Member Webb and seconded by Board Member Nichols.

The motion passed by the following vote:

Yes: 7 Christopher Satterwhite, Eddie Todd, Linda Webb, Kelly Wieczorek, Shirley Kirchharr Cronley, Michelle MacNeil, Melanie Nichols

No: 0 None

(Vice-Chairperson Carro and Ex-Officio Moore were not present)

2. 26-347 UCRB MEETING MINUTES 02/11/2025

A motion to approve was made by Board Member Nichols and seconded by Board Member Wieczorek.

The motion passed by the following vote:

Yes: 8 Christopher Satterwhite, Eddie Todd, Linda Webb, Kelly Wieczorek, Shirley Kirchharr Cronley, Michelle MacNeil, Melanie Nichols, Michael Carro

No: 0 None

(Ex-Officio Moore was not present)

PRESENTATIONS

None.

ACTION ITEMS

3. 26-387 CONCEPT DESIGN RECOMMENDATIONS - FLORIDA SUNTRAIL DOWNTOWN WATERFRONT CONNECTOR PROJECT (URBAN CORE SEGMENT)

CRA Programs Officer, Hilary Halford introduced the item and welcomed Caitlin Cerame, Transportation Manager, who in turn introduced the presentation team. Gabrielle Reashleigh, Associate with Scape, and Matt Taylor, Principal with AtkinsRéalis, delivered a presentation outlining the project design overview and summarizing key takeaways from the public engagement meeting held on February 24, 2026. Discussion ensued. Staff and presentation team answered questions accordingly.

A motion to recommend was made by Vice-Chairperson Carro and seconded by Board Member MacNeil.

The Board recommended extending the Cedar Street portion of the trail east to the CRX railroad parcel boundary, then north to Main Street and onward to Bartram

Park; evaluate a four way stop at Palafox and Cedar Street; and explore the alternate boardwalk route connecting to Community Maritime Park.

The motion passed by the following vote:

Yes: 8 Christopher Satterwhite, Eddie Todd, Linda Webb, Kelly Wieczorek, Shirley Kirchharr Cronley, Michelle MacNeil, Melanie Nichols, Michael Carro

No: 0 None

(Ex-Officio Moore was not present)

4. 26-364 CARRYOVER

Anna Kate Baygents, Assistant Economic Development Director, provided an overview of the item. Discussion ensued. Staff answered questions accordingly. Board Member Todd requested the board receive copies of the Bay Center study draft reports. Anna Kate Baygents, stated staff would provide. Important dates provided were April 6, 2026, for the CRA Meeting at 3:30 P.M. and April 16, 2026 for a joint meeting with City Council and the Board of County Commissioners and consultants in the Hagler Mason Conference Room, 2nd floor of City Hall at 9 A.M.

A motion to recommend was made by Vice-Chairperson Carro and seconded by Board Member Nichols.

The recommendation is to reallocate the $1,349,600.00 from the Strategic Development Support Incentives — Mixed Use Grocery Development Streetscape as follows: $800,000.00 to the Wright and Alcaniz area around the Bay Center for planning, and $549,600.00 to South Alcaniz planning and construction project. As well as reallocate $95,000.00 from Palafox Pier Fountain Improvements to the Alcaniz crosswalk project and approve remaining as presented.

The motion passed by the following vote:

Yes: 8 Christopher Satterwhite, Eddie Todd, Linda Webb, Kelly Wieczorek, Shirley Kirchharr Cronley, Michelle MacNeil, Melanie Nichols, Michael Carro

No: 0 None

(Ex-Officio Moore was not present)

5. 26-365 FY2027 URBAN CORE PROJECT PRIORITES

Hilary Halford, CRA Programs Officer, introduced the item. Discussion ensued. Staff answered questions accordingly.

A motion to approve was made by Chairperson Satterwhite and seconded by Board Member Wieczorek.

The motion was made to update the top five priorities on the project priority list as follows:

1. Affordable Housing Initiatives
2. Low Barrier Shelter and Day Use Center
3. Bruce Beach Park Improvements
4. Residential Property Improvement Program
5. Public Restrooms, including the addition of a Portland Loo at Veterans Park

The motion also included adding Florida Square Park improvements to the project priority list.

The motion passed by the following vote:

Yes: 8 Christopher Satterwhite, Eddie Todd, Linda Webb, Kelly Wieczorek, Shirley Kirchharr Cronley, Michelle MacNeil, Melanie Nichols, Michael Carro

No: 0 None

(Ex-Officio Moore was not present)

DISCUSSION ITEMS

None.

OPEN FORUM

None.

ADJOURNMENT

5:22 P.M.

URBAN CORE TAX INCREMENT FINANCING DISTRICT FUND (CRA FUND)

Project Name	Approved Carryforward (*Restricted*)	Original Recommended Carryforward	Urban Core Redevelopment Board Recommended Carryforward	FY2026 Budget	Total	Funding Phase
Hashtag/Waterfront Development (Spec. Demonstration Project)						
Palafox Pier Fountain Improvements	*$120,000.00*		$25,000.00		$25,000.00	Planning/Design/Construction
South Palafox Pedestrian Improvement Project	*$5,999,758.00*		$5,999,758.00	$1,227,587.00	$7,227,345.00	Construction
Suntrail - East Segment	*$74,330.00*		$74,330.00		$74,330.00	Planning/Design
Unspecified		$2,232,803.00	$2,232,803.00		$2,232,803.00	Planning/Design/Construction
Wright & Alcaniz Area (Spec. Demonstration Project)						
Wright & Alcaniz Area - Connectivity		$300,000.00	$800,000.00		$800,000.00	Planning
Wright & Alcaniz Area - Garden & Alcaniz Revitalization		$100,000.00	$100,000.00		$100,000.00	Planning/Design/Construction
S. Alcaniz planning and construction project			*$549,600.00*		$549,600.00	
Alcaniz crosswalk project			*$95,000.00*		$95,000.00	
Hollice T. Williams Park						
*Oral History Study**				$9,800.00	$9,800.00	Planning
Bruce Beach Phase III		$0.00		$400,000.00	$400,000.00	Planning/Design
Public Restrooms		$500,000.00	$500,000.00		$500,000.00	Planning/Design/Construction
Garden Street Improvements		$1,523,100.00	$1,523,100.00		$1,523,100.00	Planning/Design/Construction
A Street Improvements**		$114,106.00	$114,106.00		$114,106.00	Planning/Design
Bayfront Parkway Trail Improvements		$10,000.00	$10,000.00		$10,000.00	Construction

Affordable Housing Infill Development						
925 E Jackson Street Redevelopment	*$240,000.00*		$240,000.00		$240,000.00	Construction
Land Acquisition (DIG Grant)	*$182,460.00*		$182,460.00		$182,460.00	Acquisition (Grant Matching Funds)
Unspecified		$177,540.00	$177,540.00		$177,540.00	Planning/Design/Construction
Property Management/Landscape & Site Maintenance		$123,000.00	$123,000.00		$123,000.00	Implementation
Community Maritime Park Improvements (Blue Wahoos Stadium)	$286,400.00		$286,400.00		$286,400.00	Construction
Bruce Beach Phase II	$69,181.00		$69,181.00		$69,181.00	Construction (Proj Close Out)
Community Policing				$352,100.00	$352,100.00	Implementation
Small-Scale Affordable Housing Rental Program		$900,000.00	$900,000.00	$300,000.00	$1,200,000.00	Implementation
Affordable Housing Predevelopment Program		$209,448.00	$209,448.00		$209,448.00	Implementation
Plan Update		$23,655.00	$23,665.00		$23,665.00	Implementation
Residential Property Improvement Program	-			$450,000.00	$450,000.00	Implementation
Resiliency Program		$100,000.00	$100,000.00	$45,000.00	$145,000.00	Implementation
Commercial Property Improvement Program (CPIP)		$482,500.00	$482,500.00	$300,000.00	$782,500.00	Implementation
Strategic Development Support Incentives - Mixed Use Grocery Development Streetscape		$1,349,600.00				Construction
				$78,200.00		Planning/Design/Construction
Parks and Public Spaces					$78,200.00	
Debt Service	$1,989,182.00		$1,989,182.00	$5,282,900.00	$7,272,082.00	
GRAND TOTAL	***$2,767,223.00***	**$5,512,949.00**	**$16,807,073.00**	**$8,445,587.00**	**$25,252,660.00**	

*Project shared with Eastside district. ES allocation - $22,900.

**Project shared with Westide district (50/50 split)

City of Pensacola

222 West Main Street
Pensacola, FL 32502

Memorandum

File #: 26-609 | City Council | 5/28/2026

LEGISLATIVE ACTION ITEM

SPONSOR: Allison Patton, Council President

SUBJECT:

PROPOSED CODE ENFORCEMENT LIEN REDUCTION POLICY

RECOMMENDATION:

That City Council approve and adopt the attached code enforcement lien reduction policy, to replace the City's existing policy. Further, that City Council authorize the Mayor to take all actions necessary to implement the policy, consistent with the Mayor's Executive Powers as granted in the City Charter.

HEARING REQUIRED: No Hearing Required

SUMMARY:

This action will advance City of Pensacola Strategic Plan Goal #1: Attainable Housing for All Incomes and #4: Resilient Waterfronts & Neighborhoods.

The proposed policy was drafted based on the feedback from Council at its workshop held on March 23, 2026, and is intended to streamline and clarify the City's approach to relief from Code Enforcement Liens. Upon adoption by Council, this policy would replace the existing policy adopted on November 13, 2026.

PRIOR ACTION:

Council voted to approve the City's current lien relief policy on November 13, 2026.

FUNDING:

N/A

FINANCIAL IMPACT:

A portion of the annual budget for Code Enforcement comes from Code Enforcement fine revenue. Adoption of this policy may result in reduced revenue to Code Enforcement. However, the amount and impact of such a reduction is difficult to project as it will be largely dependent on the volume and types of reductions granted.

REVIEWED AS TO FORM BY CITY ATTORNEY'S OFFICE: Yes

5/4/2026

STAFF CONTACT:

David Stafford, City Administrator
Amy Miller, Deputy City Administrator
Ryan Spikes, Code Enforcement Division Manager
Adam Cobb, City Attorney

ATTACHMENTS:

1. Guidelines for Relief from Code Enforcement Liens

PRESENTATION: No

THE CITY OF PENSACOLA
WHERE FLORIDA BEGINS
CODE ENFORCEMENT

City of Pensacola Guidelines for Relief from Code Enforcement Liens

A. Introduction

Where a Code Enforcement compliance order imposing fines has been recorded in the public records constituting a lien against real property and other property of an owner ("Code Enforcement Lien"), the property owner may request lien reduction by submitting an Application for Relief from Code Enforcement Lien ("Application"). The non-refundable Application fee is $150.00 for residential properties, and $1,000.00 for commercial properties. The Application fee includes one property inspection; additional inspections are $50.00 each.

B. Guidelines

The City of Pensacola shall adhere to the following Guidelines when considering Applications:

1. Only Code Enforcement Liens are eligible for relief. Liens for Improvement and Liens for Abatement are not eligible.
2. Abatement of any existing code violations on the subject property shall be a prerequisite for relief from a Code Enforcement Lien.
3. Relief shall not be available to the violator and/or owner named in the Code Enforcement Lien.
4. All of the fees and costs (including administrative fees and recording costs charged by the Clerk of Court), as well as all other monies owed to the City (including but not limited to parking tickets, business tax receipts, delinquent utility bills, etc.), other than the administrative fines accruing on the Code Enforcement Lien, must be paid.
5. In order to allow adequate opportunity to investigate the circumstances underlying the request for relief, the City shall make no determination on the Application until at least fourteen (14) days have elapsed from the time the request for relief is received by the City.
6. The City may reduce the administrative fines accrued in a Code Enforcement Lien after consideration of the following factors:
    i. Whether the person seeking relief paid value for the property.
    ii. Whether payment of the full amount of the Code Enforcement Lien would impose an extreme financial hardship on the person seeking relief.

iii. Whether the property encumbered by the Code Enforcement Lien is located within a Community Redevelopment Area or other area suffering from blight or other distress that discourages development, and the person seeking relief demonstrates a good-faith intent to significantly develop or improve the property.

iv. Whether the person seeking relief promptly abated any violation that existed when they acquired the property.

v. Whether the person seeking relief had actual and/or constructive (record) notice of the lien when they acquired the property.

vi. Whether the person seeking relief has an adequate alternate remedy under the laws governing homestead property or a policy of title insurance.

7. Unless an alternative time period is specified by the City, the terms of relief shall be satisfied and the amount approved by the City to compromise the lien shall be paid within sixty (60) days from the date of City action. This period may be extended at the discretion of the City but shall not exceed twenty-four (24) months. Persons failing to satisfy the terms of the relief and pay the amount of the lien within the time period allowed by the City shall forfeit the relief.

These Guidelines shall not apply to liens that are invalid and unenforceable due to a defect in the code enforcement process described in Chapter 162, Florida Statutes, and Title XIII, Pensacola Code of Ordinances. For avoidance of doubt, it is intended that Sections B1-B4, above, be mandatory (the “Initial Requirements”), and that failure by any applicant to meet the Initial Requirements result in denial of its Application .

C. Process

1. If the lien(s) included in the Application total less than $50,000, then the Mayor or Mayor’s Designee shall make the determination whether (i) the Initial Requirements have been met, and (ii) relief would otherwise be consistent with these Guidelines. If both (i) and (ii) are determined in the affirmative, then the Mayor or Mayor’s Designee may grant relief from some or all of the administrative fines that have accrued on a Code Enforcement Lien without further action of the City Council.

2. If the lien(s) included in the Application total $50,000 or more, and the Mayor or Mayor’s designee determines that the Initial Requirements have been met, then the Application will be placed on an agenda for City Council’s consideration. If Councill determines that relief would be consistent with these Guidelines, then

Council may grant relief from some or all of the administrative fines that have accrued on a Code Enforcement Lien.

3. Miscellaneous.

   i. The City shall always retain the option to deviate from these Guidelines in extreme, unusual, or compelling circumstances.

   ii. If the City, through the appropriate person or body consistent with Section C1 and C2 above, determines that relief **would not be consistent** with these Guidelines, the City may notify the person requesting relief that the relief is denied unless the City determines that the lien is invalid and unenforceable due to a defect in the code enforcement process, or the denial would be unjust.

   iii. In the event of a denial by the Mayor or Mayor's Designee, the person requesting relief may seek a second-tier review before the City Council. Such a request for second-tier review must be submitted in writing within thirty (30) days of the denial.

   iv. Nothing in this policy shall be construed to create an entitlement or limit to relief from Code Enforcement Liens. Notwithstanding the foregoing, when the City is contemplating the purchase of property encumbered by a City Code Enforcement Lien, the Mayor is authorized to negotiate a proposed purchase that includes relief to the seller from some or all administrative fines accrued under the lien, regardless of whether such relief would otherwise be consistent with these Guidelines.

City of Pensacola

222 West Main Street
Pensacola, FL 32502

Memorandum

File #: 26-617 | City Council | 5/28/2026

ORDINANCE

SPONSOR: Jared Moore, Council Member

SUBJECT:

PROPOSED ORDINANCE NO. 6 - 26 - VACATION OF RIGHT OF WAY- 2907 EAST BLOUNT STREET

RECOMMENDATION:

That City Council adopt Proposed Ordinance No. 6-26 on second reading.

AN ORDINANCE CLOSING, ABANDONING AND VACATING AN UNIMPROVED PORTION OF UNIMPROVED ALLEY WAY IN PENSACOLA, ESCAMBIA COUNTY, STATE OF FLORIDA; PROVIDING FOR SEVERABILITY; REPEALING CLAUSE; AND PROVIDING AN EFFECTIVE DATE

HEARING REQUIRED: Public Hearing Required

SUMMARY:

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

A request has been received from Mr. Matthew Montee for the vacation of a partial alleyway directly behind a residential property at 2907 East Blount Street. In 2020, City Council approved vacation of the subject alleyway except for a 10-foot-wide portion directly abutting 2907 East Blount Street. At that time, an owner could not be reached, and the property was determined to be abandoned. The property has since been claimed and purchased by Mr. Montee, who would like to incorporate the segment of alleyway into his property so that he may properly maintain it. Currently, the segment of alleyway is not used for access, and it does not serve neighbors. Since only Mr. Montee abuts the alleyway portion, a petition form signed by neighbors is not required.

All utility providers have provided comments of “no objection” and a utility easement will be retained which is consistent with the remainder alleyway vacated in 2020.

PRIOR ACTION:

May 14, 2026 - City Council voted to approve Proposed Ordinance No. 6-26 on first reading.
April 14, 2026 - Planning Board voted 7-0 to recommend approval of the request.

FUNDING:

N/A

FINANCIAL IMPACT:

None

REVIEWED AS TO FORM BY CITY ATTORNEY'S OFFICE: Yes

4/14/2026

STAFF CONTACT:

David Stafford, City Administrator
Clifford Collins, Associate City Administrator
Sherry Morris, AICP, Development Services Director
Cynthia Cannon, AICP, Planning and Zoning Manager

ATTACHMENTS:

1. Proposed Ordinance No. 6 - 26
2. Business Impact Estimate 6 -26
3. 2907 E. Blount Street Application and Materials
4. Planning Board Minutes April 14 2026

PRESENTATION: No

PROPOSED
ORDINANCE NO. 6-26

ORDINANCE NO. _____

AN ORDINANCE
TO BE ENTITLED:

AN ORDINANCE CLOSING, ABANDONING AND VACATING AN UNIMPROVED PORTION OF UNIMPROVED ALLEY WAY IN PENSACOLA, ESCAMBIA COUNTY, STATE OF FLORIDA; PROVIDING FOR SEVERABILITY; REPEALING CLAUSE; AND PROVIDING AN EFFECTIVE DATE.

WHEREAS, a public hearing was held on May 14, 2026, as to the vacation of an unimproved portion of alley way in Pensacola, Escambia County, Florida; and

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

BE IT ORDAINED BY THE CITY OF PENSACOLA, FLORIDA:

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

> The north 10’ of the alley way lying adjacent and contiguous to Lots 17 to 20 of Block 61, East Pensacola, being a portion of Section 5, Township 2, Range 29 West, Escambia County, Florida, according to a plat recorded in Deed Book 77, Page 520 of the Public Records of said county.

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

SECTION 3. That, notwithstanding the foregoing sections, the City of Pensacola reserves for itself and all existing utility providers, their successors and assigns, a full width easement in the entire portion of the alley way vacated hereby for the purpose of locating and maintaining public utilities and improvements.

SECTION 4. 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 5. All ordinances or parts of ordinances in conflict herewith are hereby repealed to the extent of such conflict.

SECTION 6. This ordinance shall become effective on the expiration of the fifth business day after adoption, unless otherwise provided pursuant to Section 4.03(d) of the City Charter of the City of Pensacola.

Passed: ______________________

Approved: __________________________
President of City Council

Attest:

____
City Clerk

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. 6-26. AN ORDINANCE CLOSING, ABANDONING AND VACATING AN UNIMPROVED ALLEY WAY IN PENSACOLA, ESCAMBIA COUNTY, STATE OF FLORIDA; 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):

That the following described rights-of-way in Pensacola, Escambia County, Florida are hereby closed, discontinued, vacated, and forever abandoned by the City of Pensacola as a public thoroughfare:

> The north 10’ of the alley way lying adjacent and contiguous to Lots 17 to 20 of Block 61, East Pensacola, being a portion of Section 5, Township 2, Range 29 West, Escambia County, Florida, according to a plat recorded in Deed Book 77, Page 520 of the Public Records of said county.

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 ordinance would vacate public rights-of-way and would not have an adverse economic impact on private, for-profit business in the city.

VACATION OF ALLEY OR STREET RIGHT OF WAY

Fee: $2,000.00
Rehearing/Rescheduling Planning Board: $250.00
Rehearing/Rescheduling City Council: $500.00

Applicant Information:

Name: Matt Montee

Address: 52 Port Roval Way Pensacola, Fl 32502

Phone: 850-776-9706 Fax: ____________ Email: Email on file

Property Information:

Owner Name: Matthew Montee & Tracey Lynn Hyman-Montee

Location/Address: 2907 E Blount St Pensacola, Fl 32503

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

Purpose of vacation of city right of way/comments:

This request is for a small, unused remnant of an alley that was previously vacated to all other abutting property owners. The prior owner of this property could not be reached at the time, leaving this isolated segment under City ownership.

The area no longer functions as a public right-of-way, does not serve any neighboring properties, and is not actively maintained. We are making significant improvements to this property and would like to acquire this parcel so it can be properly maintained and incorporated into the site.

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

Signature of Applicant ____________ Date 2/23/26 02-26-2026
(Owner of Property or Official Representative of Owner)

FOR OFFICE USE ONLY

District: 4

Date Received: 3.12.2026 Case Number: ____________

Date Postcards mailed: ____________

Planning Board Date: 4.14.2026 Recommendation: ____________

Council Date: ____________ Council Action: ____________

GoMaps

January 16, 2026

1:2,065
0 0.0075 0.015 0.03 mi
0 0.0125 0.025 0.05 km

WARNING: THIS IS NOT A SURVEY.
This map is prepared for the inventory of real property found within this jurisdiction, and is compiled from recorded deeds, plats, and other public records and data. Users of this map are hereby notified that the aforementioned public primary information sources should be consulted for verification of the information contained on this map. The county and mapping company assume no legal responsibility for the information contained on this map.

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

2026

NORTHWEST FLORIDA LAND SURVEYING, INC.

A PROFESSIONAL SERVICE ORGANIZATION

479 N. Pace Boulevard
Pensacola, FL 32505
(850) 432-1052

PREPARED FOR: OLD SOUTH PROPERTY SOLUTIONS, LLC

REQUESTED BY: DANIEL LEAL-FERNANDEZ

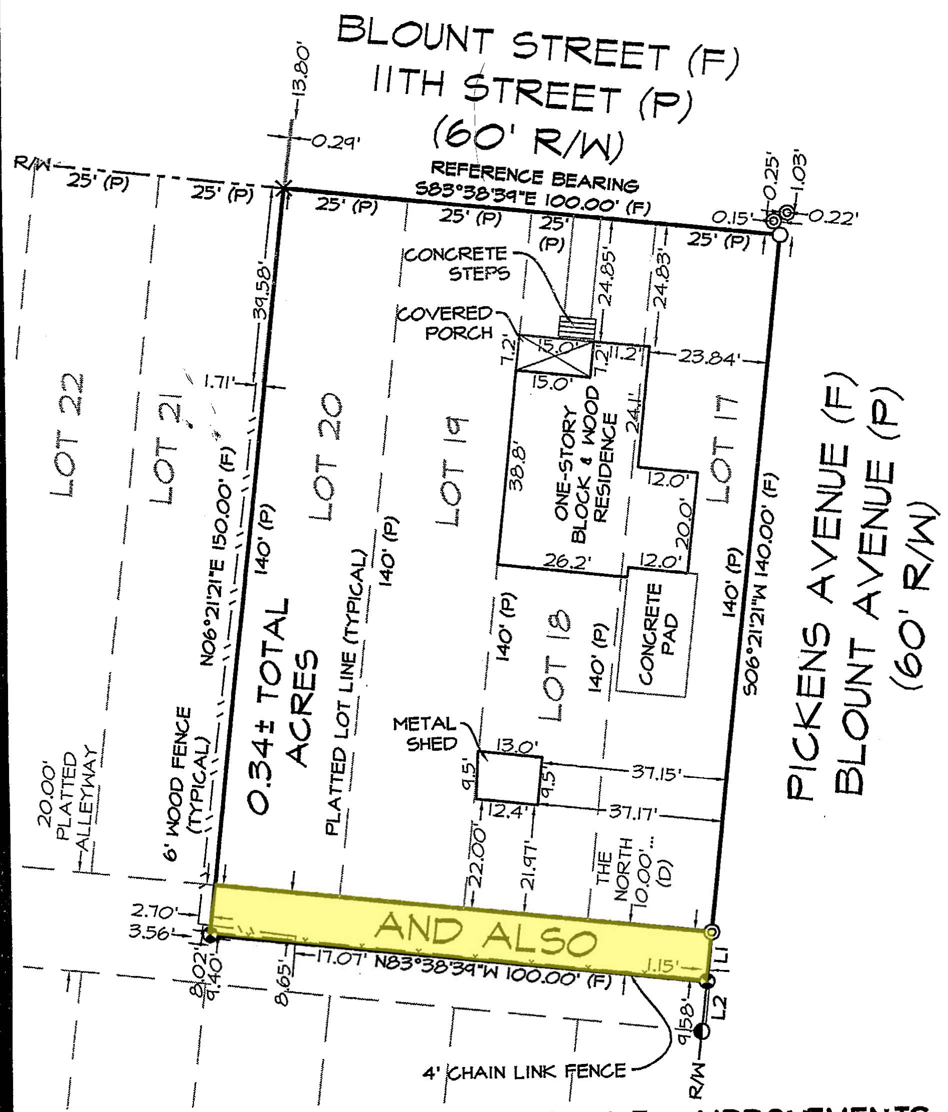
JOB NO.: 10-27886-26

DATE: FEBRUARY 04, 2026

PROPERTY ADDRESS: 2907 E BLOUNT ST.

SCALE: 1" = 30'

LINE TABLE		
LINE	LENGTH	BEARING
L1	10.00	S06°21'21"W
L2	10.00	S06°21'21"W



BOUNDARY SURVEY WITH IMPROVEMENTS

SHEET 1 OF 2

MEASUREMENTS MADE TO UNITED STATES STANDARDS

P.C.: DM DRAFTED: TCB TYPED: TCB CHECKED: JAS

DESCRIPTION: SEE SHEET 2 OF 2

SEC. 5, TWP. 2S, RGE. 29W, ESCAMBIA COUNTY, STATE OF FLORIDA.

RECORDED O.R. BOOK 9419, PAGE 559. *THE ENCROACHMENTS ARE AS SHOWN*

FIELD DATE: 01/16/2026, FIELD BOOK: DM21, PG. 26

NORTHWEST FLORIDA LAND SURVEYING, INC.
FLORIDA CORPORATION NUMBER 7277

02/04/2026

JEFF SIMMONS PROFESSIONAL SURVEYOR AND MAPPER
FLORIDA REGISTRATION NUMBER 7354 STATE OF FLORIDA

REVISIONS:

JEFF SIMMONS
License Number

NOT VALID WITHOUT THE SIGNATURE AND THE ORIGINAL RAISED SEAL OF A FLORIDA LICENSED PROFESSIONAL LAND SURVEYOR

NORTHWEST FLORIDA LAND SURVEYING, INC.

479 N. Pace Boulevard
Pensacola, FL 32505
(850) 432-1052

A PROFESSIONAL SERVICE ORGANIZATION

PREPARED FOR: OLD SOUTH PROPERTY SOLUTIONS, LLC

REQUESTED BY: DANIEL LEAL-FERNANDEZ

JOB NO.: 10-27886-26

DATE: FEBRUARY 04, 2026

PROPERTY ADDRESS: 2907 E BLOUNT ST.

SCALE: 1" = 30'

DESCRIPTION AS FURNISHED (OFFICIAL RECORDS BOOK 9419, PAGE 559):
LOTS 17, 18, 19 AND 20, BLOCK 61, EAST PENSACOLA, BEING A PORTION OF SECTION 5, TOWNSHIP 2 SOUTH, RANGE 29 WEST, ESCAMBIA COUNTY, FLORIDA, ACCORDING TO PLAT RECORDED IN DEED BOOK 77, PAGE 520, OF THE PUBLIC RECORDS OF SAID COUNTY.

AND ALSO
THE NORTH 10 FEET OF THE ALLEYWAY LYING ADJACENT AND CONTIGUOUS TO LOTS 17, 18, 19 AND 20, BLOCK 61, EAST PENSACOLA, BEING A PORTION OF SECTION 5, TOWNSHIP 2 SOUTH, RANGE 29 WEST, ESCAMBIA COUNTY, FLORIDA, ACCORDING TO PLAT RECORDED IN DEED BOOK 77, PAGE 520, OF THE PUBLIC RECORDS OF SAID COUNTY.

GENERAL NOTES:

1. THE BEARINGS AS SHOWN HEREON ARE REFERENCED TO NORTH AMERICAN DATUM 1983, STATE PLANE MAPPING ZONE FLORIDA NORTH 0903, LAMBERT PROJECTION AS ESTABLISHED ALONG THE NORTH LINE OF THE SUBJECT PROPERTY HAVING A BEARING OF SOUTH 83 DEGREES 38 MINUTES 39 SECONDS EAST.

2. THE SURVEY DATUM AS SHOWN HEREON IS REFERENCED TO THE DESCRIPTION AS FURNISHED AND TO EXISTING FIELD MONUMENTATION.

3. NO TITLE SEARCH WAS PROVIDED TO NOR PERFORMED BY NORTHWEST FLORIDA LAND SURVEYING, INC., FOR THE SUBJECT PROPERTY. THERE MAY BE DEEDS OF RECORD, UNRECORDED DEEDS, EASEMENTS, RIGHTS-OF-WAY, STATE AND/OR FEDERAL JURISDICTIONAL AREAS OR OTHER INSTRUMENTS WHICH COULD AFFECT THE SUBJECT PROPERTY.

4. THE PROPERTY AS SHOWN HEREON IS LOCATED IN FLOOD ZONE "X", OUTSIDE 0.2% ANNUAL CHANCE OF FLOOD, AS DETERMINED FROM FEDERAL EMERGENCY MANAGEMENT AGENCY FLOOD INSURANCE RATE MAP OF ESCAMBIA COUNTY, FLORIDA (UNINCORPORATED AREAS), MAP NUMBER 12033C 0441 J, REVISED AUGUST 19, 2025.

5. THIS SURVEY DOES NOT DETERMINE OWNERSHIP.

6. THIS SURVEY MEETS THE STANDARDS OF PRACTICE AS SET FORTH BY THE FLORIDA BOARD OF PROFESSIONAL LAND SURVEYORS IN CHAPTER 5J-17.051 - 5J-17.053 FLORIDA ADMINISTRATIVE CODE, PURSUANT TO SECTION 472.027, FLORIDA STATUTES, TO THE BEST OF MY KNOWLEDGE AND BELIEF.

7. THE MEASUREMENTS AS SHOWN HEREON WERE MADE TO UNITED STATES STANDARDS.

8. THE MEASUREMENTS OF THE BUILDINGS AND/OR FOUNDATIONS SHOWN HEREON DO NOT INCLUDE CONCRETE FOOTERS OR EAVE OVERHANGS.

9. FENCE LOCATIONS SHOWN HEREON MAY BE EXAGGERATED AND NOT TO SCALE FOR CLARITY PURPOSES

10. FEDERAL AND STATE COPYRIGHT ACTS PROTECT THIS MAP FROM UNAUTHORIZED USE. THIS MAP IS NOT TO BE COPIED OR REPRODUCED IN WHOLE OR PART AND IS NOT TO BE USED FOR THE BENEFIT OF ANY OTHER PERSON, COMPANY OR FIRM, WITHOUT PRIOR WRITTEN CONSENT OF THE COPYRIGHT OWNER, JEFF A. SIMMONS, AND IS TO BE RETURNED TO OWNER UPON REQUEST.

11. THIS DOCUMENT MUST BE COMPARED TO THE ORIGINAL HARD COPY ISSUED ON THE SURVEY DATE WITH A RAISED SEAL TO INSURE THE ACCURACY OF THE INFORMATION AND TO FURTHER INSURE THAT NO CHANGES, ALTERATIONS OR MODIFICATIONS HAVE BEEN MADE. NO RELIANCE SHOULD BE MADE ON A DOCUMENT TRANSMITTED BY COMPUTER OR OTHER ELECTRONIC MEANS UNLESS FIRST COMPARED TO THE ORIGINAL SIGNED AND SEALED DOCUMENT.

12. THIS SURVEY MAY BE SUBJECT TO ADDITIONAL REQUIREMENTS BY COUNTY, STATE OR OTHER AGENCIES.

13. ENCROACHMENTS ARE AS SHOWN.

14. THE PURPOSE OF THIS SURVEY IS TO RETRACE AND MONUMENT THE DEED OF RECORD ON THE GROUND AS WELL AS LOCATE ON SITE IMPROVEMENTS, EVIDENCE OF POSSESSION, AND ENCROACHMENTS TO BE SHOWN ON THE SURVEY TO SCALE AND THEIR RELATIONSHIP TO THE BOUNDARY.

DENOTES:

- ⊗ ~ 1/2" CAPPED IRON ROD, NUMBERED 7277 (PLACED)
- ◐ ~ 1/2" CAPPED IRON ROD, NUMBERED 4082 (FOUND)
- X ~ "X" SCRIBED IN CONCRETE WALL (FOUND)
- ○ ~ 1/2" IRON ROD, UNNUMBERED (FOUND)
- ◎ ~ 1" IRON PIPE, UNNUMBERED (FOUND)
- (D) ~ DEED INFORMATION
- (P) ~ PLATTED INFORMATION
- (F) ~ FIELD INFORMATION
- R/W ~ RIGHT OF WAY
- SEC. ~ SECTION
- TWP. ~ TOWNSHIP
- RGE. ~ RANGE
- O.R. ~ OFFICIAL RECORD
- PG. ~ PAGE

BOUNDARY SURVEY WITH IMPROVEMENTS

SHEET 2 OF 2 *MEASUREMENTS MADE TO UNITED STATES STANDARDS* P.C.: DM DRAFTED: TCB TYPED: TCB CHECKED: JAS

DESCRIPTION: SEE ABOVE

SEC. 5, TWP. 2S, RGE. 29W, ESCAMBIA COUNTY, STATE OF FLORIDA.
RECORDED O.R. BOOK 9419, PAGE 559. *THE ENCROACHMENTS ARE AS SHOWN*
FIELD DATE: 01/16/2026, FIELD BOOK: DM21, PG. 26

NORTHWEST FLORIDA LAND SURVEYING, INC.
FLORIDA CORPORATION NUMBER 7277

02/04/2026

JEFF SIMMONS PROFESSIONAL SURVEYOR AND MAPPER
FLORIDA REGISTRATION NUMBER 7354 STATE OF FLORIDA

REVISIONS:

NOT VALID WITHOUT THE SIGNATURE AND THE ORIGINAL RAISED SEAL OF A FLORIDA LICENSED PROFESSIONAL LAND SURVEYOR

Legal Description

The north 10' of the of alleyway lying adjacent and contiguous to Lots 17 TO 20 of BLOCK 61, EAST PENSACOLA, being a portion of Section 5, Township 2, Range 29 West, Escambia County, Florida, according to a plat recorded in Deed Book 77, Page 520 of the Public Records of said county.

Recorded in Public Records 2/19/2026 10:52 AM OR Book 9448 Page 715, Instrument #2026012694, Pam Childers Clerk of the Circuit Court Escambia County, FL Recording $18.50 Deed Stamps $3,150.00

Prepared by and return to:
Kerry Anne Schultz
Pure Title, LLC
2777 Gulf Breeze Parkway
Gulf Breeze, FL 32563
(850) 696-1331
File Number: PT-26-00060.RC

[Space Above This Line For Recording Data]

Warranty Deed

This Warranty Deed made this 13th **day of February, 2026,** between **Old South Property Solutions, L.L.C., a Florida Limited Liability Company** whose post office address is **2211 North Pace Boulevard, Pensacola, FL 32505,** grantor, and **Tracey Lynn Hyman-Montee and Matthew M. Montee, wife and husband** whose post office address is **52 Port Royal Way, Pensacola, FL 32502,** grantee:

(Whenever used herein the terms "grantor" and "grantee" include all the parties to this instrument and the heirs, legal representatives, and assigns of individuals, and the successors and assigns of corporations, trusts and trustees)

Witnesseth, that said grantor, for and in consideration of the sum of TEN AND NO/100 DOLLARS ($10.00) and other good and valuable considerations to said grantor in hand paid by said grantee, the receipt whereof is hereby acknowledged, has granted, bargained, and sold to the said grantee, and grantee's heirs and assigns forever, the following described land, situate, lying and being in **Escambia County, Florida** to-wit:

Lots 17, 18, 19 and 20, Block 61, East Pensacola, being a portion of Section 5, Township 2 South, Range 29 West, Escambia County, Florida, according to the map or plat thereof as recorded in Deed Book 77, Page 520, Public Records of Escambia County, Florida.

Subject to reservations, restrictions and easements of record which are not hereby reimposed, and any zoning ordinances.

Together with all the tenements, hereditaments and appurtenances thereto belonging or in anywise appertaining.

To Have and to Hold, the same in fee simple forever.

And the grantor hereby covenants with said grantee that the grantor is lawfully seized of said land in fee simple; that the grantor has good right and lawful authority to sell and convey said land; that the grantor hereby fully warrants the title to said land and will defend the same against the lawful claims of all persons whomsoever; and that said land is free of all encumbrances, except taxes accruing subsequent to .

In Witness Whereof, grantor has hereunto set grantor's hand and seal the day and year first above written.

Signed, sealed and delivered in our presence:

Witness
Printed Name: Colleen M. Vert
P.O. Address: 220 W Garden St #150
Pensacola FL 32502

Witness
Printed Name: C. Denise Minton
P.O. Address: 220 W Garden St #150
Pensacola FL 32502

Old South Property Solutions, L.L.C.

_______________________(Seal)
Timothy Brown, Manager

State of Florida
County of Escambia

The foregoing instrument was acknowledged before me by means of [X] physical presence or [_] online notarization, this 13th day of February,2026, by **Timothy Brown, Manager Old South Property Solutions, L.L.C. a Florida Limited Liability Company** and who [X] are personally known or [_] have produced drivers' licenses as identification.

[Seal]

COLLEEN M VERT
Notary Public - State of Florida
Commission # HH 304449
My Comm. Expires Dec 18, 2026
Bonded through National Notary Assn.

Notary Public
Print Name: ______________________
My Commission Expires: ______________________

Warranty Deed - Page 2

Pam Childers
CLERK OF THE CIRCUIT COURT
ESCAMBIA COUNTY FLORIDA
INST# 2020077854 9/23/2020 1:46 PM
OFF REC BK: 8371 PG: 214 Doc Type: ODN
Recording $18.50

PROPOSED
ORDINANCE NO. 31-20

ORDINANCE NO. 24-20

AN ORDINANCE
TO BE ENTITLED:

AN ORDINANCE CLOSING, ABANDONING AND VACATING A PORTION OF THE ALLEWAY LOCATED IN BLOCK 61, EAST PENSACOLA; IN PENSACOLA, ESCAMBIA COUNTY, STATE OF FLORIDA; PROVIDING FOR SEVERABILITY; REPEALING CLAUSE; AND PROVIDING AN EFFECTIVE DATE.

WHEREAS, a public hearing was held on July 16, 2020, as to the vacation of a portion of the alleyway located in Block 61, East Pensacola; Pensacola, Escambia County, Florida; and

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

BE IT ORDAINED BY THE CITY OF PENSACOLA, FLORIDA:

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

A portion of that certain twenty (20) foot alley bound on the west by Perry Avenue and on the east by Pickens Avenue, less and except that portion of alley immediately abutting LOTS 17 TO 20 of BLOCK 61, EAST PENSACOLA, a subdivision of a portion of Section 5, Township 2 South, Range 29 West, lying and being in Escambia County, Florida, as shown according to the revised map of East Pensacola drawn by J.E. Kauser in January 1893, and recorded in Deed Book 77, Page(s) 520 of the Public Records of Escambia County, Florida.

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

SECTION 3. That, notwithstanding the foregoing sections, the City of Pensacola reserves for itself and all existing utility providers, their successors and assigns, a full width easement in the entire portion the right of way vacated hereby for the purpose of locating and maintaining public utilities and improvements.

SECTION 4. 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 5. All ordinances or parts of ordinances in conflict herewith are hereby repealed to the extent of such conflict.

SECTION 6. This ordinance shall become effective on the fifth business day after adoption, unless otherwise provided pursuant to Section 4.03(d) of the City Charter of the City of Pensacola.

Passed: August 13, 2020

Approved: Jewel Cannada-Wynn
President of City Council

Attest:

Ericka L. Burnett
City Clerk

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PENSACOLA
FLORIDA'S FIRST & FUTURE

MINUTES OF THE PLANNING BOARD
June 9, 2020

MEMBERS PRESENT:	Chairperson Paul Ritz, Board Member Grundhoefer, Board Member Murphy, Board Member Wiggins
MEMBERS VIRTUAL:	Vice Chairperson Larson
MEMBERS ABSENT:	Board Member Powell, Board Member Sampson
STAFF PRESENT:	Assistant Planning Director Cannon, Senior Planner Statler, Assistant City Attorney Lindsay, Historic Preservation Planner Harding
OTHERS VIRTUAL:	Christy Cabassa, Scott Sallis, Cynthia Bradford, Ryan Norenberg

AGENDA:

- Quorum/Call to Order
- Approval of Meeting Minutes from May 12, 2020.
- **New Business:**
    1. **57 S. 9th Avenue - Gateway Review District - New Two Story Townhouse**
    2. **29 N. 9th Avenue – Gateway Review District – New Three Story Mixed-Use Building**
    3. **Request for Vacation of Right-of-Way – 2900 E. Lee Street between Perry Avenue and Pickens Avenue**
    4. **Request for License to Use Right-of-Way – 2110 E. Lakeview Avenue**
- Open Forum
- Discussion on the Proposed Amendment to the Tree Ordinance
- Adjournment

Call to Order / Quorum Present

Chairperson Ritz called the meeting to order at 2:00 pm with a quorum present and explained the procedures of the virtual Board meeting.

Approval of Meeting Minutes

Board Member Wiggins made a motion to approve the May 12, 2020 minutes, seconded by Board Member Grundhoefer, and it carried unanimously.

New Business

57 S. 9TH AVENUE - GATEWAY REVIEW DISTRICT - NEW TWO STORY TOWNHOUSE

Assistant Planning Director Cannon stated this item was in the GRD-1 which was in the Aragon redevelopment area. Ms. Cabassa presented to the Board and stated this was a single family residence attached to the Aragon Winebar, and they had received preliminary Aragon approval. There would be an out building for a garage connected with a breezeway and courtyard. All setbacks and heights had met the Aragon requirements. Chairperson Ritz advised this would be a great addition to that area. Board Member Grundhoefer indicated he had talked with the Aragon Review Committee Chairperson who said it had passed the Aragon requirements. Board Member Wiggins explained she had no concerns with the products of this designer. **Board Member Wiggins made a motion to approve, seconded by Board Member Grundhoefer, and it carried unanimously.**

29 N. 9TH AVENUE – GATEWAY REVIEW DISTRICT – NEW THREE STORY MIXED-USE BUILDING

Chairperson Ritz was glad to see some infill and stated he would not hesitate to support any project presented by Mr. Sallis. Mr. Sallis presented to the Board and stated the project was submitted to the Aragon Review Committee 27 days ago, and he expected a response within the next few days. He also stated the space was very generic right now and they had no tenant at this time. Chairperson Ritz explained this project would make it a more unified streetscape. Mr. Sallis confirmed if the rooftop was eliminated, it would return for an abbreviated review and Aragon approval would still apply. **Board Member Wiggins made a motion to approve, seconded by Board Member Grundhoefer, and it carried unanimously.**

REQUEST FOR VACATION OF RIGHT-OF-WAY – 2900 E. LEE STREET BETWEEN PERRY AVENUE AND PICKENS AVENUE

Chairperson Ritz pointed out the alleyway was not effective for vehicles, but the request here would give the property owners what would have been the property of the citizens of Pensacola. He suggested the right-of-way was probably not being used as intended and did not see any negative issues. It was pointed out that one property owner (2907 E. Blount) had not signed the petition to vacate; the property had been verified as vacant. Ms. Bradford addressed the Board and stated a chain link fence runs the entire length, and looked like it had not been traversed in 50 years. The owner of 2907 E. Blount could not be located, and ECUA had verified that home was abandoned. Chairperson Ritz explained the property owners of record had participated in this request. Staff indicated neighbors within 300' had been notified of this request. Chairperson Ritz advised if approved, this request would proceed to the Council for two readings prior to final approval.

Mr. DiBella advised the alleyway was the only way to access his property. Assistant City Attorney Lindsay advised Mr. DiBella's wife's name was on this deed, and there was access from the street with no requirement for the property to be accessed from the alley.

Mr. DiBella was a building contractor who needed access to the rear of the property. However, Chairperson Ritz advised Ms. DiBella had signed the petition to be a part of the vacation. He asked if Mr. DiBella was occupying any portion of the right-of-way, and Mr. DiBella stated he was not, but the fence was on their property line. Board Member Wiggins asked why his wife signed the petition, and Mr. DiBella stated she did not want to offend Ms. Bradford, but they had not talked together about it. It was determined Ms. DiBella's signature was received within the last few days. Board Member Murphy asked if the entire yard was fenced, was there a gate, and Mr. DiBella advised there was one which was overgrown in bushes. The property had been cleared, and the terrain was left unstable and impassable. Assistant City Attorney Lindsay clarified that Ms. DiBella owns the land, they live separately and homestead their separate residences. Chairperson Ritz explained if this matter proceeded to Council, Mr. and Mrs. DiBella could speak to Council on their concerns. **Board Member Wiggins made a motion to approve the vacation, seconded by Board Member Murphy, and it carried unanimously.**

REQUEST FOR LICENSE TO USE RIGHT-OF-WAY – 2110 E. LAKEVIEW AVENUE
For clarification, Assistant Planning Director Cannon explained the difference between a right-of-way and an LTU.
Ryan Norenberg has requested to install a 4' black aluminum fence across the front of his home, located no closer than 10' across the edge of Lakeview Avenue. Chairperson Ritz indicated there were lots of places along Lakeview without sidewalks; the City is adding sidewalks as they go along, but with LTU's and fences, the City would not be able to complete the sidewalks easily. He would like to see LTUs for general public use and not necessarily to close off spaces.
Board Member Murphy agreed that the City was trying to make neighborhoods more walkable, and this would reduce the ability to construct sidewalks especially in this area, and she felt it was important to keep this open. Board Member Grundhoefer agreed this was such a thoroughfare, it would be the next logical street for sidewalks, and a fence should be placed on their private property.
Mr. Norenberg addressed the Board and in looking at the aerial view, noted how close his house was to the front of the property. He was asking to enclose as much as possible to protect his children and the dog. Since there was slim to no chance for traffic calming, this seemed the best idea. Chairperson Ritz advised his house was 15' from the edge of the public sidewalk and could not support the request for an LTU. Board Member Wiggins advised the applicant that proceeding with a right-of-way vacation would substantially increase the property taxes, but she could not support the LTU. Board Member Murphy mentioned another reason for concern was the addition of a metal fence might be a potential sight safety issue with drivers attempting to turn right from Magnolia onto Lakeview.
Board Member Grundhoefer made a motion to deny, seconded by Board Member Murphy. Chairperson Ritz confirmed this item would proceed to Council as a recommendation. **The motion then carried unanimously.**

<u>Open Forum</u> – None

Discussion on the Proposed Amendment to the Tree Ordinance
Chairperson Ritz advised 2019 House Bill 1159 was circulated, and he read it as a lay person. Board Member Wiggins wanted to make sure anything the Board did fell within

the State law.
Ms. Murphy addressed the Board and stated she attended a private workshop with Lyssa Hall from Arizona, and the University of Florida professors will probably come in August for workshops; Lyssa Hall would participate virtually. She has asked key people for locations to allow workshops to be centrally located for public input. Chairperson Ritz had attended the virtual meeting; his takeaway was the botanical names for plantings, and the species list was not as accurate as it could be. He emphasized the City has a current tree ordinance, and the State has rulings and laws as well. Board Member Murphy hoped to have specific dates before the next Board meeting which would be forwarded to the Board members.

Adjournment – With no further business, Chairperson Ritz thanked the Board for its patience with the change in methods of physical and virtual participation and adjourned the meeting at 3:06 pm.

Respectfully Submitted,

Cynthia R. Cannon

Cynthia Cannon, AICP
Assistant Planning Director
Secretary to the Board

Department:	**Comments:**
Planning	No comments or concerns.
FIRE	No comment from fire.
PW/E	No comments.
Surveyor	No comments.
Inspection Svcs	No comments.
Pensacola Energy	No comments.
ECUA	No objection to the vacation request. I agree with the utility easement to be retained for consistency.
FPL	No comments.
ATT	AT&T has no issue with this request.
FDOT	No comments.
CRA	No comments.
Parking	No comments.
Airport	No comments.
Arborist	No comments.
Floodplain	This property is in an x flood zone, so no comments from me.
Traffic Operations	No comments.

Sec. 12-11-4. Vacation of streets, alleys.

This section is established to provide for the vacation of streets, alleys or other public rights-of-way by official action of the city council.

(1) *Application.* An application for vacation of streets, alleys or other public right-of-way shall be filed with the planning services department and shall include the reason for vacation and a legal description of the property to be vacated. Application for an alley vacation shall be in petition form signed by all property owners abutting the portion of the alley to be vacated. If all property owners do not sign the petition requesting such alley vacation, city staff shall determine the portion of the alley to be vacated.

a. An application for vacation of streets, alleys or other public right-of-way must be submitted to the planning services department at least 30 days prior to the regularly scheduled meeting of the planning board.

b. The application shall be scheduled for hearing only upon determination that the application complies with all applicable submission requirements.

c. No application shall be considered complete until all of the following have been submitted:

1. The application shall be submitted on a form provided by the board secretary.

2. Each application shall be accompanied by the following information and such other information as may be reasonably requested to support the application:

i. Accurate site plan drawn to scale;

ii. A legal description of the property proposed to be vacated;

iii. Proof of ownership of the adjacent property, including a copy of the deed and a title opinion, title insurance policy, or other form of proof acceptable to the city attorney;

iv. Reason for vacation request;

v. Petition form signed by all property owners abutting the portion of the right-of-way or alley to be vacated.

3. The applicant shall be required to pay an application fee according to the current schedule of fees established by the city council for the particular category of application. This fee shall be nonrefundable irrespective of the final disposition of the application.

4. Any party may appear in person, by agent, or by attorney.

5. Any application may be withdrawn prior to action of the planning board or city council at the discretion of the applicant initiating the request upon written notice to the board secretary.

(2) *Planning board review and recommendation.* The request to vacate will be distributed to the appropriate city departments and public agencies for review and comment. Said departments shall submit written recommendations of approval, disapproval or suggested revisions, and reasons therefor, to the city planning services department. The planning board shall review the vacation request and make a recommendation to the city council at a regularly scheduled planning board meeting. When a request for vacation of a right-of-way adjacent to a street or alley is made, the vacation shall be limited to a minimum of no less than ten feet from the existing back-of-curb. Any existing sidewalk on a right-of-way must be maintained or rebuilt by an owner granted such a vacation in order to preserve ADA accessibility to the public.

a. Public notice for vacation of streets, alleys.

1. A sign shall be prominently posted on the property to which the application pertains at least seven days prior to the scheduled board meeting.

2. The city shall notify property owners within a 300-foot radius, as identified by the current county tax roll maps, of the property proposed for vacation with a public notice by post card at least five days prior to the board meeting. The public notice shall state the date, time and place of the board meeting.

(3) *City council review and action.* The planning board recommendation shall be forwarded to the city council for review and action.

a. *Notice and hearing.* The city council shall set a date for a public hearing to be conducted during a regularly scheduled city council meeting. Planning staff shall post a sign specifying the date and time of the public hearing at least seven days prior to the hearing. A public notice shall be published in a local newspaper of general distribution stating the time, place and purpose of the hearing at least ten days prior to the public hearing. The city shall notify property owners by certified mail, as identified by the current county tax roll, at least 15 days prior to the city council public hearing.

1. In case of an alley vacation request all adjacent owners shall be notified.

2. In the case of a street vacation request, all property owners within 300 feet of the request shall be notified.

b. *Action.* The city council shall approve, approve with modifications, or deny the vacation request at the council public hearing. If the request is approved by the council, an ordinance will be drawn and read two times following the public hearing, at which time the vacation becomes effective. When a request for vacation of a right-of-way adjacent to a street or alley is made, the vacation shall be limited to a minimum of no less than ten feet from the existing back-of-curb. Any existing sidewalk on a right-of-way must be maintained or rebuilt by an owner granted such a vacation in order to preserve ADA accessibility to the public.

(4) *Easements retained.* If the city council determines that any portion of a public street or right-of-way is used or in the reasonably foreseeable future will be needed for public utilities, the street may be vacated only upon the condition that appropriate easements be reserved for such public utilities.

(5) *Zoning of vacated property.* Whenever any street, alley or other public right-of-way is vacated, the district use and area regulations governing the property abutting upon each side of such street, alley or public right-of-way shall be automatically extended to the center of such vacation and all area included within the vacation shall thereafter be subject to all appropriate regulations of the extended use districts.

(6) *Ownership of property.* Whenever any street, alley or public right-of-way is vacated, ownership of said property conferred by such action shall extend from the right-of-way line to the center of said property, unless otherwise specified.

(Code 1986, § 12-12-4; Ord. No. 6-93, § 26, 3-25-1993; Ord. No. 44-94, § 7, 10-13-1994; Ord. No. 15-00, § 8, 3-23-2000; Ord. No. 12-09, § 3, 4-9-2009; Ord. No. 01-19, § 1, 2-14-2019; Ord. No. 23-20, 7-16-20)

MINUTES OF THE PLANNING BOARD
April 14, 2026

MEMBERS PRESENT: Chairperson Ritz, Vice Chairperson Larson, Board Member Finn, Board Member Grundhoefer, Board Member Villegas, Board Member Powell, Board Member Yee

MEMBERS ABSENT: None

STAFF PRESENT: Planning & Zoning Manager Cannon, Assistant Planning & Zoning Manager Harding, Development Services Coordinator Statler, Development Services Director Morris

STAFF VIRTUAL: Assistant City Attorney Goldsmith

OTHERS PRESENT: Toan Tran, Zac Gibbs, Nannette Chandler, Paul Tamburro, TJ Henriques, Charles Green

AGENDA:

- Quorum/Call to Order
- Approval of Meeting Minutes from January 13, 2026
  New Business:
- Request for Vacation of Alleyway – 2907 E. Blount Street
- Final Aesthetic Review – 50 S. 9th Avenue – Gateway Redevelopment District
- Open Forum
- Discussion
- Adjournment

Call to Order / Quorum Present
Chairperson Ritz called the meeting to order at 2:00pm 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 March 10, 2026, minutes, seconded by Vice Chairperson Larson, and it carried 7:0.**

New Business –

Request for Vacation of Alleyway – 2907 E. Blount Street

A request has been received from Mr. Matthew Montee for the vacation of a partial alleyway directly behind a residential property at 2907 E. Blount Street. In 2020, City Council approved vacation of the subject alleyway except for a 10-foot-wide portion directly abutting 2907 E. Blount Street. At that time, an owner could not be reached, and the property was determined to be abandoned. The property has since been claimed and purchased by Mr. Montee who would like to incorporate the segment of alleyway into his property so that he may properly maintain it. Currently, the segment of alleyway is not used for access, and it does not serve neighbors. Since only Mr. Montee abuts the alleyway portion, a petition form signed by neighbors is not required.

Mr. Montee presented to the board and staff notified the board that the item had been properly noticed. **Board Member Larson made the motion to approve which was seconded by Board Member Villegas, which carried 7-0.**

50 S. 9th Avenue – Final Aesthetic Review – Gateway Redevelopment District

CBA Architects is requesting final approval for a new multi-family residential development consisting of a seven-story main building with two levels of podium parking, and five levels of residential apartments, totaling 227 units. A separate club building is located to the west of the development which will house amenities for residents. The design centers a resort-style pool within the main building's third floor courtyard, offering views overlooking Admiral Mason Veterans Memorial Park and Pensacola Bay. Architectural features include colorful facades, balconies, deep roof overhangs, and decorative shutters, combining traditional coastal elements with modern design. Conceptual review of this project was approved by the board in December 2025.

Applicants Mr. Tran and Gibbs presented to the board. The board discussed site access, the north and east façade of the main building, property easements, the parking deck, and landscaping.

Mr. Charles Green addressed the board with concerns of traffic and road safety. The board responded that traffic and streets were not subject to review as part of this item, but staff let Mr. Green know that they could connect him with Public Works for further discussion.

Dr. Paul Tamburro addressed the board and shared his concerns that the project did not satisfy the Gateway Redevelopment District code. A copy of Dr. Tamburro's written remarks is provided. Dr. Tamburro wanted good development and supported past versions of the Hawkshaw project. Dr. Tamburro concerns were specific to lot coverage and development guidelines such as site planning, architectural scale, maximum preservation of bay views, and development coordination.

Mr. TJ Henriques addressed the board and thought the 9th Avenue side was attractive, but agreed that the north side of the building was an issue and wanted to see the private street Colfax closed and used as a green space. The north and east side were unattractive, the building's scale was too excessive, and he was concern about the lack of green space.

The board clarified that the height of the proposed was allowable (up to 100'), civil documents as part of the packet and provided by a licensed professional engineer shows 26% pervious area which met code, and that the development guidelines in the Gateway Redevelopment District code were guidelines for the board's consideration of project rather than development requirements.

Mr. Zac Gibbs responded to the board and public speakers. He understood that the north and east side was limited with space, but in comparison to the empty parking lots around the property, they felt like they did their best with the design and all bases were covered and in compliance with the zoning district's requirements.

The board further discussed lot coverage, the north and east facades, maximum preservation of bay views, Colfax Street.

After further discussion and consideration, Board Member Finn made a motion to approve the final aesthetic design contingent on an abbreviated review of the north and east facades. The abbreviated review must provide an improved or altered vision for the north and east facades to incorporate the board's discussion items. Board Member Larson seconded the motion. Chairman Ritz clarified that Board Member Grundhoefer agreed to be the reviewer for the abbreviated review application. **Board Member Yee offered an amendment for treatment to be added to the condensers on the south end of the east façade along with some kind of site control and safety between the amenity building and main structure. The amendment was accepted.** Board Member Grundhoefer made the comment that improvements to the north façade could probably be easily achieved. The east façade was a concern, and he wasn't sure if it would be possible to gain more space, understanding that the loss of units impacts the project. Mr. Grundhoefer though that something dramatic would be needed on the east façade to create enough buffer and softness like the other facades had – sidewalks, landscaping, pedestrian ways, etc. Board Member Yee pointed to a comment made earlier by Borad Member Villegas about the possibility of adding climbing jasmine or a green wall which would go a long way to softening the facades, and that could also go a long way in the public's view, and it wouldn't take up too much space. The applicant offered that it may be an issue with providing enough free area around the parking decks. **The motion carried 6-0.**

Open Forum – Ms. Nannette Chandler spoke on further tree protection and preservation for the Land Development Code updates. The board responded with a further discussion which provided a segway to the discussion.

Discussion

The board continued discussion on the Land Development Code update, including the process for topical discussions after code adoption, hot topics such as lot grading and stormwater requirements, missing middle housing, building height, and parking. It was decided that the topic of multifamily parking would be removed which was the general consensus from the board, and lot width was worked through and did not need to be carried on as a "hot topic". The board did not have strong feelings about language added to the height of clearstory windows in ADUs. Further discussion would be had on how to measure building height. Lot grading, middle missing housing, and building heights (to be worked on by Board Member Yee) were left as main topics for further discussion.

The board decided that they would like to use the May and June meetings for further discussion with a planned vote for recommendation at the July meeting. The board's recommendation would then be carried to the August City Council meeting for an initial vote.

Adjournment – With no further business, the Board adjourned at 4:08 p.m.

Respectfully Submitted,

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