



City of Pensacola

Community Redevelopment Agency

Agenda

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

July 13, 2026, 3:30 PM

Hagler-Mason Conference Room, 2nd Floor

The City of Pensacola Community Redevelopment Agency was created by the City Council and is a dependent special district in accordance with the Florida State Statutes Chapter 189 (Resolution No. 55-80 adopted on September 25, 1980; and amended Resolution No. 22-10 adopted on August 19, 2010.)

Immediately following the City Council Agenda Conference starting at 3:30 P.M.

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

CALL MEETING TO ORDER

BOARD MEMBER DISCLOSURE

CHAIRPERSON'S REPORT

ADMINISTRATOR'S COMMUNICATIONS

1. 26-430 UPDATES

Attachments: None

APPROVAL OF MINUTES

2. 26-793 CRA MEETING MINUTES - 06/15/2026

Attachments: CRA MEETING MINUTES - 06/15/2026

DISCUSSION ITEMS

3. 26-772 DISCUSSION ON WAYSIDE PARK IMPROVEMENT GRANT APPLICATION

Recommendation:

Sponsors: Delarian Wiggins - Chairperson

*Attachments: Draft Wayside Park Preliminary Design Report
2010 Urban Core Plan Wayside Park Rendering*

4. 26-527 REDEVELOPMENT BOARD UPDATES

Recommendation: N/A

Sponsors: Delarian Wiggins - Chairperson

Attachments: *Westside Redevelopment Board , June 16, 2026_Minutes_ Draft*
Urban Core Redevelopment Board, June 23, 2026_Minutes Draft
Bayfront Trail - Conceptual Landscape Design 082025
Look & Feel Boards - 61626 Public Meeting
Bayfront Pkwy Board Presentation 6-23-26

ACTION ITEMS

5. 26-698 WAIVER OF DOCKING FEES FOR PLAZA DE LUNA - TALL SHIP ELISSA WSD3050

Recommendation: That the Community Redevelopment Agency (CRA) approve a fee waiver for docking of the Tall Ship ELISSA at Plaza de Luna for August 6, 2026 to August 10, 2026 in support of the community engagement that will be provided by the ship during its stay.

Sponsors: Delarian Wiggins - Chairperson

Attachments: *CRA Waiver Request Tall Ship ELISSA_August Visit*
Berth Application - Tall Ship ELISSA 08_2026
Cost Estimate - Tall Ship ELISSA 08_2026

6. 26-770 AMENDMENT NO. 2 - 216 N A STREET REDEVELOPMENT COVENANTS

Recommendation: That the Community Redevelopment Agency (CRA) approve Amendment No. 2 to the redevelopment covenants for 216 N A Street as enumerated herein. Further, that the CRA authorize the CRA Chairperson to take the actions necessary to execute and administer this contract consistent with the agreement.

Sponsors: Delarian Wiggins - Chairperson

Attachments: *Location Map - 216 N A St (1)*
Special Warranty Deed - 216 N A St (1)
Amendment No. 1 - 216 N A St
Amendment No. 2 - 216 N A Street

PRESENTATIONS

BOARD MEMBERS COMMENTS

OPEN FORUM

ADJOURNMENT

The City of Pensacola adheres to the Americans with Disabilities Act and will make reasonable accommodations for access to City services, programs and activities. Please call 850-436-5640 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.

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.



City of Pensacola

222 West Main Street
Pensacola, FL 32502

Memorandum

File #: 26-430

Community Redevelopment Agency

7/13/2026

DISCUSSION

SPONSOR: Delarian Wiggins - Chairperson

SUBJECT:

UPDATES

SUMMARY:

Updates to be provided by CRA administration.

PRIOR ACTION:

FUNDING:

Budget: \$ _____

Actual: \$ _____

\$ _____ TOTAL

FINANCIAL IMPACT:

STAFF CONTACT:

ATTACHMENTS:

None

PRESENTATION: No



City of Pensacola

222 West Main Street
Pensacola, FL 32502

Memorandum

File #: 26-793

Community Redevelopment Agency

7/13/2026

ACTION ITEM

SUBJECT:

CRA MEETING MINUTES - 06/15/2026

ATTACHMENTS:

1. CRA MEETING MINUTES - 06/15/2026



City of Pensacola

COMMUNITY REDEVELOPMENT

AGENCY

MINUTES

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

June 15, 2026,

3:30 PM

Hagler-Mason Conference Room,
2nd Floor

CALL MEETING TO ORDER

The Community Redevelopment Agency (CRA) Board Meeting was called to order by Vice-Chairperson Bare at 3:53 pm.

Vice-Chair Bare noted that Item No. 8, CRA Agenda Item No. 26-606, CRA Boundary Expansion Project, had been pulled from the agenda at the request of the sponsor.

Board Members Present: Jennifer Brahier, Allison Patton, Charles Bare, Teniade Broughton, Casey Jones, Jared Moore

Board Members Absent: Delarian Wiggins

Also Absent: Mayor D.C. Reeves

BOARD MEMBER DISCLOSURE

CRA Board Member's Jones and Patton disclosed ownership or control of interest directly or indirectly of property in the Community Redevelopment Area.

CHAIRPERSON'S REPORT

None.

ADMINISTRATOR'S COMMUNICATIONS

1. 26-429 UPDATES

Recommendation:

CRA Administrative Officer Victoria D'Angelo stated there were no updates.

APPROVAL OF MINUTES

2. 26-689 CRA MEETING MINUTES - 05/11/2026

Recommendation:

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

The motion passed by the following vote:

Yes: 6 Jennifer Brahier, Allison Patton, Charles Bare, Teniade Broughton,
 Casey Jones, Jared Moore

No: 0 None

ACTION ITEMS

3. 26-604 APPROVAL TO SOLICIT - DEVELOPMENT FEASIBILITY ADVISORY SERVICES FOR BAPTIST HOSPITAL LEGACY CAMPUS REDEVELOPMENT

Recommendation: That the Community Redevelopment Agency (CRA) authorize staff to solicit for development feasibility advisory services for the redevelopment of the Baptist Hospital Legacy campus and approve the selection committee as enumerated herein.

A motion to approve was made by Board Member Patton and seconded by Board Member Jones.

Victoria D'Angelo, CRA Administrative Officer, gave an overview of the item. Ms. D'Angelo read a letter of support for the item from Chairman Wiggins, who was not in attendance. Cliff Collins, Associate City Administrator, provided details on the

new RFP of development feasibility advisory services for the Baptist Hospital Legacy Campus redevelopment and staff answered questions accordingly.

The motion passed by the following vote:

Yes: 6 Jennifer Brahier, Allison Patton, Charles Bare, Teniade Broughton,
 Casey Jones, Jared Moore
No: 0 None

4. 26-539 CRA COMMERCIAL PROPERTY IMPROVEMENT PROGRAM AWARD-
1625 WEST GARDEN STREET

Recommendation: That the Community Redevelopment Agency (CRA) approve a Commercial Property Improvement Program (CPIP) funding award, in an amount not to exceed \$126,225.00, to David Lawrence Cederquist and Deborah Lyn Cederquist, Trustees of the Cederquist Revocable Trust and owners of the property at 1625 W Garden Street, Pensacola, Florida. Further, that the CRA authorize the CRA Chairperson to take all actions necessary to execute and administer the contract and complete the work, consistent with the CPIP documents.

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

Shirley Baylis, CRA Program Manager, provided a presentation of the item. Ms. Baylis also introduced the owners of the property, David & Deborah Cederquist, who spoke to the item as well. CRA Administrative Officer Victoria D'Angelo provided clarification on the program's requirements, and staff responded to questions accordingly.

The motion failed by the following vote:

Yes: 2 Jennifer Brahier, Teniade Broughton
No: 4 Allison Patton, Charles Bare, Casey Jones, Jared Moore

5. 26-601 216 NORTH A STREET REDEVELOPMENT

Recommendation: That the Community Redevelopment Agency (CRA) provide direction regarding whether to authorize staff to negotiate and return with a proposed second extension to the construction commencement deadline, including authorization for use of the CRA's affordable home plans or, not to authorize an extension, and exercise its repurchase rights under the agreement.

A motion to approve was made by Board Member Patton and seconded by Board Member Jones.

CRA Administrative Officer Victoria D'Angelo gave an overview of the item. The property owners, Andre and Stephanie Tucker spoke to the item as well.

After discussion ensued, Board Member Patton made a substitute motion, seconded by Board Member Brahier, that allows staff to authorize and negotiate a contract for an extension of 1-year with revised terms strengthening the construction commencement milestone and including an automatic reverter provision requiring the property to be conveyed back to the City for the original purchase price if the milestone is not met.

The motion to approve as amended was passed by the following vote:

Yes: 6 Jennifer Brahier, Allison Patton, Charles Bare, Teniade Broughton,
 Casey Jones, Jared Moore
No: 0 None

6. 26-602 CRA FY27 PROPOSED BUDGET WORKSHOP

Recommendation: That the Community Redevelopment Agency (CRA) approve and schedule a budget workshop to discuss and provide feedback on proposed budget allocations and recommendations for fiscal year 2027.

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

CRA Administrative Officer Victoria D'Angelo provided an overview of the item. Staff answered questions accordingly. The Board approved holding a FY27 budget workshop on Thursday, July 23rd, from 9:00 a.m to 12:00 p.m.

The motion passed by the following vote:

Yes: 6 Jennifer Brahier, Allison Patton, Charles Bare, Teniade Broughton,
 Casey Jones, Jared Moore
No: 0 None

DISCUSSION ITEMS

7. 26-526 REDEVELOPMENT BOARD UPDATES

Recommendation: N/A

Anna Kate Baygents, Assistant Economic Development Director, provided a brief overview of the item. Ms. Baygents gave an update on the most recent Eastside Redevelopment Board meeting.

8. 26-606 CRA BOUNDARY EXPANSION PROJECT

Recommendation: That the CRA discuss and provide feedback to staff regarding proposed TIF expansion boundaries and associated district assignments.

This item was pulled by the sponsor.

PRESENTATIONS

None.

BOARD MEMBERS COMMENTS

Board Member Brahier reported on the Florida Redevelopment Association (FRA) CRA training held in Panama City, Florida, and advised that staff would distribute a copy of the training presentation to the Board. She also noted scheduling conflicts with meetings of the Westside Redevelopment Board. Board Member Patton discussed potential options for addressing the conflicts, and staff responded to Board questions. Vice-Chair Bare inquired about the possibility of having an FRA representative attend a future meeting to provide a presentation to the Board.

OPEN FORUM

Public Speaker
Bill Weeks

ADJOURNMENT

5:05 pm.



City of Pensacola

222 West Main Street
Pensacola, FL 32502

Memorandum

File #: 26-772

Community Redevelopment Agency

7/13/2026

DISCUSSION

SPONSOR: Delarian Wiggins - Chairperson

SUBJECT:

DISCUSSION ON WAYSIDE PARK IMPROVEMENT GRANT APPLICATION

SUMMARY:

This action advances implementation of the City of Pensacola Strategic Plan Goal #4, Resilient Waterfronts and Neighborhoods and Goal #6, Public Spaces that Connect Communities. This action advances implementation of the 2025 Urban Core Redevelopment Plan's Open Space and Community Amenities Recommendations for "Wayside Park Improvements."

In the early 2000's, the CRA, in partnership with the Florida Department of Transportation (FDOT), installed improvements to Wayside Park located at the southernmost terminus of 17th Avenue within the Urban Core CRA. In 2010, the Urban Core Redevelopment Plan further conceptualized improvements to Wayside Park as a component of the Pensacola Baywalk Phase III project (most recently known as the Florida Suntrail/Bayfront Trail project). The vision for Wayside Park included improvements to parking, pavilions, hardscape, and landscape. A rendering of the 2010 vision is attached. This project was brought forward in the 2025 Urban Core Redevelopment Plan Update under the Open Space and Community Amenities recommendations.

Over the years, significant impacts to the park have been sustained by both Hurricane Ivan in 2004 and Hurricane Sally in 2020. The most significant impacts in recent years have been damage to the seawall and associated railing. As a result of these damages, the City commissioned a feasibility assessment and preliminary design for installation of a nature-based solution and bulkhead, known as a living shoreline. To install the living shoreline, an opportunity for grant funding has been identified through the RESTORE Act Gulf Coast Resilience Program (GCRP) administered by the Florida Department of Environmental Protection (FDEP). The grant opportunity focuses on resiliency projects that protect natural shorelines, manage coastal and submerged land, and develop tools for planning and evaluation.

It is recommended that the City and CRA jointly proceed with submitting the grant application in support of installation of the living shoreline and other coastal resiliency features. The CRA is asked to discuss and provide feedback on the grant application and the board's interest in the broader park improvement project overall.

PRIOR ACTION:

March 27, 1984 - City Council adopted Resolution No. 15-84 which approved a community redevelopment plan for the Urban Core.

April 6, 1989 - City Council adopted Resolution No. 19-89, which approved a revised community redevelopment plan for the Urban Core, which was subsequently amended.

January 14, 2010 - City Council adopted Resolution No. 02-10, which repealed the community redevelopment plan dating from 1989, as amended, and adopted the Urban Core Community Redevelopment Plan dated 2010.

February 8, 2018 - City Council adopted Resolution No. 18-06, which amended the 2010 plan to add additional priority elements and establish a time certain for completing all redevelopment financed by increment revenues.

February 2025 - Public Works and Engineering secured the services of HDR to produce the attached Preliminary Design Report – Wayside Park Living Shoreline and Seawall plan. This effort identified feasible options for replacement of the Wayside Park Seawall as well as installation of a breakwater and living shoreline to both mitigate against wave action and anticipated sea level rise while also creating habitat for a variety of marine species.

May 5, 2025 - The CRA recommended approval of the 2025 Urban Core Redevelopment Plan Update by City Council.

May 22, 2025 - City Council adopted Resolution No. 2025-29, approving the 2025 Urban Core Redevelopment Plan Update.

FUNDING:

Budget: \$30,000

CRA Fund - Parks and Public Spaces

Actual: \$30,000

Grant Application Preparation

FINANCIAL IMPACT:

Funding is available in the FY2026 budget within the CRA Fund under the Parks and Public Spaces line item.

STAFF CONTACT:

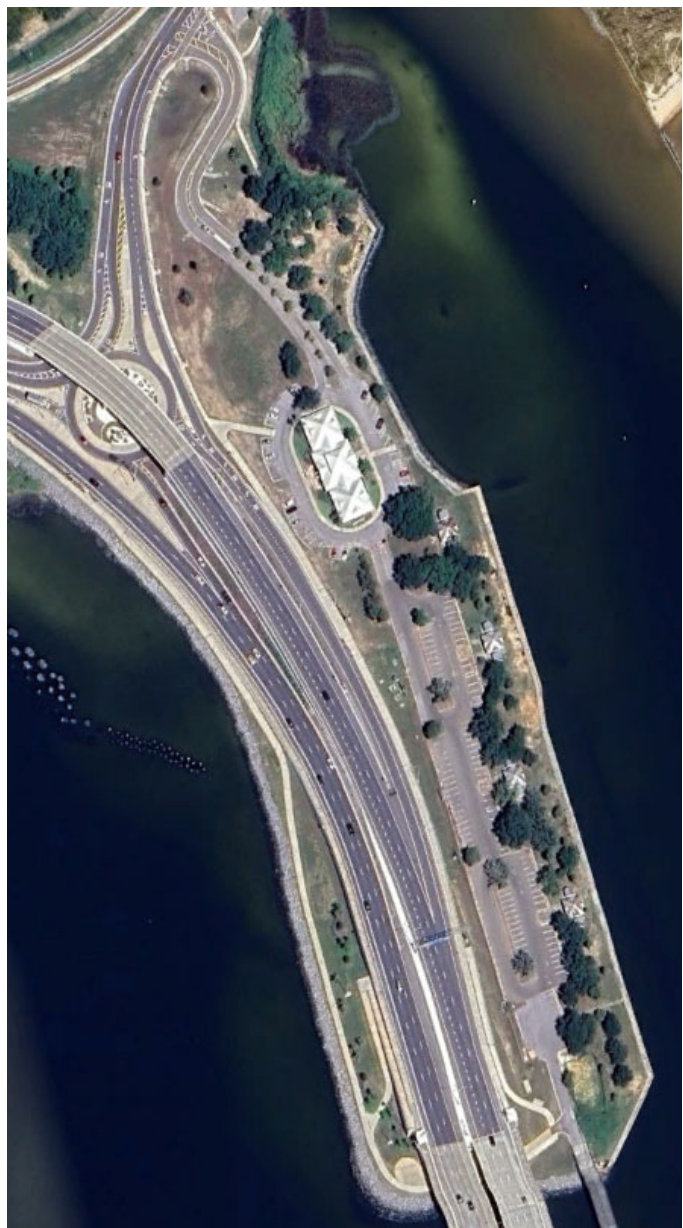
David Stafford, City Administrator
Cliff Collins, Jr., Associate City Administrator
Amy Tootle, PE - Public Works Director

Steve Baham, Economic Development Director
Anna Kate Baygents, Assistant Economic Development Director
Brad Hinote, PE - City Engineer
Victoria D'Angelo, CRA Administrative Officer

ATTACHMENTS:

1. Draft Wayside Park Preliminary Design Report
2. 2010 Urban Core Plan Wayside Park Rendering

PRESENTATION: Yes



Preliminary Design Report – DRAFTv2

Wayside Park Living Shoreline and Seawall

Pensacola, FL
February 10, 2025



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Appendix B Site Photos
Appendix C Seawall Calculation Design Summary
Appendix D Opinion of Probable Project Cost

Acronyms and Abbreviations

ACES	Automated Coastal Engineering Systems
ASCE	American Society of Civil Engineers
ASTM	American Society of Testing and Materials
FEMA	Federal Emergency Management Agency
HDR	HDR Engineering, Inc.
MHW	Mean High Water
MHHW	Mean Higher High Water
MLW	Mean Low Water
MLLW	Mean Lower Low Water
MPH	Miles Per Hour
MSL	Mean Sea Level
MTL	Mean Tide Level
NAVD	North American Vertical Datum of 1988
NMFS	National Marine Fisheries
NOAA	National Oceanic and Atmospheric Administration
USACE	U.S. Army Corps of Engineers
USFWS	U.S. Fish and Wildlife Service
WSEL	Water Surface Elevation

1 Introduction

1.1 Authorization

HDR Engineering, Inc. (HDR) performed this assessment for the City of Pensacola under Task Order Number 11 as part of Contract No. 23-003. The City's points of contact for this project are Brad Hinote P.E., City Engineer and Joel Hollon GPC, Grants Division Manager.

1.2 Project Location

Wayside Park is located on the eastern side of the approach section to the northern limit of the Pensacola Bay Bridge, in Pensacola, Florida (Figure 1). Based on historical aerial photography, the original shoreline structure/bulkhead location along the eastern side of US 98 has not changed since before 1958. After consulting with the City and Florida Department of Transportation (FDOT), HDR was unable to determine if the current bulkhead with concrete sheet piles is the original version of the bulkhead so the age of the current structure could not be confirmed, but could potentially be over 60 years old. The bulkhead location was not established with the original bay bridge completed in 1931 but was existing in the construction plans for the second version of the bay bridge which was completed in 1960 called out as a 6" concrete retaining wall at the current location. The bulkhead was outside the construction limits of the third version of the bridge which was recently completed in 2023. The northernmost portion of the shoreline structure is not sheet pile supported and includes revetment protection at the face of the structure (Figure 2). The northern approximately 500 feet of the shoreline structure/revetment and all sidewalk along the entirety of bulkhead were constructed as an addition to the concrete sheet pile wall and cap system in approximately 1996.

The shoreline structure/bulkhead provides protection to Wayside Park which includes amenities such as parking, pavilions, open park space, mature trees, and access to the Escambia County fishing pier (original bay bridge location) located at the southern shoreline. Visit Pensacola tourist center is located in the park. West of the park is a mechanically stabilized earth (MSE) wall that retains fill and supports US Highway 98 as it transitions off the Pensacola Bay Bridge. The park property was originally constructed and controlled by the Florida Department of Transportation as a scenic pull-off/park adjacent to the original US 98 location. The park property ownership was later transferred to the City of Pensacola around 1976.

1.3 Project Purpose and Background

The City of Pensacola has contracted HDR to develop concepts for bulkhead improvements that incorporate nature-based solutions as part of the shoreline protection design. The assessment of concepts includes development of conceptual opinions of construction cost for the shoreline and bulkhead at Wayside Park. This memo will detail analysis done in support of recommendations for nature-based solution and bulkhead design in the nearshore area of Wayside Park.



Figure 1. Project vicinity



Figure 2. Project site

2 Site Visit

A site visit was conducted by HDR engineers on 8/26/2024 to collect bathymetric data and assess conditions along the project shoreline. Bathymetry data was collected via wading and kayak using a Real Time Kinematic (RTK) GPS survey device (Figure 3). While wading the area HDR engineers noted the bottom material typically consisted of firm sand. In addition, the darker area observed in aerial photographs just to the east of the Wayside Park shoreline was determined to be stone rather than seagrass or other benthic habitat (Figure 4).

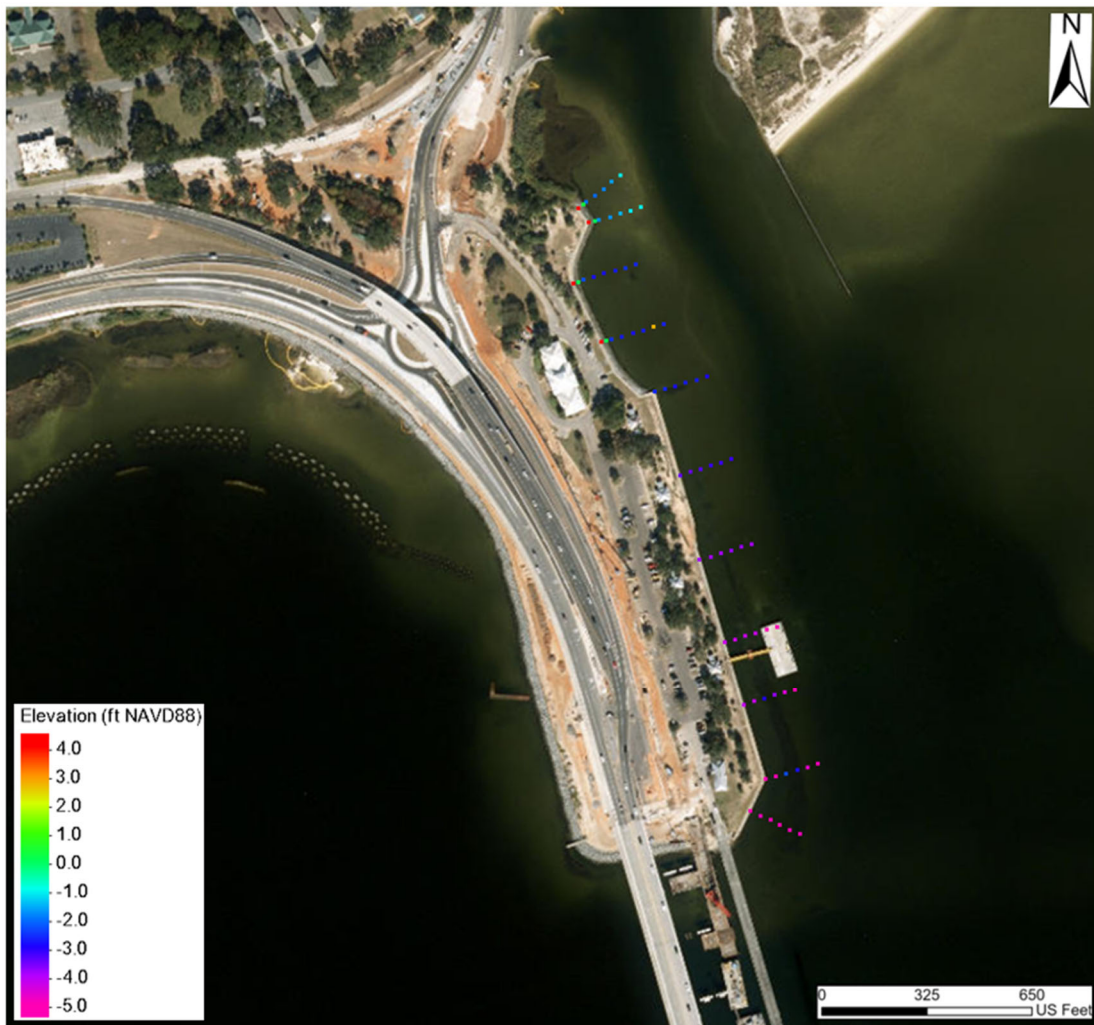


Figure 3. HDR survey transects



Figure 4. Project Site - 2018 Google Earth Image (clearly shows stone limits)

3 Metocean Characterization

3.1 Bathymetry

Bathymetry of Pensacola Bay, Escambia Bay, East Bay, and Blackwater Bay was obtained from the National Geophysical Data Center (NGDC) database as part of NOAA National Ocean Service (NOS) surveys for numerical modeling. The majority of the data was originally collected between 1983 and 1993. While the bathymetric elevations for these datasets were reported relative to MLLW, they were shifted relative to NAVD using the datums at NOAA Station 8729840 at Pensacola, Florida (refer to following section).

3.2 Water Levels and Storm Surge

Pensacola Bay has a diurnal tidal system, which includes two high tides and two low tides per day. Tidal data was acquired from NOAA Station 8729840 (NOAA, 2024) which is located approximately 1.4 miles from the project site (Figure 1). Table 1 shows a comparison between the tidal datums in feet relative to NAVD.

Table 1: Tidal datums from NOAA Station 8729840	
Datum	Elevation (ft, NAVD)
Mean Higher High Water (MHHW)	0.94
Mean High Water (MHW)	0.90
Mean Tide Level (MTL)	0.31
Mean Sea Level (MSL)	0.30
Mean Low Water (MLW)	-0.29
Mean Lower Low Water (MLLW)	-0.32

The historical tide data were also applied to calculate frequency (as a percentage of time) the water level exceeds certain levels. The periods analyzed spanned 1997-2024 for the Pensacola gauge. Table 2 shows the approximate 99%, 50%, 10% and 1% exceedance values for this station. Based on these values, water levels in Pensacola are expected to exceed +1.8 feet NAVD on an annual basis (99%) and +2.5 feet every 5 years (50%). However, a review of tide records from the past 10 years shows water levels above +2.5 feet on an annual basis.

Table 2: Water level frequency of exceedance NOAA Station 8729840	
Frequency of Exceedance	Elevation (ft, NAVD)
99%	+1.8
50%	+2.5
10%	+4.0
1%	+8.7

Water level probabilities for extreme conditions (e.g. hurricanes) were referenced from the 2006 Flood Insurance Study (FIS) for Escambia County (FEMA, 2006). The annual exceedance probability indicates the statistical probability that the water surface elevation (WSEL) will meet or exceed that value at least once during the year. The 1% annual exceedance value (often referred to as the “100year return period” value) provided by NOAA matches well with the 2006 FEMA Flood Insurance Study for the project area that shows a value of +8.0 ft NAVD. The 2006

FIS study for this area only provided the 100-year value, therefore, results from an updated but still preliminary 2023 FIS for the project area (FEMA, 2023) was reviewed and values for the project site (Transect 58 - 59) are provided in Table 3. The annual exceedance probability represents the theoretical chance of the water level being exceeded in any one year. For example, a 10-year flood, which has an elevation of +4.5 feet NAVD, has a 10% chance of being exceeded in any given year. The probability of a 10-year (+4.5 feet) flood being exceeded in a 20-year period is approximately 88%.

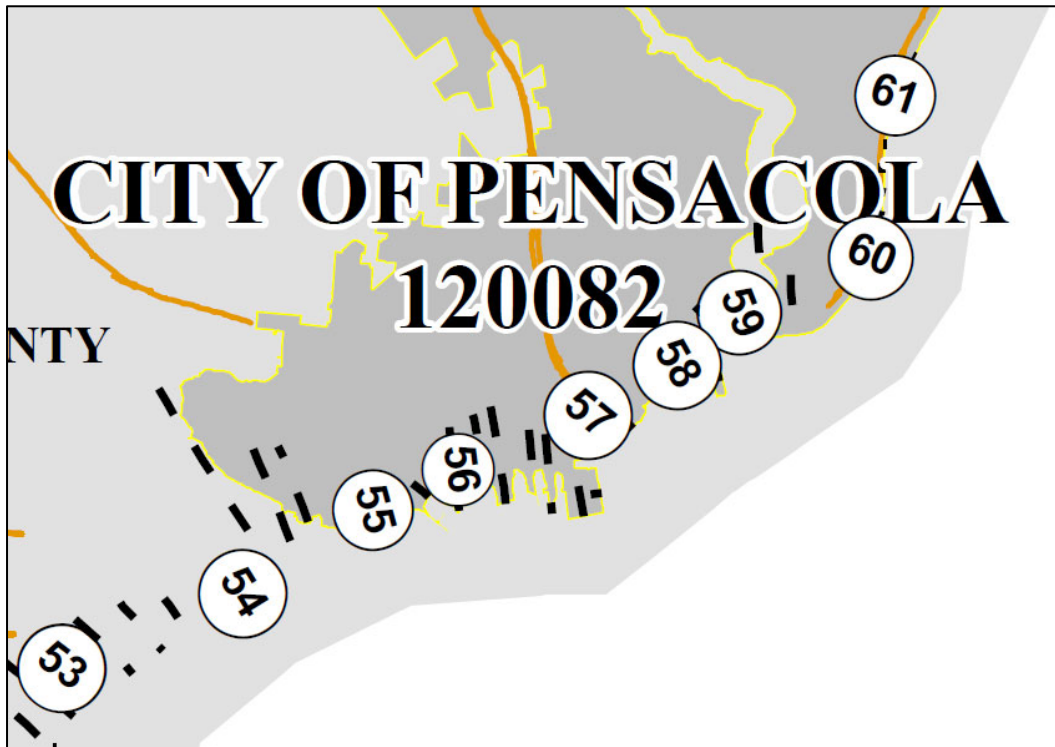


Figure 5. FEMA 2023 Preliminary FIS transect map

Table 3: Extreme Flood Elevations from FEMA.		
Annual Exceedance Probability	Return Period (year)	Flood Elevation (ft, NAVD)
10%	10	+4.50
2%	50	+7.31
1%	100	+8.52
0.2%	500	+11.57

3.3 Wind

Wind data were obtained from the United States Army Corps of Engineers (USACE) Wave Information Studies (WIS) Station 73167 located in the Gulf of Mexico approximately 5 miles off the coast of the Pensacola Channel (Figure 6). Although WIS data are typically sought for wave hindcast data, they are also a source of wind hindcast data compiled from a combination of directly collected data, other wind hindcasts, and adjustments based on satellite data from the National Aeronautics and Space Administration (NASA). As a result, WIS wind data are not actual measurements recorded from a monitoring station. However, the WIS data provide a long-term hindcasted wind record that can be analyzed to understand potential conditions at the project location. Wind data were also obtained from NOAA Station 8729840 (Pensacola), but the wind record was missing several significant periods of the wind record that would have skewed the results of the analysis. Missing time periods include pre-2000, May 2001 to August 2001, September 2004 to November 2005, and February 2006 to September 2006.

As seen in the wind rose in Figure 7, the prevailing winds are from the east including northeast and southwest. Due to the geometry of the Pensacola Bay system, a long eastern fetch approaches the project site, meaning that the prevailing winds have significant time and distance to act on the water surface generating waves approaching Wayside Park.



Figure 6. NOAA and WIS Station locations

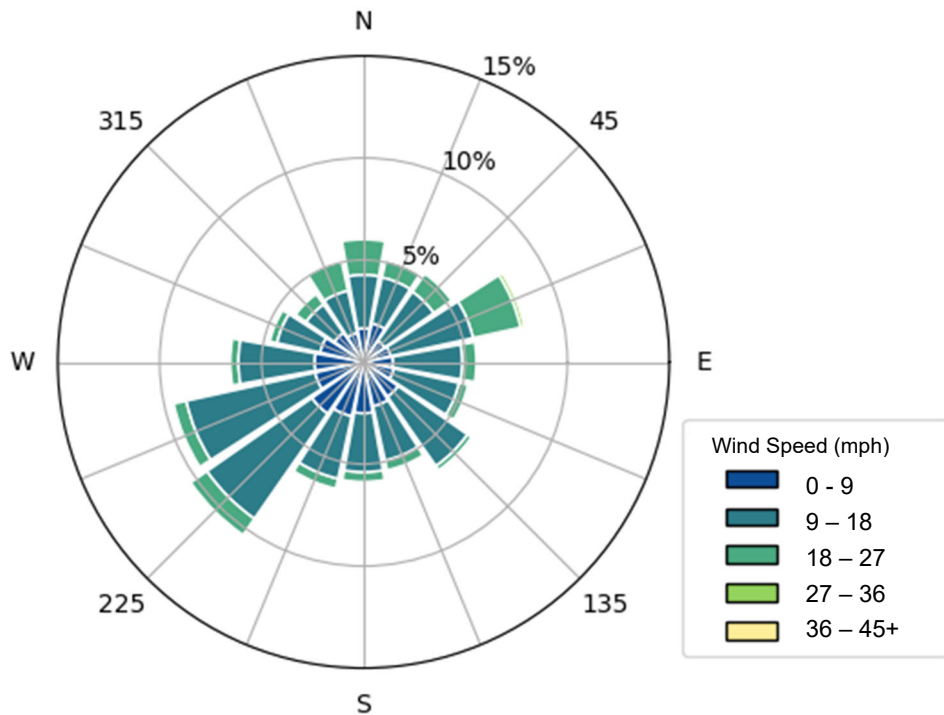


Figure 7. Wind rose for WIS Station 73167 (1980-2023)

Return periods for extreme winds were referenced from ASCE (ASCE-07). These windspeeds were converted from 3-second gusts to 45-minute sustained values (Table 4) for application to wave calculations.

Table 4: Extreme Windspeeds (Converted from ASCE-07)	
Return Period	10-min Avg Windspeed (mph)
10 yr	59
25 yr	72
100 yr	94

3.4 Sea Level Rise

Sea Level Rise projections were collected from NOAA's 2022 Sea Level Rise report. Projections of Intermediate Low and Intermediate High were collected for 2040 and 2070. Table 5 shows the projected values of Sea Level Rise.

Table 5: NOAA RSLR Predictions		
Year	Intermediate Low (ft)	Intermediate High (ft)
2040	0.79	0.93
2070	1.43	2.52

3.5 Waves

Waves tend to be the largest contributor to coastal erosion of marshes and shorelines, particularly to newly created marsh where plants have yet to take root or extensively cover the site. Healthy coastal marshes generally develop in relatively low-energy areas that are not frequently exposed to large waves. The new marsh to be created at Wayside will need to be sheltered from the waves generated in Pensacola Bay. The proposed breakwaters are intended to help serve this purpose and protect the proposed seawall. To determine the required geometry (height, width, alignment, etc.) of these breakwaters, wind-generated waves were numerically modeled using a numerical wave model. The spectral wave numerical model was developed in the MIKE21 Spectral Wave (SW) Flexible Mesh (FM) software to assess potential wave conditions at the project shoreline during present and future sea level conditions. MIKE21 HD FM is a state-of-the-art commercial software distributed by Danish Hydraulics Institute (DHI) that simulates the growth, decay and transformation of wind-generated waves and swell in offshore and coastal areas. This model is 2D in the sense that it simulates hydrodynamics using vertically depth averaged equations.

HDR has previously developed a model for much of the Pensacola and adjacent bays. This model mesh was updated to increase resolution around the current project area. The model was run with previously collected bathymetry data. All modeling was performed in the horizontal datum of UTM 16N and vertical datum of NAVD88, in the units of meters.

Waves were modeled for a combination of wind speeds and water levels for three return periods, and four cases of predicted sea level rise scenarios (RSLR). The chosen return periods were 10-year, 25-year and 100-year. For these return periods the modeled wind speeds were 59 mph, 72 mph and 94 mph, respectively. Water levels based on FEMA FIS data were input as 4.5 feet, 6.15 feet and 8.52 feet, respectively. RSLR scenarios were modeled by adding a constant value to each return period water level timeseries. For 2040 intermediate low and intermediate high, water levels were increased by 0.79 and 0.93 feet. For 2070 intermediate low and intermediate high, water levels were increased by 1.43 and 2.52 feet. Wind directions from 80 degrees to 140 degrees were used for each case, as these represent the longest wind fetches that can impact the project site.

Results of significant wave height (H_s), the average of the largest one-third of the waves in a given wave field, were extracted near the project shoreline. Results of peak period were extracted from the same spot, with both being used in calculations for stone sizing and wave transmission, discussed further in the Shoreline Protection Concepts section. Table 6 shows the resulting significant wave height for each model case.

Table 6: Wave Model Results					
Return Period	Present Day Hs (ft)	2040 Intermediate Low Hs (ft)	2040 Intermediate High Hs (ft)	2070 Intermediate Low Hs (ft)	2070 Intermediate High Hs (ft)
10-year	3.95	4.19	4.23	4.38	4.68
25-year	5.07	5.40	5.45	5.61	5.98
100-year	5.63	5.98	6.04	6.21	6.67

3.6 Reference Marsh Survey

For the nearby Pensacola Green Shores II (PGS II) project, HDR performed a reference marsh survey on August 3, 2015 at two reference marshes in the project area to review the elevation range of *Spartina alterniflora* (HDR, 2019). Both marsh areas were previously created by FDEP in 2007 during the original development of PGS II. During the survey, an HDR biologist and engineer performed observations of the marsh plants and performed a topographic survey along the transects shown in Figure 8. The survey results indicated that low marsh *Spartina alterniflora* was growing between approximately -1.2 and +0.9 ft NAVD88 as shown in Figure 9 and Figure 10.

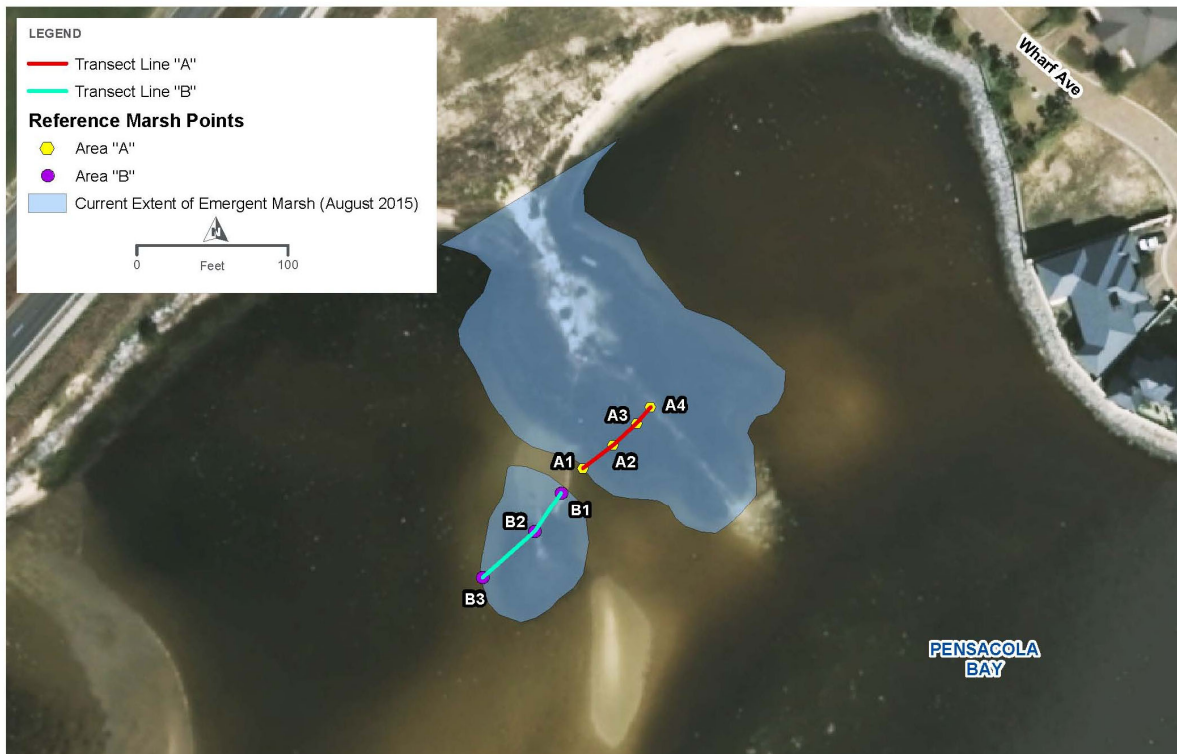


Figure 8. Reference Marsh Survey Transects

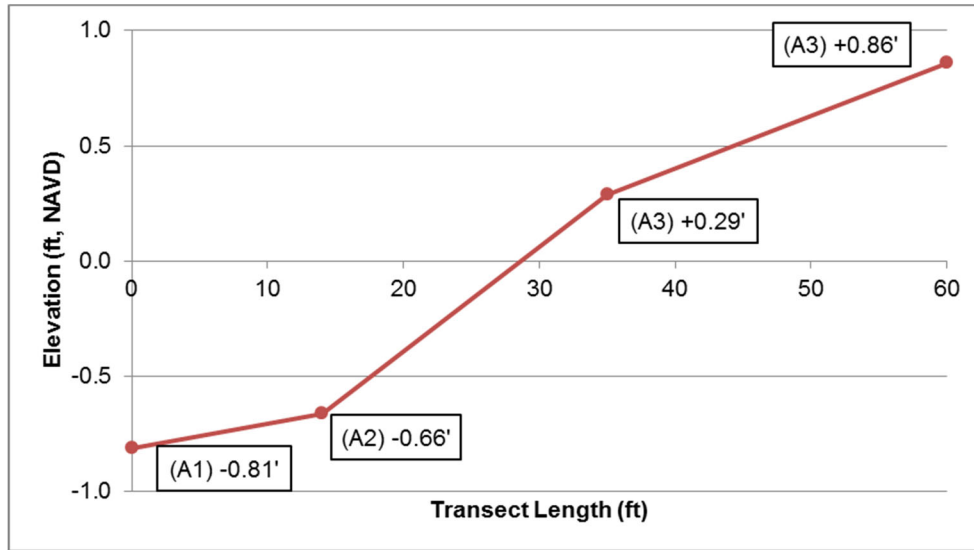


Figure 9. Transect A Marsh Elevations

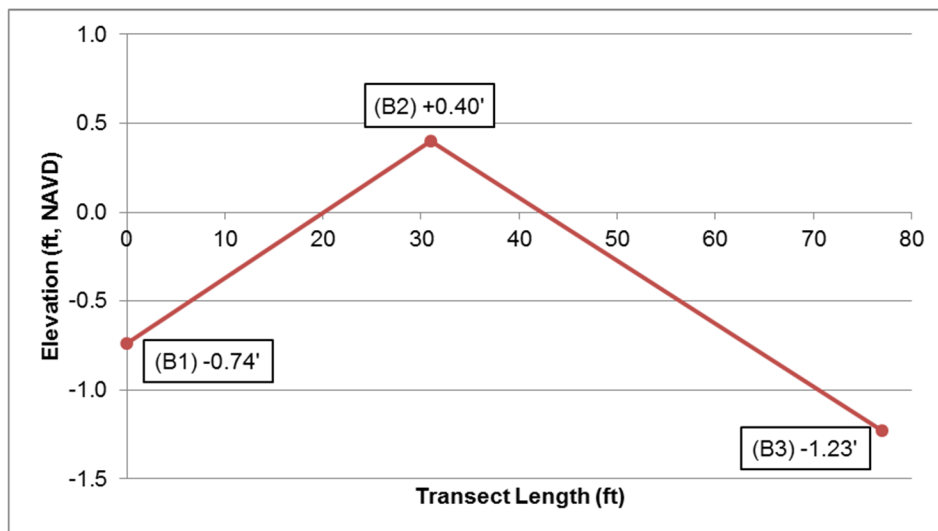


Figure 10. Transect B Marsh Elevations

Additional surveying was performed in January 2018 to confirm the elevations and to perform transects across the higher marsh/uplands areas to verify the upper limit of marsh growth in the area. A series of transects at varying locations was surveyed as shown in Figure 11. The survey results confirmed the lower limit of *Spartina alterniflora* as approximately -1.2 ft NAVD88. However, the upper limit varied between +0.95 ft and +1.2 NAVD88. Overall, the growing range for *Spartina alterniflora* is generally between -1.0 and +1.0 ft NAVD88, which will be used for project design and marsh layout options.



Figure 11. Transects for 2018 Reference Marsh Survey

4 Shoreline Protection Concepts

The metocean, topographic, and environmental conditions described in the Data Collection, Metocean Characterization and Reference Marsh Survey sections were considered to develop a range of potential shoreline protection concepts. These concepts were compared in terms of potential performance, cost, regulatory constraints, and other factors.

4.1 Shore Protection Layout

A few potential layouts of shoreline protection were analyzed to find the most effective shoreline protection. Layouts were considered during the design process to incorporate and balance the requirements for a functioning marsh system, reduction of wave energy, areas for benthic activity, and aesthetics desired by the local community.

Concept 1 consists of emergent breakwaters that span from the southern end of the project site to the northern marsh area. Emergent breakwaters are intended to interrupt and reduce wave energy that will act upon the shoreline. Initial designs utilized crest heights of +4 ft and +4.5 ft NAVD88. Crest widths of 5 feet and 10 feet were analyzed to see differences in transmitted wave heights. Utilizing NOAA/NMFS and USFWS guidance for fish passage, the breakwaters were designed in 500-foot sections with 75-foot gaps. Additional emergent breakwaters will be offset 25 feet from the rear toe for gap protection. Due to spatial constraints of the project site and minimal differences in transmitted wave heights, it was determined that a breakwater with a 5-foot crest width would be the better alternative. Overall length of emergent breakwaters is

approximately 2040 feet and 31,700 tons of placed rock. The emergent breakwater layouts include for the toe to be offset 25 feet landward of the existing boat channel. Figure 12 shows the proposed breakwater and marsh layout for concept 1.

Concept 2 looked at the use of low crested reef breakwaters. HDR has previously built similar structures approximately 1.4 miles away as part of the Pensacola Bay Living Shoreline – Greenshores II project. Low crested reef breakwaters are rubble mound structures with their crest typically at or slightly below the tide line. This design allows for increased water circulation, but limits protection from waves compared to emergent breakwater type structures. This projects design will utilize a crest height equal to MHW (+0.9 ft NAVD88) and a crest width of 30ft. The low crested reef breakwaters would utilize a similar layout to the emergent breakwaters with 500-foot maximum sections and 75-foot gaps between. Low crested reef breakwaters may not be suitable for protection of the shoreline open to the full bay fetch.

Concept 3 combined both emergent breakwaters and low crested reef breakwaters in the areas where they would be most effective. The emergent breakwaters would be utilized along the section of shoreline most open to the full fetch of Pensacola Bay, approximately 1,530 feet in total. A 500-foot section of low crested reef breakwaters would be installed on the northern end of the project site. This area is already protected by a breakwater located across the boat channel, which would likely lessen impacts of wind driven waves.

Concept 4 consists of a traditional revetment that would span from the southern end of the project site to the northern marsh area. The revetment would be installed against the seawall and interrupt wave energy from impacting the seawall directly. Cross-sections of the revetment were developed based on the revetment installed along the western side of the Pensacola Bay bridge. The crest elevation will run consistently near the top of the seawall and will utilize a crest width of 10 feet. Due to limitations of space between the revetment toe and existing boat channel no marsh creation would be feasible with this concept.



Figure 12. Concept 1 Proposed Layout



Figure 13. Concept 2 Proposed Layout



Figure 14. Concept 3 Proposed Layout



Figure 15. Concept 4 Proposed Layout

4.2 Marsh Design

Hydraulic dredging of material is the most viable construction method for creation of marshes in this location. Two separate marsh layouts were designed based on which shoreline protection layout was chosen as the preferred alternative, depending on available space between the rear of the protection measure and the proposed bulkhead. Utilizing the breakwater layout would increase available space for marsh creation. Target marsh design elevations were determined using a reference marsh survey of *Spartina alterniflora* near the project site and typical elevation ranges of both *Spartina alterniflora* and *Juncus roemerianus*. The reference marsh survey found that healthy *Spartina alterniflora* is growing between approximately -1.0 ft and +1.0 ft NAVD88. Using these parameters the marsh elevations were adjusted for either alternative. Each concept would use an elevation of +1ft NAVD88 was used to provide areas for tidal flow, fringe marsh, low marsh vegetation, and high marsh vegetation. Concepts 1 and 3 have similar footprints and would create approximately 3.8 acres of marsh area. Concept 2 is slightly more limited in space for marsh creation due to the reefs location to shoreline, and would create 1.1 acres of marsh.

During the PGS II project a borrow area adjacent to Wayside Park was investigated to construct similar marsh habitats. Figure 16 shows the borrow areas location to the project site. Material utilized from this borrow area could be transported via barges. Field investigations such as topographic and bathymetric surveys, magnetometer surveys, geotechnical investigations, biological surveys, and cultural resource surveys were conducted to determine the viability of the borrow area. Based on the findings the borrow area was cleared of regulatory restrictions, however wetlands were delineated in the potential barge loading area and will be included in coordination with permitting agencies. The borrow area consists of primarily sand fill material to a 10 ft depth below existing grade, is located on dry land, has been designed to allow excavation to the +12 ft NAVD contour. The investigation estimated approximately 23,000 CY of sand available at this location. That amount of material would be sufficient for Concept 2, however Concepts 1 and 3 would need approximately 10,000 CY more material. Further investigation will be required to find additional borrow areas near the project site or from upland sources.



Figure 16: Potential Borrow Area Location

4.3 Wave Attenuation

Wave attenuation is the breakwater's ability to interrupt approaching waves and reduce the wave energy reaching the marsh shoreward of the structure. The wave transmission coefficient, K_t , is the percentage of wave height passing through or over the breakwater. Several empirical equations for calculating K_t were considered based on various assumptions including WSEL, cross-section dimensions, and incoming wave characteristics. Depending on these assumptions, not all empirical equations are applicable to every situation. The Ahrens (2001) method tended to be applicable to most situations, although it generally produced higher K_t values resulting in larger transmitted waves. Van der Meer (1990) tended to be applicable when the relative submergence, defined as the freeboard divided by the incoming significant wave height, was between -0.75 and 0.5. Briganti et al. (2004) was applicable when the crest was submerged. An average K_t was calculated based on the applicable formulations for each scenario.

The calculated average K_t was then multiplied by the modeled approaching wave height to produce the transmitted wave height (H_t). The H_t values for the proposed breakwater cross-section on an existing grade of -4 ft NAVD88 and crest height of +4 ft NAVD88 are shown in Table 7. The proposed cross-sections for existing bathymetric elevations of -3 ft to -5 ft NAVD88 were analyzed, but results remained similar.

Table 7: Transmitted Wave Heights for Proposed Emergent Breakwater			
Scenario	10-year Wave Height (ft)	25-year Wave Height (ft)	100-year Wave Height (ft)
Present	2.36	3.41	4.08
2040 IL	2.74	3.73	4.40
2040 IH	2.79	3.78	4.45
2070 IL	2.95	3.94	4.62
2070 IH	3.29	4.32	5.04

Table 8: Transmitted Wave Heights for Proposed Low Crested Reef Breakwater			
Scenario	10-year Wave Height (ft)	25-year Wave Height (ft)	100-year Wave Height (ft)
Present	2.97	3.88	4.50
2040 IL	3.21	4.18	4.81
2040 IH	3.26	4.23	4.87
2070 IL	3.41	4.39	5.03
2070 IH	3.72	4.75	5.44

4.4 Stone Stability

Stone stability calculations were performed to determine the required median stone size (D_{50}) and corresponding median stone weight (W_{50}) of the graded riprap (GRR) necessary to maintain stability of the structure for the wave and WSEL combinations discussed in Sections 3.2 and 3.5. Multiple formulations including the Hudson, van der Meer, Melby and Hughes, Overtopped, Submerged, and Reef Structure were applied to each modeled scenario. The largest D_{50} tends to occur when the WSEL is at or just below the crest of the structure. As WSEL increases relative to the breakwater crest, more of the wave energy passes over the structure with decreased effects on structural stability. Based on the analysis, the proposed median stone size and median weight are 1.6 ft and 700 lb, respectively. A typical limestone rock with specific gravity between 155 and 165 lbs/cf along with standard stone size gradations were used for design and determining the opinion of probable construction cost.

5 Seawall Analysis & Preliminary Design

The shoreline options presented will ultimately seek to increase the life of proposed bulkhead systems while reducing wave impacts to the park from future storm events.

5.1 Bulkhead Analysis

The existing concrete sheet pile wall portion of the shoreline structure appears to be in fair condition structurally although all parts of the wall could not be thoroughly inspected. It appears that material loss through the existing concrete sheet pile wall joints has caused loss of fill material behind the wall and undermining of the existing sidewalk adjacent to the bulkhead, which has fully collapsed adjacent to the wall in many areas. It is likely that this material loss began several years ago but was exposed as a result of Hurricane Sally in September 2020. There was no indication of soil loss on the park side of the sidewalk, so soil/material from beneath is the likely source of loss. The southernmost end of the bulkhead wall near the fishing pier is structurally damaged, presumably by marine debris or barges which broke loose during Hurricane Sally while the Pensacola Bay Bridge was under construction. As described previously, the northernmost (approximately 500 feet long) section of the shoreline structure, which is revetment-protected, does not include a sheet pile wall and is substantially undermined and damaged. This portion of the shoreline structure appears to have been designed and constructed as a grade supported cast-in-place concrete beam.

It was discussed with city staff that the existing top-of-wall elevations have provided good protection of the park since its existence. The existing bulkhead is located in FEMA Zone VE with 1% annual flood elevation 9.0. Wall elevations (NAVD88) are highest at the south end at approximate elevation +7.0 and step down moving north along the wall to approximate elevations +6.0, +5.5, +5.0, and +4.0 at the north end of the wall and northern revetment-protected shoreline structure. This makes sense as fetch and wave exposure are greater near the south end while shallower waters increase near the north end along with increased protection of another bulkhead located across the Bayou Texar outlet channel and land protection. Shore protection options presented will provide wave attenuation which is not currently present along the wall. In addition, raising the wall would be counterintuitive to park protection since this would cause the need for substantial redevelopment of the park due to higher grades caused by a taller wall significantly impacting trees, sidewalk accessibility, pavilions, parking areas, and access roadways which have all had minimal impacts due to rare storm inundation. For these reasons, existing wall elevations would remain or have minor modification in the proposed condition.

5.2 Bulkhead Design

HDR is taking two optional approaches to bulkhead design. Each option includes replacement of the damaged sections of bulkhead at the south end of the park and the addition of approximately 500 linear feet of new bulkhead at the north end to replace the existing grade supported concrete beam. Each option also includes replacement of damaged sidewalk adjacent to the wall and associated fill and sodding. Wall design utilizes existing geotechnical data collected for other

projects in the area including the US 98 & Pensacola Bay Bridge reconstruction project and the Escambia County Fishing Pier project. More precise investigation along the wall limits would be required for final design.

Option 1 consists of the repair of the existing concrete sheet pile wall, the removal of the northernmost 500 linear feet of the grade supported concrete beam and revetment, and the 500 linear feet extension of the precast concrete sheet pile wall and concrete cap. It was previously noted that the age of the existing wall is unknown but could be in excess of 60 years. The repairs of the existing portion of the wall will start with a preconstruction survey to verify the condition of the wall and verify the limits of repair. Repairs will consist of sealing the existing wall joints to prevent material loss and repairing any damage to the existing wall cap. One type of repair includes chipping and pouring back spalls which involves saw cutting the perimeter, chipping down to sound concrete, replacing corroded rebar, installing anodes, and pouring back concrete. Another type of repair includes crack injection which involves cleaning out cracks and injection of epoxy sealant. New handrail will be provided on top of the concrete cap. Handrail base repair is similar to the process for spall repair. A new sidewalk will be provided behind the wall for the full length of the original wall plus the additional 500 linear feet of new wall at the north end.

Option 2 is to fully replace the existing concrete sheet pile bulkhead system and northern 500 feet of grade supported concrete beam with a new steel sheet pile wall and concrete cap. The steel sheet piling will include a cold tar epoxy coating in lieu of cathodic protection. The proposed concrete cap is 4' wide by 3' tall and includes fascia to elevation -1.0 NAVD88 to protect the splash zone. New handrail will be installed on top of the new wall concrete cap and a new sidewalk will be installed behind the new wall concrete cap. The existing wall concrete cap and upper portion of the existing concrete sheet pile wall will be removed as required to install the new steel sheet pile wall and cap and the new concrete sidewalk behind the new wall.

6 Anticipated Permit Requirements

Federal (Section 404 of the Clean Water Act) – US Army Corps of Engineers (USACE). For the living shoreline component of the project the USACE has established Nationwide Permit 54 – Living Shorelines to authorize the construction of living shorelines. However, they are limited to 30-ft. from the mean low water line in tidal waters and no more than 500-ft. in length along the shoreline. The project exceeds both criteria. Nationwide Permit 54 includes the caveat that the district engineer can wave this criterion by making a determination that the activity will result in no more than minimal adverse environmental effects. If the USACE does not make this determination the project would require a Standard Permit. Additionally, if material to backfill the marsh planting areas is needed to be obtained via dredging the bay bottom this would also trigger the requirement of a Standard Permit.

The replacement or repair of the existing bulkhead could be authorized by Nationwide Permit 3 – Maintenance. If the bulkhead work maintains the general footprint of the existing bulkhead with

only minor deviations in the structure's configuration it would meet Nationwide Permit 3. Additionally, changes in material such as the use of a steel sheet pile wall is allowable.

State (Environmental Resource Permit (ERP) (62-330 FAC)) – Florida Department of Environmental Protection (FDEP). The living shoreline component of the project would require an individual ERP from FDEP. The bulkhead repair/replacement is an exempt activity under 62-330.051(12) where restoration shall be no more than 18 inches waterward of its previous location.

An additional consideration is the proprietary authorization for use of sovereign submerged lands. It appears that the bay bottom at the project area is owned by the City of Pensacola. However, a title determination through the FDEP Division of State Lands would be required. If determined to be sovereign submerged lands a State Lands Easement would be required.

Additional Environmental Regulatory Considerations. The project area is in designated critical habitat (Unit 9 Pensacola Bay) of the federally threatened Gulf sturgeon (*Acipenser oxyrinchus desotoi*). Therefore, consultation must occur with NOAA Fisheries, also known as National Marine Fisheries Service. The consultation will occur as a component of the USACE permitting process. NOAA fisheries will most likely restrict construction during the timeframes of Gulf sturgeon migration through the bay which occurs February through April (movement from Gulf of Mexico to riverine habitat) and September through November (movement back to the Gulf of Mexico). Additionally, it would be anticipated that NOAA Fisheries would require implementation of the *Protected Species Construction Conditions, NOAA Fisheries Southeast Regional Office (May 2021)*.

7 Opinion of Probable Project Cost

An estimated Opinion of Probable Project Cost was put together for each shoreline protection concept and bulkhead option as shown in **Table 9**. Unit costs were estimated from previous projects and past experience with construction of similar projects. Estimates for engineering design services and construction inspection services are included in the total project costs for each concept/option. Concepts containing breakwaters utilized a range of crest height of +4 feet to +4.5 feet NAVD88. Final wave attenuation calculations utilized the +4.5 feet crest height which is used for cost estimating below. **Table 10** provides a matrix of total project costs for each combination of shoreline protection concept and bulkhead option. Alternatives which include bulkhead Option 2, full replacement, will be significantly more expensive among alternatives.

Table 9: OPPC Summary	
Shoreline Protection Concept	Conceptual-Level Opinion of Probable Project Cost
Concept 1 – Breakwaters with Marsh Creation (+4 and +4.5ft NAVD88 Crests)	\$8,589,000
Concept 2 – Low Crested Reef	\$7,070,000
Concept 3 – Breakwaters and Low Crested Reefs with Marsh Creation (+4 and +4.5ft NAVD88 Crests)	\$8,984,000
Concept 4 - Shoreline Revetment	\$1,938,000
Bulkhead Options	Conceptual-Level Opinion of Probable Project Cost
Option 1 – Repair Existing Wall; Add 500' section of bulkhead/wall	\$4,259,000
Option 2 – Replace Existing Wall w/Steel Sheet Pile & Cap; Add 500' section of bulkhead/wall	\$17,927,000

Table 10: Matrix of Project/Cost Alternatives		
Alternative	Shoreline Protection Concept + Bulkhead Option	Conceptual-Level Opinion of Probable Total Project Cost
A	Shoreline Concept 1 – Breakwaters with Marsh Creation (+4.5ft NAVD88 Crest) + Bulkhead Option 1 – Repair Existing Wall; Add 500' section of bulkhead/wall	\$12,848,000
B	Shoreline Concept 1 – Breakwaters with Marsh Creation (+4.5ft NAVD88 Crest) + Bulkhead Option 2 – Replace Existing Wall w/Steel Sheet Pile & Cap; Add 500' section of bulkhead/wall	\$26,516,000
C	Shoreline Concept 2 – Low Crested Reef + Bulkhead Option 1 – Repair Existing Wall; Add 500' section of bulkhead/wall	\$11,329,000
D	Shoreline Concept 2 – Low Crested Reef + Bulkhead Option 2 – Replace Existing Wall w/Steel Sheet Pile & Cap; Add 500' section of bulkhead/wall	\$24,997,000
E	Shoreline Concept 3 – Breakwaters and Low Crested Reefs with Marsh Creation (+4.5ft NAVD88 Crest) + Bulkhead Option 1 – Repair Existing Wall; Add 500' section of bulkhead/wall	\$13,243,000
F	Shoreline Concept 3 – Breakwaters and Low Crested Reefs with Marsh Creation (+4.5ft NAVD88 Crest) + Bulkhead Option 2 – Replace Existing Wall w/Steel Sheet Pile & Cap; Add 500' section of bulkhead/wall	\$26,911,000
G	Shoreline Concept 4 - Shoreline Revetment + Bulkhead Option 1 – Repair Existing Wall; Add 500' section of bulkhead/wall	\$6,197,000
H	Shoreline Concept 4 - Shoreline Revetment + Bulkhead Option 2 – Replace Existing Wall w/Steel Sheet Pile & Cap; Add 500' section of bulkhead/wall	\$19,865,000

8 Summary and Recommendations

The Wayside Park Shoreline and Seawall project preliminary design report provides alternatives for shoreline protection, habitat creation, and seawall rehabilitation/replacement features along the shore area of Wayside Park in Pensacola, Florida.

Metocean data was collected to determine typical conditions for the area and possible return period storm events that could impact the site. The collected data was used to numerically model wind-generated waves, which was applied to design of breakwaters and low crested reef structures. Waves models were run for 10-year, 25-year and 100-year return period wind and water level events. Future sea level rise scenarios for 2040 and 2070 were also modeled using NOAA 2022 intermediate low and high values. The largest wave height value of 6.7 feet occurred during the 100-year storm with 2070 intermediate high RSLR values. Wave height values for present day water levels ranged from 3.95 during a 10-year return period event to 5.63 feet during a 100-year return period event. The breakwater and reef structures are designed to reduce wave energy reaching the marsh area and serve as benthic habitat. Overall, reduction in wave energy was seen through testing of different layouts. This energy reduction would have positive impact on the seawall and park site.

The marsh layouts are designed with a constant crest elevation of +1 feet NAVD88. This elevation was found to be the upper range of growth for *Spartina alterniflora* in the reference survey completed for the PSG II project. Depending on the type of shoreline protection measure chosen, 1.1 to 3.8 acres of marsh could be created between the structures and proposed seawall. During the PGS II project a potential borrow source was located across the boat channel from Wayside Park. This area was a previous DMPA with good quality sand that could be permitted as borrow source. Depending on the shoreline protection layout chosen an additional borrow area may need to be sourced to fulfill the necessary amount of material.

Ultimately each of the four shoreline concepts are found at some existing location along the Pensacola Bay waterfront, all within 1.4 miles of the Wayside Park Site including PGS I, PGS II, and FDOT's recent shoreline revetment design along the shoreline on the opposite side of US 98. Each of these concepts provide habitat value for local species.

Seawall rehabilitation/replacement included two options which both seek to protect the existing Wayside Park site. Full replacement of the seawall is over four times more expensive than repairs, but the wall could be in excess of 60 years old. The longevity of each seawall option would be improved by the shoreline concepts which will reduce the wave energy impacts to the seawall.

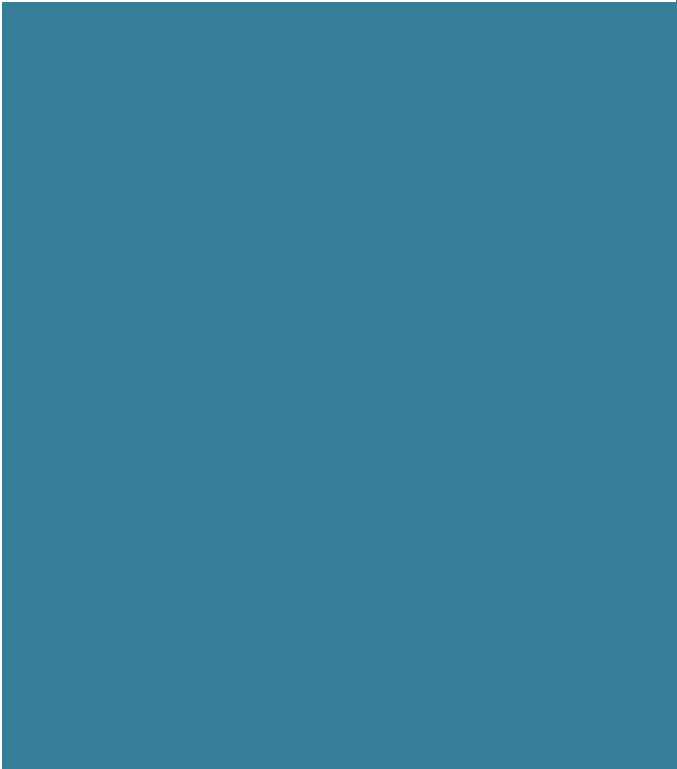
9 References

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APPENDIX A

Concept Plans

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The diagram illustrates a cross-section of a coastal defense system. From left to right, it shows:

- Seawall:** A grey rectangular structure on the far left. A label "Top of Seawall Elevation Varies" points to its top edge.
- Marsh:** A green grassy area between the seawall and the breakwater. A label "Crest Width Varies" with a double-headed arrow indicates its width. The "Marsh Crest +1ft NAVD" is marked with a horizontal line.
- Breakwater:** A trapezoidal structure made of rocks. The "Breakwater Crest +4.5ft NAVD" is marked at the top. The crest width is labeled as "5'". The right slope has a 2:1 ratio, indicated by a vertical line of "2" and a horizontal line of "1".
- MSL:** Mean Sea Level is represented by a blue horizontal line at "+0.9ft NAVD", marked with a triangle symbol.
- Bay Bottom:** The area to the right of the breakwater. A label "Bay Bottom Elevation Varies" points to the bottom edge of the breakwater structure.



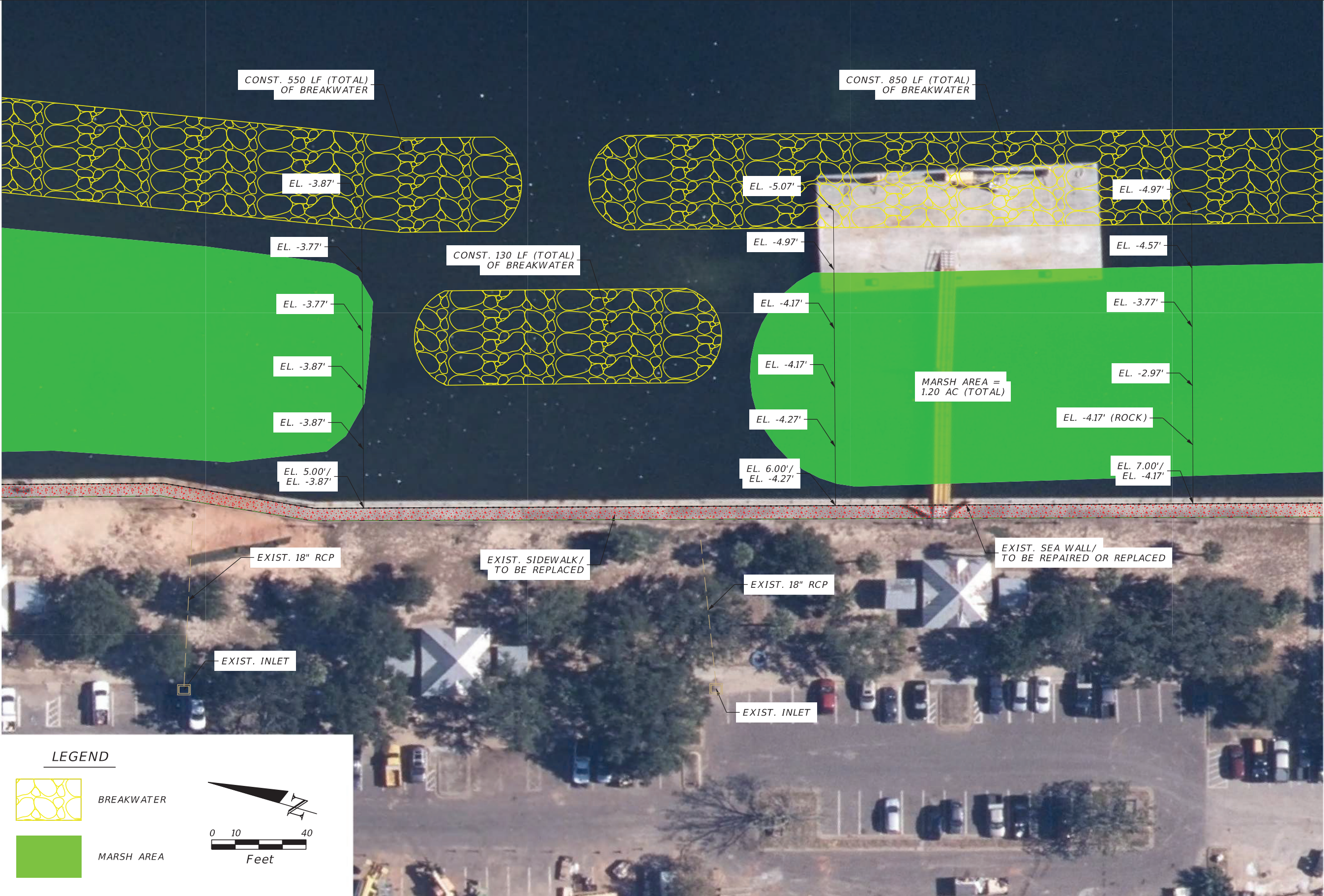
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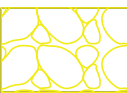
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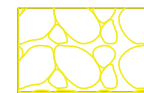
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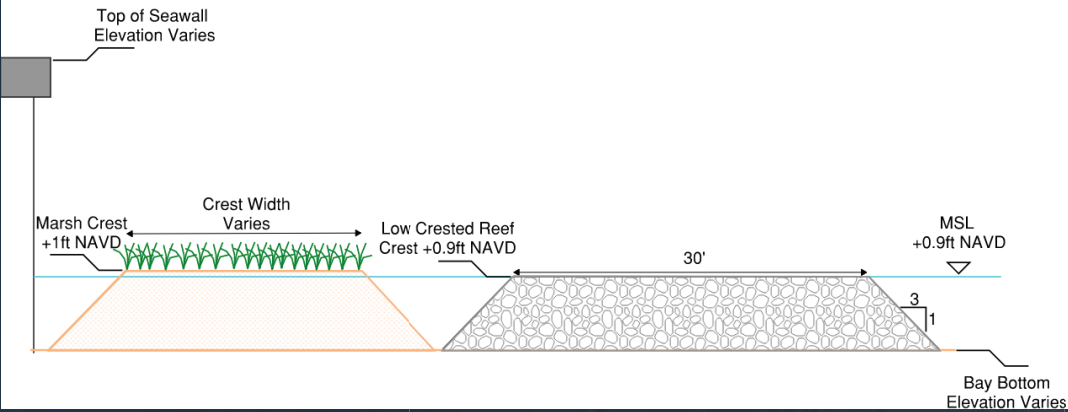


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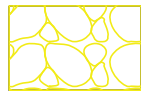
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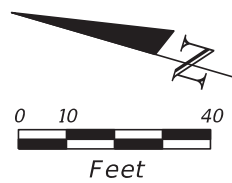
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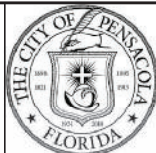
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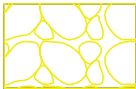
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LOW CRESTED REEF



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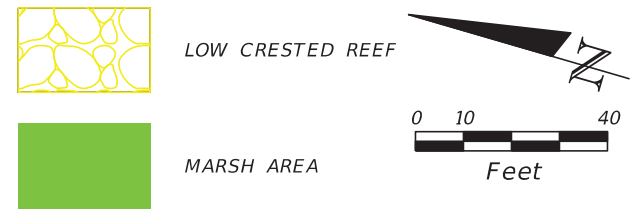
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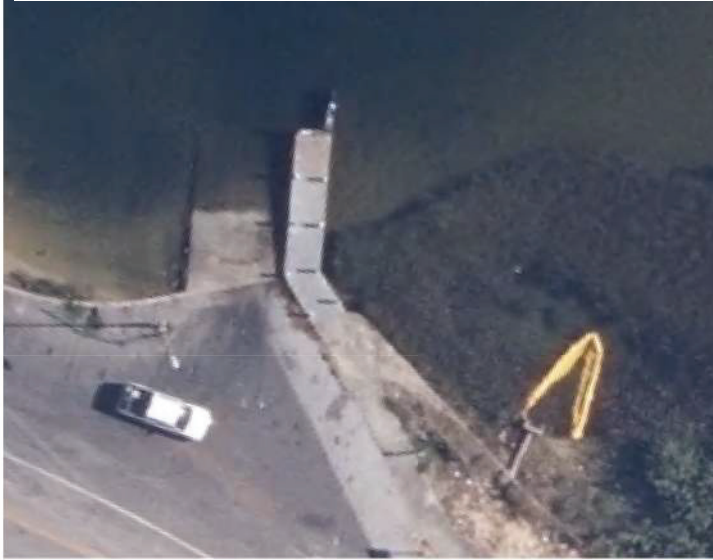
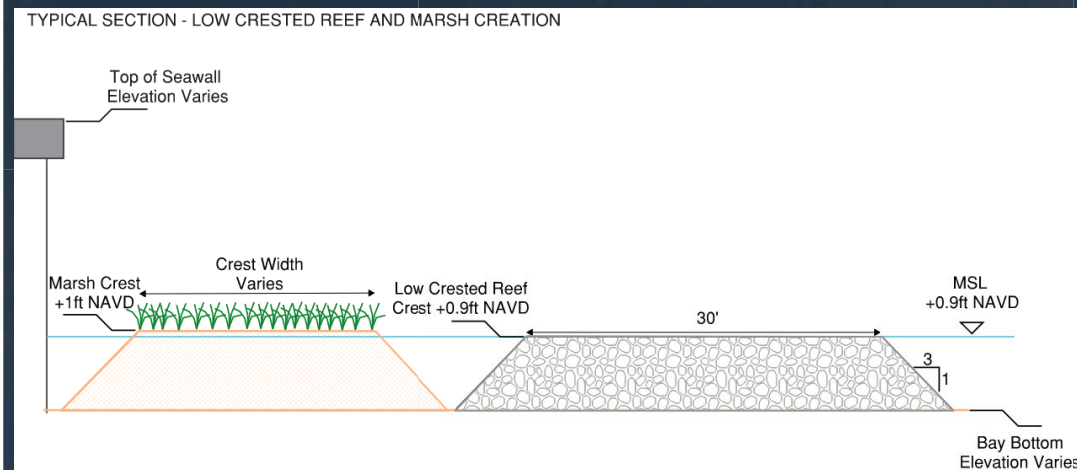
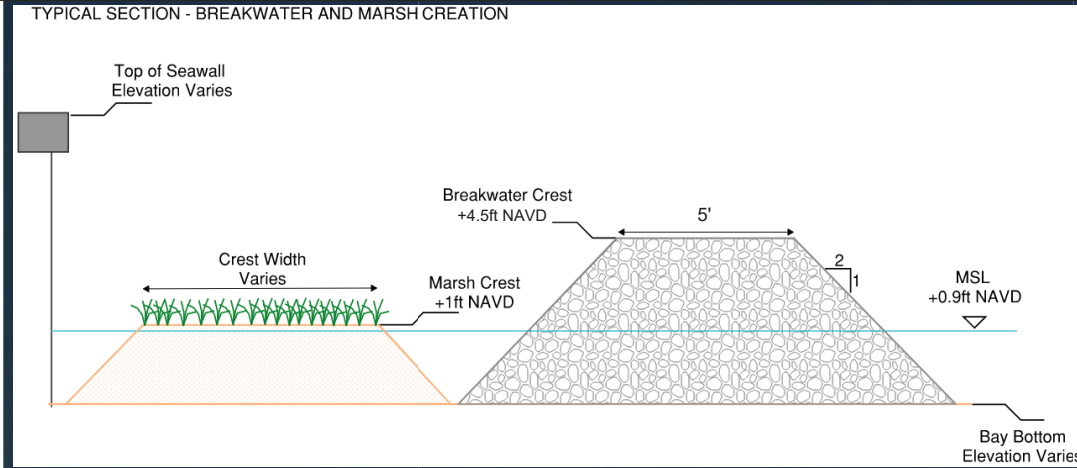


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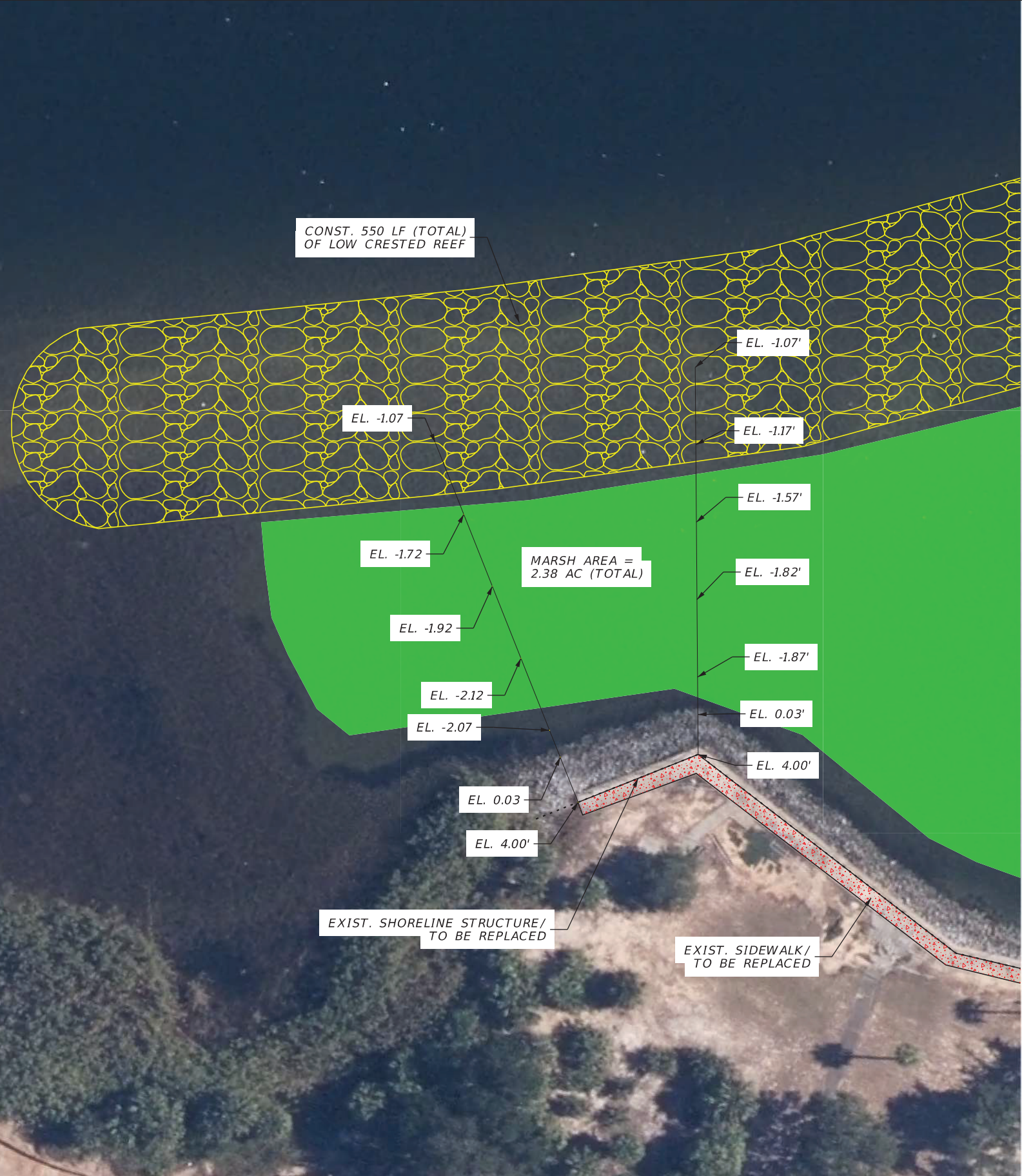
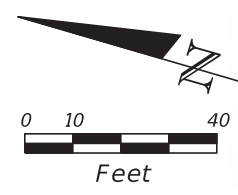
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PENSACOLA

LOW CRESTED REEF PLAN (4)



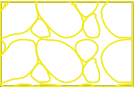
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-  COMBINATION BREAKWATER & LOW CRESTED REEF
-  MARSH AREA





LEGEND

 COMBINATION BREAKWATER & LOW CRESTED REEF

 MARSH AREA





0 10 40
Feet

REVISIONS			
DATE	DESCRIPTION	DATE	DESCRIPTION

--



**CITY OF
PENSACOLA**

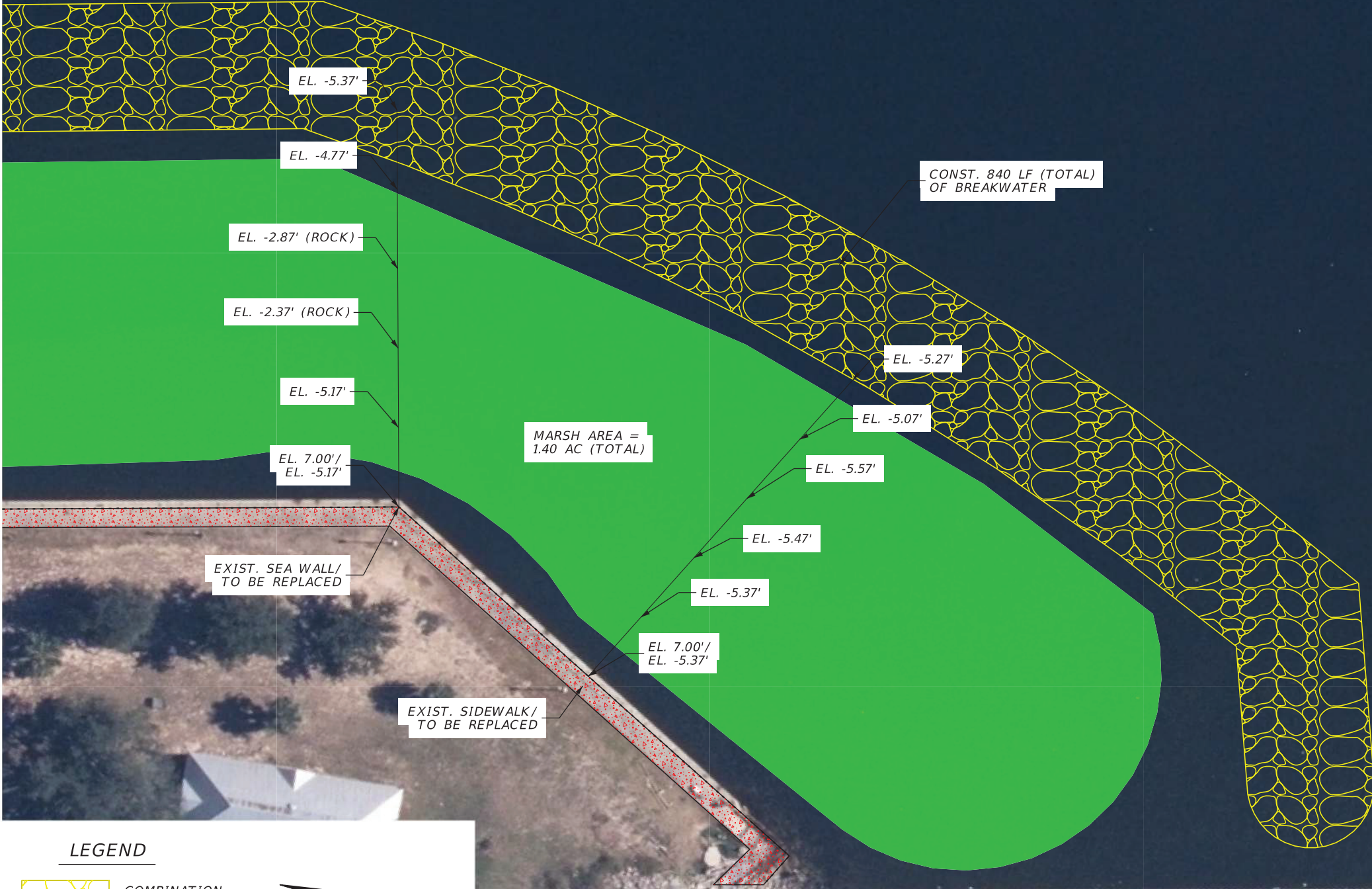
**BREAKWATER & LOW
CRESTED REEF PLAN (2)**

SHEET NO. **10**

Page 53 of 158

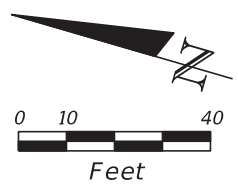
PW:\





LEGEND

-  COMBINATION BREAKWATER & LOW CRESTED REEF
-  MARSH AREA

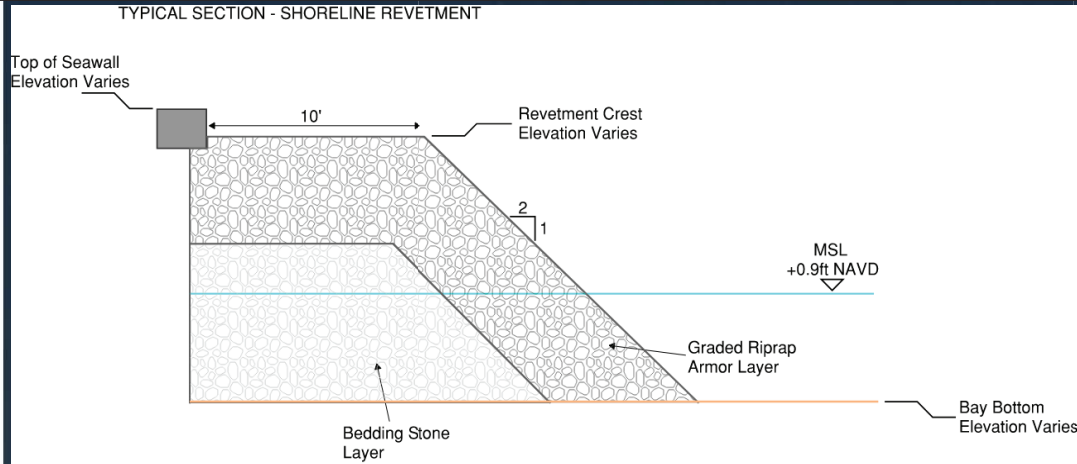


REVISIONS			
DATE	DESCRIPTION	DATE	DESCRIPTION



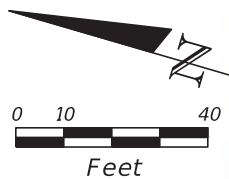
CITY OF
PENSACOLA

*BREAKWATER & LOW
CRESTED REEF PLAN (4)*



LEGEND

REVTMENT



REVISIONS			
DATE	DESCRIPTION	DATE	DESCRIPTION

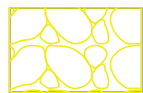


CITY OF
PENSACOLA

REVTMENT PLAN (1)



LEGEND

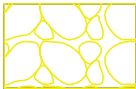
 REVETMENT



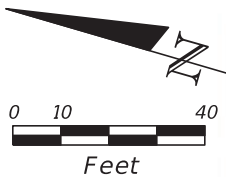
 0 10 40
Feet



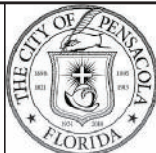
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REVETMENT



REVISIONS			
DATE	DESCRIPTION	DATE	DESCRIPTION



CITY OF
PENSACOLA

REVETMENT PLAN (3)

SHEET
NO.



LEGEND



REVISIONS			
DATE	DESCRIPTION	DATE	DESCRIPTION



CITY OF
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REVTMENT PLAN (4)



APPENDIX B

Site Photos



Wayside Park Living Shoreline & Seawall Preliminary Design **SITE PHOTOS**



Photo 1: Damaged southernmost bulkhead

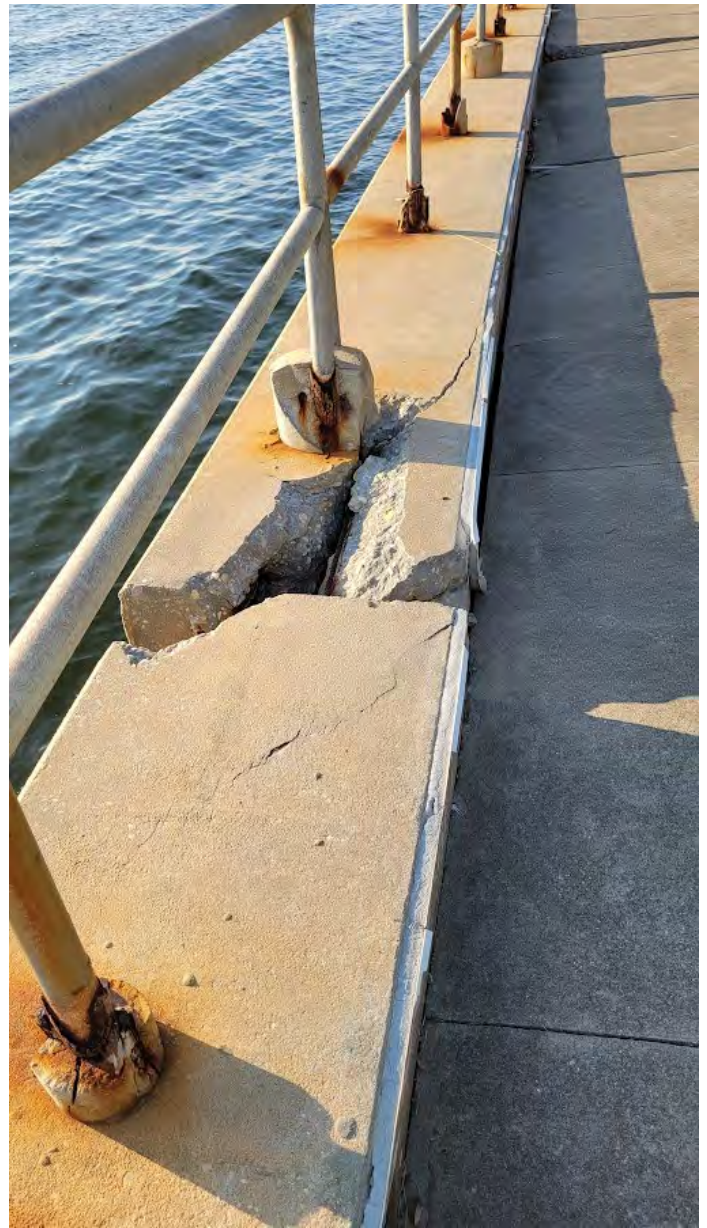


Photo 2: Damaged cap & sidewalk collapse



Photo 3: Sidewalk collapse

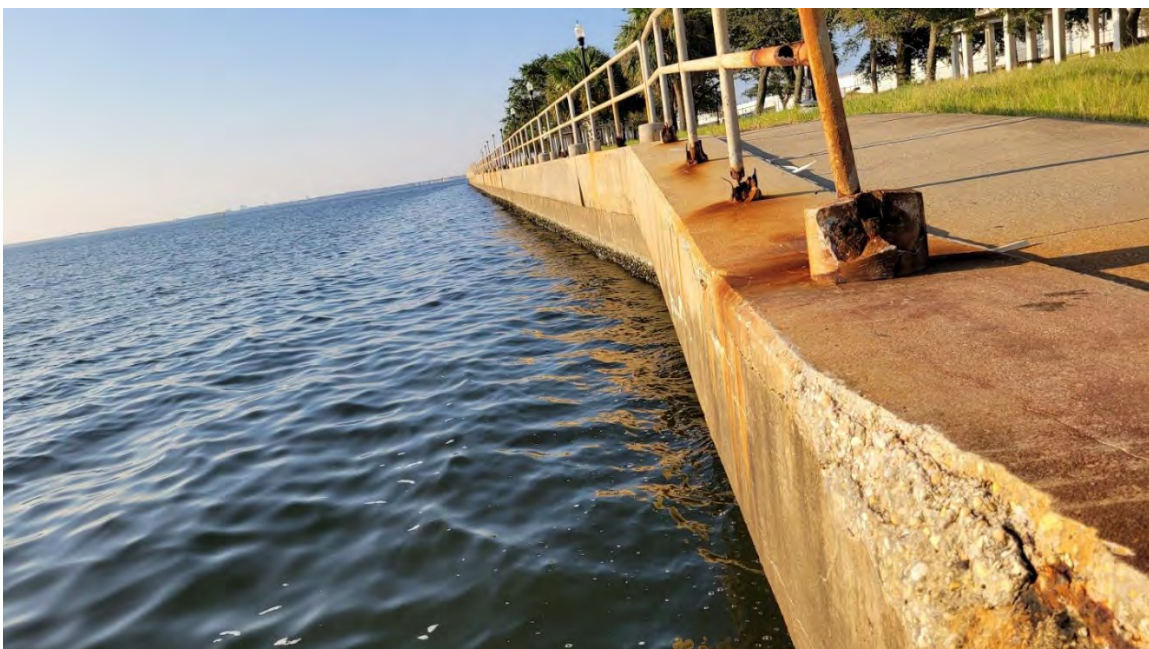


Photo 4: Damaged cap, handrail, and sidewalk collapse; mollusk-coated seawall near water line

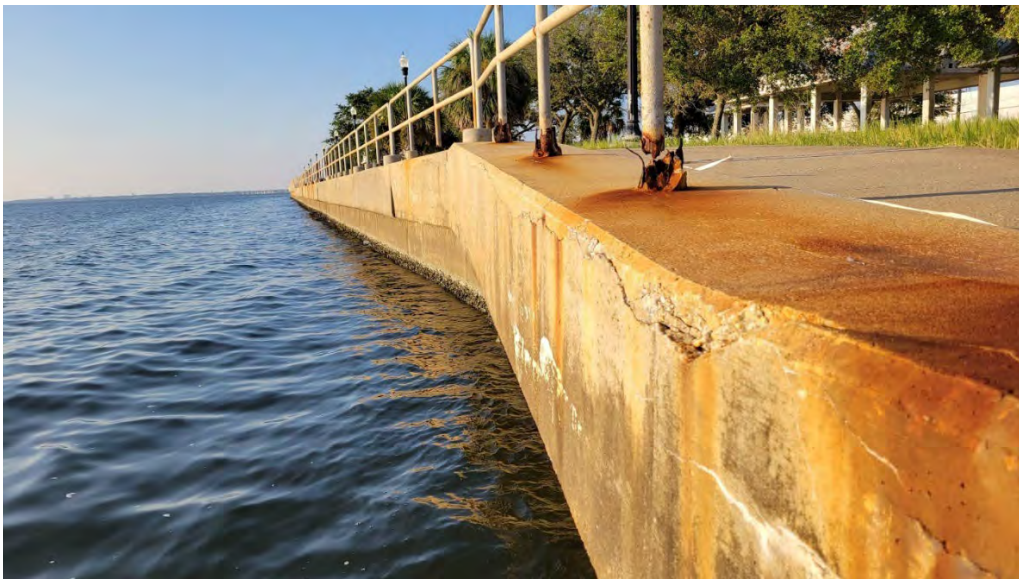


Photo 5: Damaged cap, handrail, and sidewalk collapse; mollusk-coated seawall near water line



Photo 6: Damaged cap, handrail, and sidewalk collapse.



Photo 7: Damaged handrail

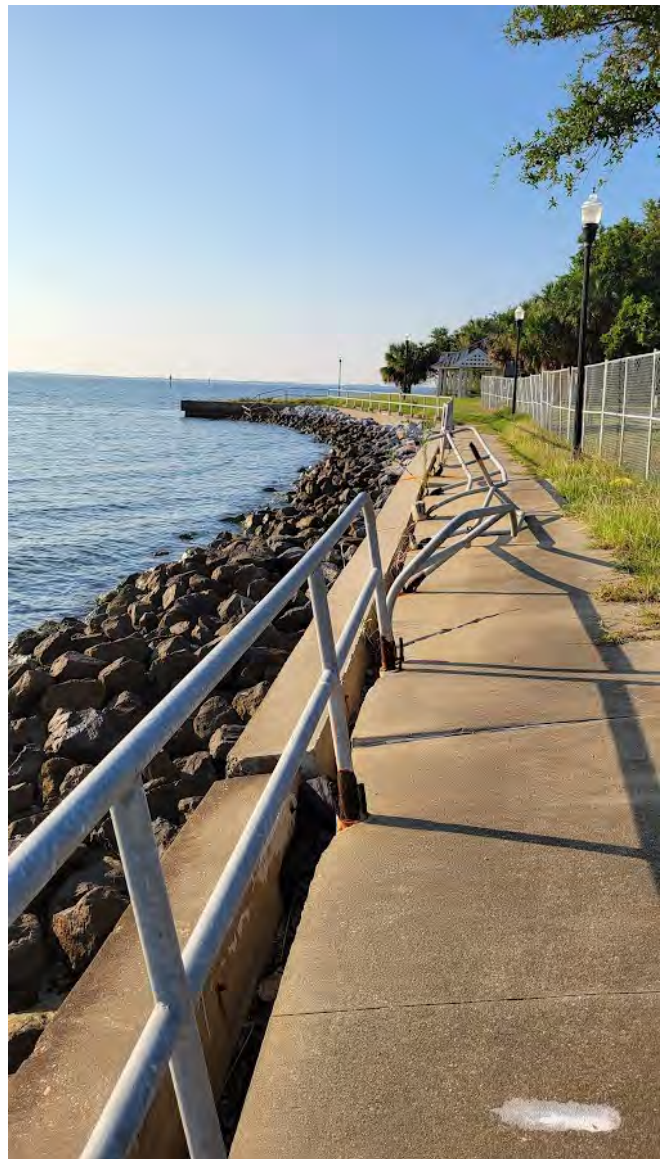
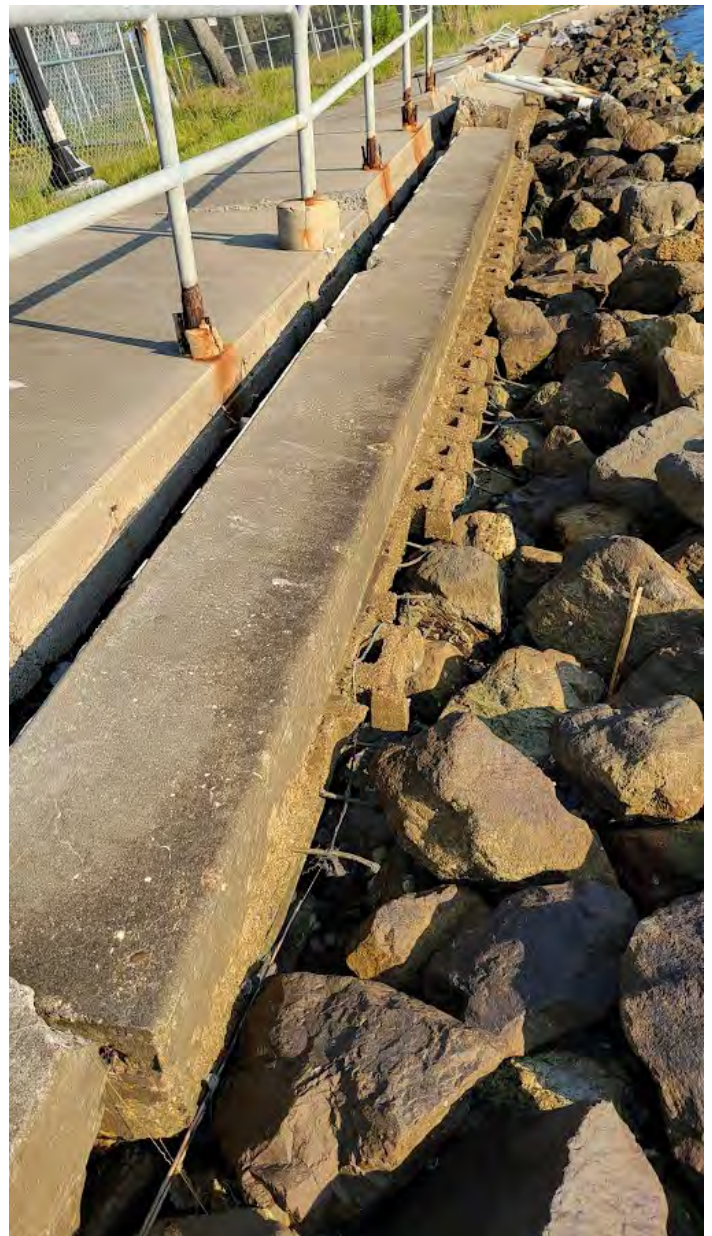


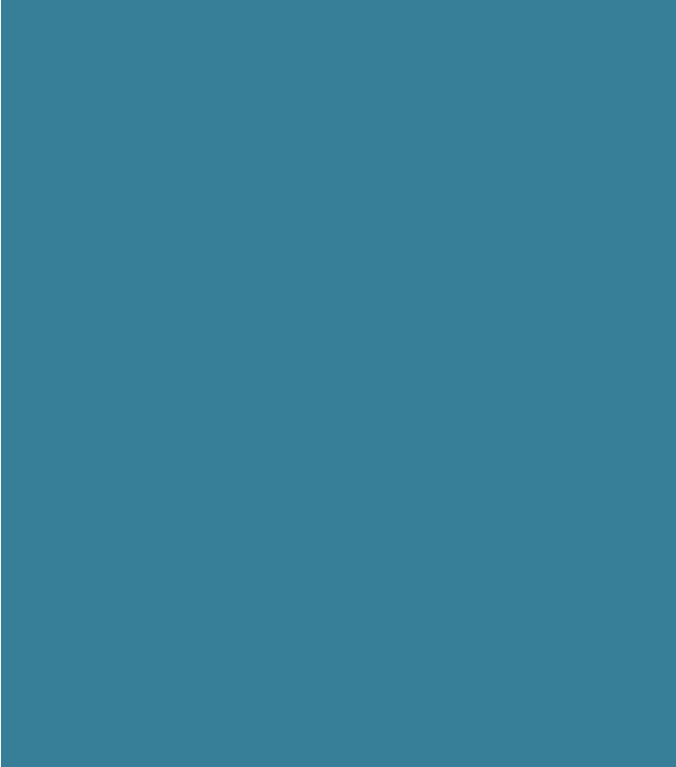
Photo 8: Damaged ground-supported beam/sidewalk



Photo 9: Undermined ground-supported beam at revetment



Photos 10 & 11: Undermined ground-supported beam at revetment; damaged sidewalk/handrail

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APPENDIX C

Seawall Calculation Design Summary

A solid dark gray rectangular block located at the bottom right of the page.



Client/Project: **City of Pensacola Wayside Park**
Subject: Seawall Preliminary Design
Task: New Replacement Bulkhead Option

Project No: 10411960
Originator: ALV Date: 1/14/25

Calculation Design Summary

Project Description

The City of Pensacola has requested preliminary design and cost estimating services for improvements to the shoreline and replacement options for the deteriorated retaining seawall located along the eastern boundary of Wayside Park in Pensacola. It is our understanding that the information will be utilized to assist the city with the various City grant funding applications.

Wayside Park is located on the eastern side of the approach section to the northern limit of the Pensacola Bay Bridge and provides parking / access to the fishing pier (old bay bridge) located along the southern shoreline. The park shoreline is comprised of a shallow concrete panel wall bulkhead with concrete cap along most of the shoreline and a smaller bulkhead / revetment on the northern shoreline section.



Calculation Scope

This calculation package covers the preliminary design of a cantilever steel sheet pile wall with associated concrete cap to be installed waterside of the existing deteriorated wall.

Design Approach/Procedure

Geotechnical Soils Review:

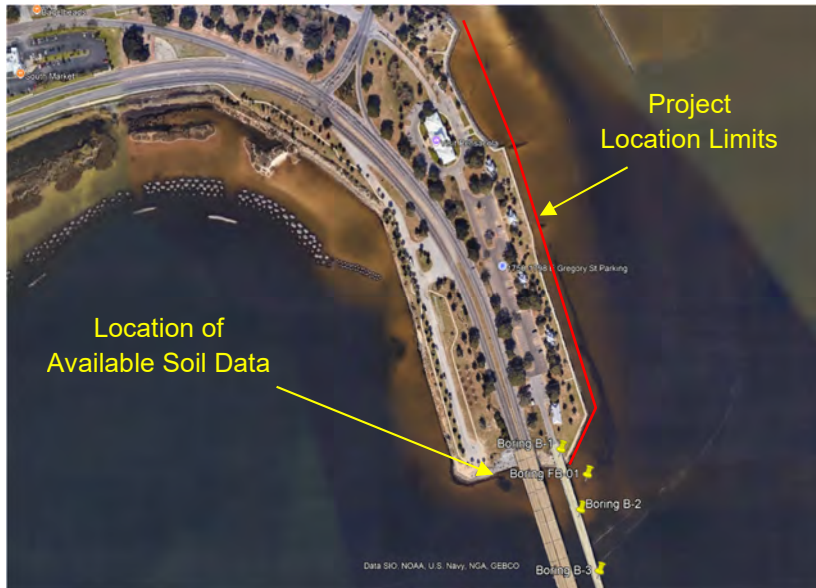
- No available soils investigations within the vicinity of the proposed wall replacement. If design to progress further, future subsurface investigation study would need to be performed.
- Closest available geotechnical soils information is located on the southside of the project along the alignment of the fishing pier (See Image below). Soils boring information & log shown in Mott MacDonald "Fishing Bridge Replacement" reference drawings noted below.
- Reviewed soil boring Nspt data: B-1, FB-01, B-2, and B-3 to develop the soils parameters / profiles for each boring. Results shown in subsequent geotechnical review calculation section.
- Utilizing the (4) soil boring profiles, developed a single overall design subsurface profile representative of the consistent soil layering observed relative to elevation. Soil properties inputted into the ACOE wall analysis software "CWALSHT" to design the cantilevered SSP walls.



Client/Project: **City of Pensacola Wayside Park**
 Subject: Seawall Preliminary Design
 Task: New Replacement Bulkhead Option

Project No: 10411960
 Originator: ALV Date: 1/14/25

Nearby Soil Boring Locations relative to project site:



Hydrographical & Hydrological Historical Data Review:

- Bathymetry reviewed for proposed wall design based on the site visit and data collected by HDR engineers on 08/26/2024. Water depths at (11) perpendicular transect cuts approx. 200 ft on center along the project site were field measured via wading and kayak using a handheld RTK GPS survey device. Water depth elevations field measured shown in table below and subsequent transect location in image below.

Water Depth Elevations (ft)											
Distance (ft)	Wall Perpendicular Transect ID										
	1	2	3	4	5	6	7	8	9	10	11
T/ Exist Wall	4.00	4.00	4.00	4.00	4.00	4.00	5.00	6.00	7.00	7.00	7.00
0	--	--	--	--	-2.67	-3.47	-3.87	-4.27	-4.17	-5.17	-5.37
25	-2.07	-1.87	-2.32	-2.57	-2.67	-3.47	-3.87	-4.27	-4.17	-5.17	-5.37
50	-2.12	-1.82	-2.87	-2.77	-2.87	-3.37	-3.87	-4.17	-2.97	-2.37	-5.47
75	-1.92	-1.57	-2.87	-2.87	-2.77	-3.17	-3.77	-4.17	-3.77	-2.87	-5.57
100	-1.72	-1.17	-2.77	-2.77	-2.77	-3.17	-3.77	-4.97	-4.57	-4.77	-5.07
125	-1.07	-1.07	-2.57	-2.72	-2.92	-3.17	-3.87	-5.07	-4.97	-5.37	-5.27
150			-2.67	-2.72							
Average	-1.48	-1.25	-2.29	-2.34	-2.78	-3.30	-3.84	-4.49	-4.10	-4.29	-5.35





Client/Project: **City of Pensacola Wayside Park**
Subject: Seawall Preliminary Design
Task: New Replacement Bulkhead Option

Project No: 10411960
Originator: ALV Date: 1/14/25

- NOAA Tides and Currents data acquired from the NOAA station Pensacola, FL (STA ID: 8729840) which is located approximately 1.4 miles from the project site. All water depths and tide data referenced from NAVD88.

<https://tidesandcurrents.noaa.gov/noaatidepredictions.html?id=8729840>

Elevations on NAVD88

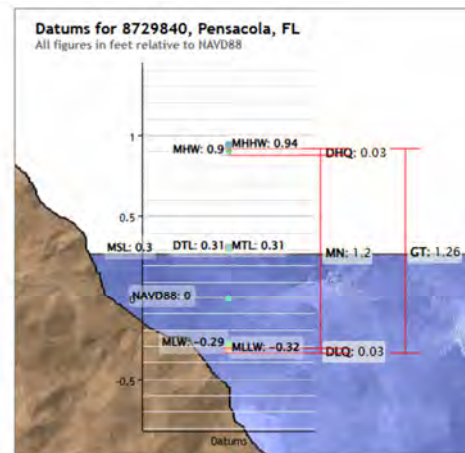
Station: 8729840, Pensacola, FL
Status: Accepted (Apr 15 2004)
Units: Feet
Control Station:

T.M.: 0
Epoch: 1983-2001
Datum: NAVD88

Datum	Value	Description
MHHW	0.94	Mean Higher-High Water
MHW	0.90	Mean High Water
MTL	0.31	Mean Tide Level
MSL	0.30	Mean Sea Level
DTL	0.31	Mean Diurnal Tide Level
MLW	-0.29	Mean Low Water
MLLW	-0.32	Mean Lower-Low Water
NAVD88	0.00	North American Vertical Datum of 1988
STND	-8.75	Station Datum
GT	1.26	Great Diurnal Range
MN	1.20	Mean Range of Tide
DHQ	0.03	Mean Diurnal High Water Inequality
DLQ	0.03	Mean Diurnal Low Water Inequality
HWI		Greenwich High Water Interval (in hours)
LWI		Greenwich Low Water Interval (in hours)
Max Tide	8.35	Highest Observed Tide
Max Tide Date & Time	09/18/1926 12:00	Highest Observed Tide Date & Time
Min Tide	-2.75	Lowest Observed Tide
Min Tide Date & Time	01/06/1924 09:36	Lowest Observed Tide Date & Time
HAT	1.85	Highest Astronomical Tide
HAT Date & Time	07/21/2005 16:18	HAT Date and Time
LAT	-1.50	Lowest Astronomical Tide
LAT Date & Time	01/10/2005 15:12	LAT Date and Time

Tidal Datum Analysis Periods

01/01/1983 - 12/31/2001



Showing datums for
8729840 Pensacola, FL

Datum
NAVD88

Data Units
☒ Feet
☐ Meters

Epoch
☒ Present (1983-2001)
☐ Superseded (1960-1978)

- As provided and determined by HDR coastal engineers on the project, historical tide data was also reviewed to calculate the frequency (as a percentage of time) the water level exceeds certain levels. The periods analyzed the approximate 99%, 50%, 10% and 1% exceedance values for the station. Based on their review, it was determined that water levels in Pensacola Bay are expected to exceed +1.8 ft NAVD on an annual basis (99%) and +2.5 ft ever 5 years (50%).
- Water level probabilities for extreme conditions (i.e. hurricanes) were also reviewed. The analysis showed, which correlates well with the 2006 Flood Insurance Study (FEMA, 2006), that the 1% annual exceedance value or 100 year return period produces a water surface elevation of +8.0 ft NAVD. This elevation is well above the existing seawalls wall top elevations field measured.
- Subsequent virtual meetings with the City of Pensacola, the city does not desire to raise the height of the potential new seawall replacement to account for the extreme flood event and HDR was directed to design the new wall to match the existing wall top elevations.

Design Approach:

- After review of existing geometric site conditions, the project site will be sub-divided into (3) three cantilevered design cross-sections to optimize construction costs. The design cross-sections are defined in the "Assumptions" section.



Client/Project: **City of Pensacola Wayside Park**
Subject: Seawall Preliminary Design
Task: New Replacement Bulkhead Option

Project No: 10411960
Originator: ALV Date: 1/14/25

- The geotechnical design requirements shall include a SF = 1.5 on the passive soil strengths and a SF = 1.0 on the active side.
- The structural design requirements shall be performed in ASD (Allowable Stress Design) and will include (2) limit state criteria to determine the required section. Both limit states will be analyzed with a SF = 1.0 on both the active and passive soil strengths.
 - o Strength limit state will be based on the required section to satisfy the structural bending requirements for the design loadings. AISC factors of safety for ASD will be used.
 - o Service limit state shall consider the deflection sensitivity nature of a cantilevered system to minimize soil softening / settlement of the supporting landside soils. Significant settlement could result to cracking / damage of the concrete pedestrian sidewalk to be installed immediately landside of new wall structure resulting in a potential tripping hazard to the public. In addition, any utilities located within proximity to new wall structure could also be affected. Therefore (2) deflections limits will be verified.
 - 1.) As defined in AASHTO(PED) Article 5, "Deflection in cantilever arms due to pedestrian live loading shall not exceed L/220 of the cantilevered length".
→ Differential deflection due to Design Live Load limited to L/220
 - 2) As defined in FDOT Section 3.13.3 for Permanent Retaining Sheet Pile Walls, "When the supported paved roadway will be paved after the wall deflects, the design horizontal deflection shall not exceed 3-inches.
→ Total System Deflection limited to 3 inches

Design Codes and References

- **AISC** – American Institute of Steel Construction's "Steel Construction Manual", 15th Edition, 2017
- **AASHTO** – American Association of State Highway and Transportation Officials' "AASHTO LRFD Bridge Design Specifications", 8th Edition, Nov 2017
- **AASHTO (PED)** – American Association of State Highway and Transportation Officials' "LRFD Guide Specifications for the Design of Pedestrian Bridges", Dec 2009
- **FDOT** – Florida Department of Transportation's "Structures Design Guidelines Manual; FDOT Topic No. 625-020-028", Jan 2025
- **PILE BUCK** – "Sheet Pile Design by Pile Buck", 2007
- **USACE EM 1110-2-2504** - U.S. Army Corps of Engineers' "Design of Sheet Pile Walls", 1994

Reference Drawings

- Issued for Bid Drawings: City of Pensacola Wayside Park Improvements, prepared by Mott MacDonald Florida, LLC dated August 2020
- 100% Plans Submittal (Not for Construction) Drawings: Escambia County Pensacola Bay Fishing Bridge Replacement, prepared by Mott MacDonald Florida, LLC dated March 2024. Escambia County Project No. 21-22.083



Assumptions

- Project Datum is relative to NAVD88
- (3) Design Cantilever wall cross-sections / regions analyzed
- Upland / landside soil surface contour profile(s) based on Mott MacDonald's "Wayside Park Improvements" cross-section drawings (Dwg No. C-005 thru C-014).
- Waterside Water EL = 0.0 NAVD88
- Landside Water EL. = +3.0 ft *[Assume 3 ft hydrostatic waterhead differential]*
- Design Factor of Safety
 - o Geotechnical Requirements: Active = 1.0 | Passive = 1.5
 - o Structural Requirements: Active = 1.0 | Passive = 1.0

Design Cantilever Wall Cross-Sections:

Section / Region 1: Approx 345 LF located on southern project limits by Fishing Pier

- Top of Wall EL.= +7.0 ft
- Waterside Mudline EL. = -6.0 ft *[Uniform from bathymetric survey reviewed]*
- Maximum Wall Height (H) = 13.0 ft

Section / Region 2: Approx 350 LF located from S edge of paved parking lot moving N

- Top of Wall EL.= +6.0 ft
- Waterside Mudline EL. = -5.0 ft *[Uniform from bathymetric survey reviewed]*
- Maximum Wall Height (H) = 11.0 ft

Section / Region 3: Approx 905 LF along shallow northern limits

- Top of Wall EL.= +5.0 ft
- Waterside Mudline EL. = -4.0 ft *[Uniform from bathymetric survey reviewed]*
- Maximum Wall Height (H) = 9.0 ft

Design Loads: Apply uniform 250 psf surcharge behind seawall. Includes:

- Uniform Dead Load (DL) = 4" thick slab x 10 ft wide concrete sidewalk adjacent to seawall cap.
 → Therefore DL = 150 pcf * (4"/12) = 50 psf
- Uniform Live Load (LL) = Pedestrian / Light vehicle maintenance loading = 200 psf

Geotechnical Design Soil Profile:

- Assume Soil-Steel Angle of Wall Friction $\delta = \phi / 2$ *[conservative]*

Layer No.	Elevation (ft)		Material Description	Sat Unit Weight (pcf)	Internal Friction Angle ϕ (deg)	Angle of Wall Friction δ (deg)	Cohesion (psf)
	from	to					
1	+14.0	-4.0	Medium Dense Sand	120	33	11	0
2	-4.0	-20.0	Loose Silty Fine Sand	105	27	9	0
3	-20.0	-80.0	Medium Dense Fine Sand	110	30	10	0

Summary

See following page for the design summary and limits for the wall replacement

Wayside Park Preliminary Wall Replacement Summary

SECTION 1: Cantilever Combi Wall (Approx 345 LF)

- T/Wall EL: EL +7.0 ft
- Design ML EL: -6.0 ft
- Max Cantilever Wall Ht = **13.0 ft**
- Section Required: 30"D x 1/2" w.t Pipe w/ AZ19-700
- Min SSP Tip EL = EL - 40.0 ft
- SSP Length = 47 ft

SECTION 2: Cantilever SSP Wall (Approx 350 LF)

- T/Wall EL: Varies [EL +6.5 ft → EL +5 ft]
- Design ML EL: -5 ft
- Max Cantilever Wall Ht = **11.5 ft**
- SSP Required: JD Fields AZ48-700
- Min SSP Tip EL = EL - 36.0 ft
- SSP Length = 43 ft

SECTION 3: Cantilever SSP Wall (Approx 905 LF)

- T/Wall EL: Varies [EL +5.0 ft → EL +4 ft]
- Design ML EL: -4 ft
- Max Cantilever Wall Ht = **9.0 ft**
- SSP Required: JD Fields AZ36-700N
- Min SSP Tip EL = EL - 32.0 ft
- SSP Length = 37 ft

Data SIO, NOAA, U.S. Navy, NGA, GEBCO

Boring B-3

Boring B-2

Boring FB-01

Boring B-1

Section 1

Section 2

Section 3

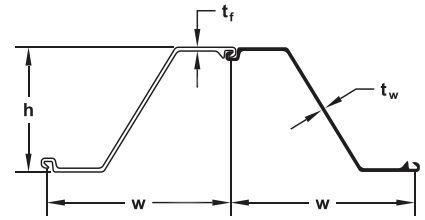
1750-1798 E Gregory St Parking

Visit Pensacola

South Market

Bagelheads

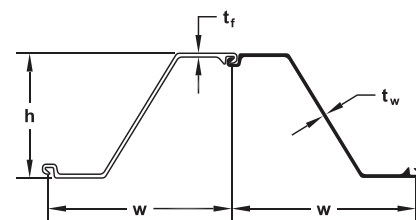
AZ HOT ROLLED STEEL SHEET PILE SERIES



JD FIELDS & COMPANY, INC. A PILING COMPANY			THICKNESS		Cross Sec Area (A)	WEIGHT		SECTION MODULUS		Moment of Inertia	COATING AREA	
	Width (w)	Height (h)	Flange (t _f)	Web (t _w)		Single Pile	Wall Area	Elastic	Plastic		Both Sides	Wall Surface
	in	in	in	in		lb/ft	lb/ft ²	in ³ /ft	in ³ /ft		ft ² /ft of single	ft ² /ft ²
SECTION	mm	mm	mm	mm	cm ² /m	kg/m	kg/m ²	cm ³ /m	cm ³ /m	cm ⁴ /m	m ² /m	m ² /m ²
AZ 12-770	30.31 770	13.52 344	0.335 8.5	0.335 8.5	5.67 120.1	48.78 72.6	19.31 94.3	23.2 1245	27.5 1480	156.9 21430	6.07 1.85	1.20 1.20
AZ 13-770	30.31 770	13.54 344	0.354 9.0	0.354 9.0	5.94 125.8	51.14 76.1	20.24 98.8	24.2 1300	28.8 1546	163.7 22360	6.07 1.85	1.20 1.20
*AZ 14-770	30.31 770	13.56 345	0.375 9.5	0.375 9.5	6.21 131.5	53.42 79.5	21.14 103.2	25.2 1355	30.0 1611	170.6 23300	6.07 1.85	1.20 1.20
AZ 17-700	27.56 700	16.52 420	0.335 8.5	0.335 8.5	6.28 133.0	49.12 73.1	21.38 104.4	32.2 1730	37.7 2027	265.3 36230	6.10 1.86	1.33 1.33
AZ 18-700	27.56 700	16.54 420	0.354 9.0	0.354 9.0	6.58 139.2	51.41 76.5	22.39 109.3	33.5 1800	39.4 2116	276.8 37800	6.10 1.86	1.33 1.33
AZ 19-700	27.56 700	16.56 421	0.375 9.5	0.375 9.5	6.88 145.6	53.76 80.0	23.35 114.3	34.8 1870	41.0 2206	288.4 39380	6.10 1.86	1.33 1.33
AZ 20-700	27.56 700	16.57 421	0.394 10.0	0.394 10.0	7.18 152.0	56.11 83.5	24.43 119.3	36.2 1945	42.7 2296	300.0 40960	6.10 1.86	1.33 1.33
AZ 18-800	31.5 800	17.68 449	0.335 8.5	0.335 8.5	6.07 128.6	54.26 80.7	20.67 100.9	34.2 1840	39.7 2135	302.6 41320	6.82 2.08	1.30 1.30
*AZ 20-800	31.5 800	17.72 450	0.375 9.5	0.375 9.5	6.66 141.0	59.50 88.6	22.67 110.7	37.2 2000	43.3 2330	329.9 45050	6.82 2.08	1.30 1.30
AZ 22-800	31.5 800	17.76 451	0.413 10.5	0.413 10.5	7.25 153.5	64.77 96.4	24.68 120.5	40.3 2165	47.0 2525	357.3 48790	6.82 2.08	1.30 1.30
AZ 23-800	31.50 800	18.66 474	0.453 11.5	0.354 9.0	7.12 150.6	63.56 94.6	24.22 118.2	43.3 2330	49.9 2680	404.6 55260	6.94 2.11	1.32 1.32
*AZ 25-800	31.50 800	18.70 475	0.492 12.5	0.394 10.0	7.71 163.3	68.91 102.6	26.26 128.2	46.5 2500	53.8 2890	435.1 59410	6.94 2.11	1.32 1.32
AZ 27-800	31.50 800	18.74 476	0.531 13.5	0.433 11.0	8.31 176.0	74.26 110.5	28.29 138.1	49.7 2670	57.6 3100	465.5 63570	6.94 2.11	1.32 1.32
AZ 24-700	27.56 700	18.07 459	0.441 11.2	0.441 11.2	8.23 174.1	64.30 95.7	28.00 136.7	45.2 2430	53.5 2867	408.8 55820	6.33 1.93	1.38 1.38
AZ 26-700	27.56 700	18.11 460	0.480 12.2	0.480 12.2	8.84 187.2	69.12 102.9	30.10 146.9	48.4 2600	57.1 3070	437.3 59720	6.33 1.93	1.38 1.38
AZ 28-700	27.56 700	18.15 461	0.520 13.2	0.520 13.2	9.46 200.2	73.93 110.0	32.19 157.2	51.3 2760	60.9 3273	465.9 63620	6.33 1.93	1.38 1.38
AZ 28-750	29.53 750.0	20.04 509.0	0.472 12.00	0.394 10.00	8.09 171.2	67.73 100.80	27.53 134.40	52.3 2810	60.3 3245	523.9 71540	6.93 2.11	1.41 1.41
AZ 30-750	29.53 750.0	20.08 510.0	0.512 13.00	0.433 11.00	8.73 184.7	73.08 108.80	29.70 145.00	55.9 3005	64.8 3485	561.5 76670	6.93 2.11	1.41 1.41
AZ 32-750	29.53 750.0	20.12 511.0	0.551 14.00	0.472 12.00	9.37 198.3	78.44 116.70	31.88 155.60	59.5 3200	69.2 3720	599.0 81800	6.93 2.11	1.41 1.41
AZ 36-700N	27.56 700	19.65 499	0.591 15.0	0.441 11.2	10.20 215.9	79.72 118.6	34.71 169.5	66.8 3590	76.4 4110	656.2 89610	6.73 2.05	1.47 1.47
*AZ 38-700N	27.56 700	19.69 500	0.630 16.0	0.480 12.2	10.87 230.0	84.94 126.4	36.98 180.6	70.6 3795	81.1 4360	694.5 94840	6.73 2.05	1.47 1.47
AZ 40-700N	27.56 700	19.72 501	0.669 17.0	0.520 13.2	11.54 244.2	90.16 134.2	39.26 191.7	74.3 3995	85.7 4605	732.9 100080	6.73 2.05	1.47 1.47
AZ 42-700N	27.56 700	19.65 499	0.709 18.0	0.551 14.0	12.22 258.7	95.51 142.1	41.59 203.1	78.2 4205	90.3 4855	768.4 104930	6.75 2.06	1.47 1.47
AZ 44-700N	27.56 700	19.69 500	0.748 19.0	0.591 15.0	12.89 272.8	100.74 149.9	43.87 214.2	81.9 4405	95.0 5105	806.6 110150	6.75 2.06	1.47 1.47
AZ 46-700N	27.56 700	19.72 501	0.787 20.0	0.630 16.0	13.56 287.0	105.97 157.7	46.14 225.3	85.7 4605	99.5 5350	844.9 115370	6.75 2.06	1.47 1.47
AZ 48-700	27.56 700.0	19.80 503.0	0.866 22.00	0.591 15.00	13.63 288.4	106.49 158.50	46.37 226.40	88.4 4755	102.1 5490	876.2 119650	6.70 2.04	1.46 1.46
AZ 50-700	27.56 700.0	19.84 504.0	0.906 23.00	0.630 16.00	14.30 302.6	111.73 166.30	48.65 237.50	92.2 4955	106.7 5735	914.6 124890	6.70 2.04	1.46 1.46
AZ 52-700	27.56 700.0	19.88 505.0	0.945 24.00	0.669 17.00	14.97 317.0	116.97 174.10	50.93 248.70	95.9 5155	111.3 5985	953.0 130140	6.70 2.04	1.46 1.46

*Indicates standard stocking sections. Please check with your local sales representative for material availability.

AZ HOT ROLLED STEEL SHEET PILE SERIES

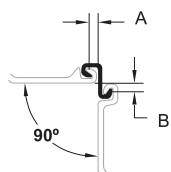


Available Steel Grades

AMERICAN			CANADIAN			EUROPEAN			AMLoCor ^{***}		
ASTM	Yield Strength		ASTM	Yield Strength		ASTM	Yield Strength		ASTM	Yield Strength	
	ksi	MPa		ksi	MPa		ksi	MPa		ksi	MPa
A328	39	270	Grade 260 W	38	260	S240 GP	35	240	Blue 320	46	320
A572 Gr . 42	42	290	Grade 300 W	43	300	S270 GP	39	270	Blue 355	51	355
A572 Gr . 50	50	345	Grade 350 W	51	355	S320 GP	46	320	Blue 390	57	390
A572 Gr . 55	55	380	Grade 400 W	58	400	S355 GP	51	355			
A572 Gr . 60	60	415				S390 GP	57	390			
A572 Gr . 65	65	450				S430 GP	62	430			
A690	50	345				S460 AP	67	460			
A690*	57	390									

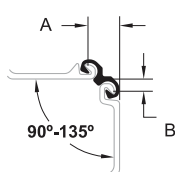
Highlighted fields represent the most commonly used and readily available steel grades. *Not available for AZ 48/50/52-700. ** Corrosion resistant steel; check for availability.

Corner Piles



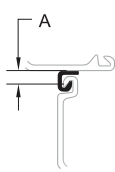
E 20

Gr: S355 GP / Gr. 51
Wt: 9.68 lb/ft
14.4 kg/m
A: ~0.95"
24.9 mm
B: ~0.73"
18.5 mm



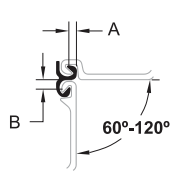
Omega 18

Gr: S355 GP / Gr. 51
Wt: 12.10 lb/ft
18.0 kg/m
A: ~2.76"
~70 mm
B: ~1.18"
~30 mm



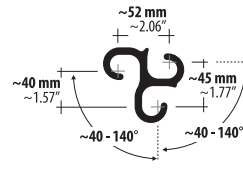
E 22

Gr: S355 GP / Gr. 51
Wt: 6.87 lb/ft
10.2 kg/m
A: ~1.28"
~32.5 mm



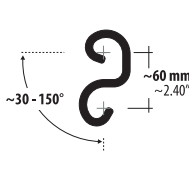
Delta 13

Gr: S355 GP / Gr. 51
Wt: 8.8 lb/ft
13.1 kg/m
A: ~0.59"
~15 mm
B: ~0.79"
~20 mm



LTn

Gr: S355 GP / A572 Gr. 51
Wt: 10.42 lb/ft
15.5 kg/m



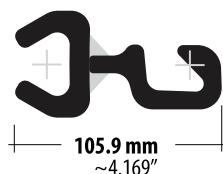
LV20n

Gr: S355 GP / Gr. 51
Wt: 9.45 lb/ft
14.1 kg/m

Delivery Conditions & Tolerances

	ASTM A6	EN 10248
Mass	± 2.5%	± 5%
Length	+ 5 in. - 0 in.	± 200 mm
Height	± 7 mm	
Thickness	≤ 8.5 mm > 8.5 mm	± 0.5 mm ± 6%
Single Pile Width		± 2%
Double Pile Width		± 3%
Straightness		0.2% of the length
Ends out of Square		2% of the width

Transitional Piles



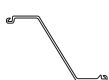
PZ-Larssen-Transition

Gr: S355 GP / A572 Gr. 51
Wt: 12.08 lb/ft 18.0 kg/m

Maximum Rolled Lengths[†]

AZ	101.7 ft.	31.0 m
E 22	59.1 ft.	18.0 m
E 20	59.1 ft.	18.0 m
Delta 13	55.8 ft.	17.0 m
Omega 18	52.0 ft.	16.0 m

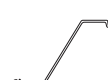
Delivery Forms



Single Pile
Position A



Double Pile
Form I Standard

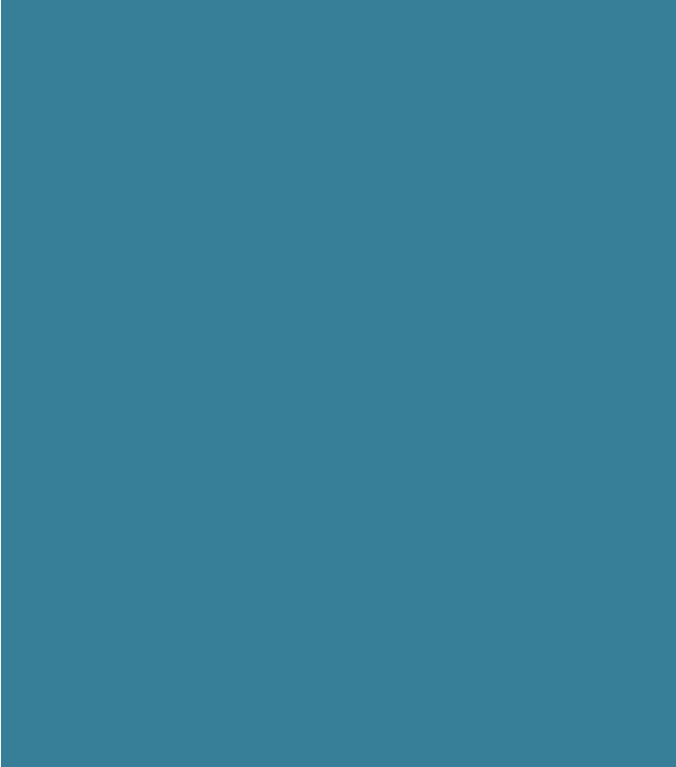


Single Pile
Position B



Double Pile
Form II on Request

[†] Longer lengths may be possible upon request.

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APPENDIX D

Opinion of Probable Project Cost

**City of Pensacola
Wayside Park Shoreline Protection**

**PRELIMINARY OPINION OF PROBABLE CONSTRUCTION COST
BREAKWATER ALTERNATIVE LAYOUT**

<u>ITEM</u>	<u>QUANTITY</u>	<u>UNIT</u>	<u>UNIT PRICE</u>	<u>EXTENSION</u>
1. Mobilization / Demobilization	1	LS	\$ 600,000	\$ 600,000
2. Emergent Breakwater				
<i>Geotextile Fabric</i>	10,640	SY	\$ 12	\$ 128,000
<i>Graded Riprap</i>	29,700	TON	\$ 125	\$ 3,713,000
<i>Silt Curtain</i>	2,000	LF	\$ 10	\$ 20,000
3. Marsh Creation				
<i>Sand Fill</i>	32,620	CY	\$ 20	\$ 653,000
<i>Marsh Planting</i>	166880	SF	\$ 3.00	\$ 501,000
4. <i>Misc.</i>				
<i>Pre-Construction Hazard Survey</i>	1	LS	\$ 15,000	\$ 15,000
<i>Construction Surveying</i>	1	LS	\$ 50,000	\$ 50,000
<i>Aerial Photography</i>	1	LS	\$ 15,000	\$ 15,000
SUBTOTAL:				\$ 5,695,000
CONTINGENCIES (30%):				\$ 1,708,500
TOTAL CONSTRUCTION:				\$ 7,403,500
ENGINEERING (10%):				\$ 740,350
INSPECTION (6%):				\$ 444,210
TOTAL PROJECT:				\$ 8,589,000

Notes:

- Costs shown are approximate and are based on 2024 prices. Actual costs may vary based on market conditions at time of bidding/construction.
- Breakwater costs are based on a cost of \$125/ton for graded riprap and \$12/SY for geotextile fabric.
- Costs shown are based on quantities estimated from field observations and survey data collected in August 2024. Actual conditions at time of construction may vary, possibly requiring greater quantities.
- Riprap and fill costs assume all materials will be transported to the site by barge.
- Costs shown do not include mitigation for potential impacts to seagrass beds or other protected habitat. This estimate assumes no mitigation will be required.
- HDR has no control over costs or the price of labor, equipment or materials, or Contractor's method of pricing. The opinions of probable construction costs provided herein were made on the basis of HDR's qualifications and experience. HDR makes no warranty, expressed or implied, as to the accuracy of
- This Opinion of Probable Cost was developed using guidelines from AACE International for Class 5 cost e

**City of Pensacola
Wayside Park Shoreline Protection**

**PRELIMINARY OPINION OF PROBABLE CONSTRUCTION COST
INTERTIDAL REEF ALTERNATIVE LAYOUT**

<u>ITEM</u>	<u>QUANTITY</u>	<u>UNIT</u>	<u>UNIT PRICE</u>	<u>EXTENSION</u>
1. Mobilization / Demobilization	1	LS	\$ 600,000	\$ 600,000
2. Reef Breakwater				
<i>Geotextile Fabric</i>	12,140	SY	\$ 12	\$ 146,000
<i>Graded Riprap</i>	28,400	TON	\$ 125	\$ 3,550,000
<i>Silt Curtain</i>	2,000	LF	\$ 10	\$ 20,000
3. Marsh Creation				
<i>Sand Fill</i>	7,560	CY	\$ 20	\$ 152,000
<i>Marsh Planting</i>	46620	SF	\$ 3.00	\$ 140,000
4. <i>Misc.</i>				
<i>Pre-Construction Hazard Survey</i>	1	LS	\$ 15,000	\$ 15,000
<i>Construction Surveying</i>	1	LS	\$ 50,000	\$ 50,000
<i>Aerial Photography</i>	1	LS	\$ 15,000	\$ 15,000
SUBTOTAL:				\$ 4,688,000
CONTINGENCIES (30%):				\$ 1,406,400
TOTAL CONSTRUCTION:				\$ 6,094,400
ENGINEERING (10%):				\$ 609,440
INSPECTION (6%):				\$ 365,664
TOTAL PROJECT:				\$ 7,070,000

Notes:

- Costs shown are approximate and are based on 2024 prices. Actual costs may vary based on market conditions at time of bidding/construction.
- Breakwater costs are based on a cost of \$125/ton for graded riprap and \$12/SY for geotextile fabric.
- Costs shown are based on quantities estimated from field observations and survey data collected in August 2024. Actual conditions at time of construction may vary, possibly requiring greater quantities.
- Riprap and fill costs assume all materials will be transported to the site by barge.
- Costs shown do not include mitigation for potential impacts to seagrass beds or other protected habitat. This estimate assumes no mitigation will be required.
- HDR has no control over costs or the price of labor, equipment or materials, or Contractor's method of pricing. The opinions of probable construction costs provided herein were made on the basis of HDR's qualifications and experience. HDR makes no warranty, expressed or implied, as to the accuracy of
- This Opinion of Probable Cost was developed using guidelines from AACE International for Class 5 cost e

City of Pensacola
Wayside Park Shoreline Protection

PRELIMINARY OPINION OF PROBABLE CONSTRUCTION COST
COMBINED BREAKWATER AND INTERTIDAL REEF ALTERNATIVE LAYOUT

<u>ITEM</u>	<u>QUANTITY</u>	<u>UNIT</u>	<u>UNIT PRICE</u>	<u>EXTENSION</u>
1. Mobilization / Demobilization	1	LS	\$ 600,000	\$ 600,000
2. Emergent/Reef Breakwaters				
<i>Geotextile Fabric</i>	15,890	SY	\$ 12	\$ 191,000
<i>Graded Riprap</i>	31,400	TON	\$ 125	\$ 3,925,000
<i>Silt Curtain</i>	2,000	LF	\$ 10	\$ 20,000
3. Marsh Creation				
<i>Sand Fill</i>	32,300	CY	\$ 20	\$ 646,000
<i>Marsh Planting</i>	164920	SF	\$ 3.00	\$ 495,000
4. <i>Misc.</i>				
<i>Pre-Construction Hazard Survey</i>	1	LS	\$ 15,000	\$ 15,000
<i>Construction Surveying</i>	1	LS	\$ 50,000	\$ 50,000
<i>Aerial Photography</i>	1	LS	\$ 15,000	\$ 15,000
SUBTOTAL:				\$ 5,957,000
CONTINGENCIES (30%):				\$ 1,787,100
TOTAL CONSTRUCTION:				\$ 7,744,100
ENGINEERING (10%):				\$ 774,410
INSPECTION (6%):				\$ 464,646
TOTAL PROJECT:				\$ 8,984,000

Notes:

- Costs shown are approximate and are based on 2024 prices. Actual costs may vary based on market conditions at time of bidding/construction.
- Breakwater costs are based on a cost of \$125/ton for graded riprap and \$12/SY for geotextile fabric.
- Costs shown are based on quantities estimated from field observations and survey data collected in August 2024. Actual conditions at time of construction may vary, possibly requiring greater quantities.
- Riprap and fill costs assume all materials will be transported to the site by barge.
- Costs shown do not include mitigation for potential impacts to seagrass beds or other protected habitat. This estimate assumes no mitigation will be required.
- HDR has no control over costs or the price of labor, equipment or materials, or Contractor's method of pricing. The opinions of probable construction costs provided herein were made on the basis of HDR's

qualifications and experience. HDR makes no warranty, expressed or implied, as to the accuracy of such opinions when compared to bids or actual costs.

7. This Opinion of Probable Cost was developed using guidelines from AACE International for Class 5 cost e

**City of Pensacola
Wayside Park Shoreline Protection**

**PRELIMINARY OPINION OF PROBABLE CONSTRUCTION COST
REVETMENT ALTERNATIVE LAYOUT**

<u>ITEM</u>	<u>QUANTITY</u>	<u>UNIT</u>	<u>UNIT PRICE</u>	<u>EXTENSION</u>
1. Mobilization / Demobilization	1	LS	\$ 600,000	\$ 600,000
2. Revetment				
<i>Geotextile Fabric</i>	4,043	SY	\$ 12	\$ 49,000
<i>Graded Riprap</i>	4,200	TON	\$ 125	\$ 525,000
<i>Silt Curtain</i>	2,000	LF	\$ 10	\$ 20,000
3. <i>Misc.</i>				
<i>Pre-Construction Hazard Survey</i>	1	LS	\$ 15,000	\$ 15,000
<i>Construction Surveying</i>	1	LS	\$ 50,000	\$ 50,000
<i>Aerial Photography</i>	1	LS	\$ 15,000	\$ 15,000
			SUBTOTAL:	\$ 1,274,000
			CONTINGENCIES (30%):	\$ 382,200
			TOTAL CONSTRUCTION:	\$ 1,656,200
			ENGINEERING (10%):	\$ 165,620
			INSPECTION (7%):	\$ 115,934
			TOTAL PROJECT:	\$ 1,938,000

Notes:

- Costs shown are approximate and are based on 2024 prices. Actual costs may vary based on market conditions at time of bidding/construction.
- Breakwater costs are based on a cost of \$125/ton for graded riprap and \$12/SY for geotextile fabric.
- Costs shown are based on quantities estimated from field observations and survey data collected in August 2024. Actual conditions at time of construction may vary, possibly requiring greater quantities.
- Riprap and fill costs assume all materials will be transported to the site by barge.
- Costs shown do not include mitigation for potential impacts to seagrass beds or other protected habitat. This estimate assumes no mitigation will be required.
- HDR has no control over costs or the price of labor, equipment or materials, or Contractor's method of pricing. The opinions of probable construction costs provided herein were made on the basis of HDR's qualifications and experience. HDR makes no warranty, expressed or implied, as to the accuracy of
- This Opinion of Probable Cost was developed using guidelines from AACE International for Class 5 cost e

Breakwater - 5ft crest	
Crest Width (ft):	5
Side Slope (-):	2.0
Crest EI (ft NAVD):	4.5
Bottom EI (ft NAVD):	-5.0
Base Width (ft):	43
Length (LF):	2036
Cross-Section Area (SF):	228.0
Total Volume (CY):	17192.9
Const. Loss Contingency/Settlement	0.15
CY-Ton Conv.	1.5
Design Quantity (plus contingency), Tons	29700
Density, Tons/LF	14.59
Rock Cost/Ton:	125
Rock Cost/LF:	1823
Geotextile Area (SF/LF):	47.0
Geotextile Area (SY/LF):	5.2
Total Geotextile Area (SY):	10632
Geotextile Cost/SY:	12
Geotextile Cost/LF:	63
Total Cost/LF (Rock + Geotextile):	1886
Total Cost \$ 3,840,089.33	

Intertidal Reef	
Crest Width (ft):	30
Side Slope (-):	3.0
Crest EI (ft NAVD):	0.9
Bottom EI (ft NAVD):	-5.0
Base Width (ft):	65
Length (LF):	1574
Cross-Section Area (SF):	281.4
Total Volume (CY):	16406.3
Const. Loss Contingency/Settlement	0.15
CY-Ton Conv.	1.5
Design Quantity (plus contingency), Tons	28400
Density, Tons/LF	18.04
Rock Cost/Ton:	125
Rock Cost/LF:	2255
Geotextile Area (SF/LF):	69.4
Geotextile Area (SY/LF):	7.7
Total Geotextile Area (SY):	12137
Geotextile Cost/SY:	12
Geotextile Cost/LF:	93
Total Cost/LF (Rock + Geotextile):	2348
Total Cost \$ 3,695,647.47	

Combined Layout	
Breakwater Length (ft)	1531
Breakwater Cross-section (SF)	228.0
Breakwater Volume (CY)	12928.4
Reef Length (ft)	504
Reef Cross-section (SF)	281
Reef Volume (CY)	5253.4
Total Volume (CY):	18181.8
Const. Loss Contingency/Settlement	0.15
CY-Ton Conv.	1.5
Design Quantity (plus contingency), Tons	31400
Density, Tons/LF	15.43
Rock Cost/Ton:	125
Rock Cost/LF:	1929
Geotextile Area (SF/LF):	508.0
Geotextile Area (SY/LF):	56.4
Total Geotextile Area (SY):	15885
Geotextile Cost/SY:	12
Geotextile Cost/LF:	677
Total Cost/LF (Rock + Geotextile):	2606
Total Cost \$ 5,303,373.33	

Revetment	
Revetment Length (ft)	1654
Armor Stone Cross-section (SF)	21.6
Bedding Stone Cross-section (SF)	17.6
Crest Width (ft)	10.0
Side Slope (-)	2
Bottom Width (ft)	20
Total Volume (CY):	2401.4
Const. Loss Contingency/Settlement	0.15
CY-Ton Conv.	1.5
Design Quantity (plus contingency), Tons	4200
Density, Tons/LF	2.54
Rock Cost/Ton:	125
Rock Cost/LF:	317
Geotextile Area (SF/LF):	22.0
Geotextile Area (SY/LF):	2.4
Total Geotextile Area (SY):	4043
Geotextile Cost/SY:	12
Geotextile Cost/LF:	29
Total Cost/LF (Rock + Geotextile):	347
Total Cost \$ 573,517.33	

Breakwater Layout**Cell 1 - North**

Marsh Area	105790.8 SF
Average Depth	-2.6 ft
Marsh Height	1 ft NAVD
Fill Height	3.6 ft
Volume	380846.88 CF
Loss Contingency	1.25
Cell Volume	17631.8 CY

Cell 2 - South

Marsh Area	61081 SF
Average Depth	-4.3 ft
Marsh Height	1 ft NAVD
Fill Height	5.3 ft
Volume	323729.3 CF
Loss Contingency	1.25
Cell Volume	14987.4676 CY

Total Volume	32619.2676
Material Cost	\$ 20.00 /CY
Total Cost	\$652,385.35

Reef Layout**Cell 1 - North**

Marsh Area	46617.5 SF
Average Depth	-2.5 ft
Marsh Height	1 ft NAVD
Fill Height	3.5 ft
Volume	163161.25 CF
Loss Contingency	1.25
Total Volume	7553.76157 CY

Material Cost	\$ 20.00 /CY
Total Cost	\$151,075.23

Combined Layout**Cell 1 - North**

Marsh Area	103836 SF
Average Depth	-2.6 ft
Marsh Height	1 ft NAVD
Fill Height	3.6 ft
Volume	373809.6 CF
Loss Contingency	1.25
Cell Volume	17306 CY

Cell 2 - South

Marsh Area	61081 SF
Average Depth	-4.3 ft
Marsh Height	1 ft NAVD
Fill Height	5.3 ft
Volume	323729.3 CF
Loss Contingency	1.25
Cell Volume	14987.4676 CY

Total Volume	32293.4676
Material Cost	\$ 20.00 /CY
Total Cost	\$645,869.35

Wayside Bulkhead**REPAIR OPTION (Option 1)****SITework****E.C.**

Constuction Fence	576	519	514	1609	LF	\$ 8.00	\$ 12,872.00
Turbidity Barrier	579	519	581	1679	LF	\$ 25.00	\$ 41,975.00
INLET PROTECTION				5	EA	\$ 200.00	\$ 1,000.00

DEMO

SW	4882	3116	3322	11320	SF	\$ 8.00	\$ 90,560.00
cap	500	0	0	59	CY	\$ 80.00	\$ 4,720.00
HANDRAIL	5	520	558	1083	LF	\$ 10.00	\$ 10,830.00
PIPE	28	39	0	67	LF	\$ 15.00	\$ 1,005.00
CURB	30	0	0	30	LF	\$ 8.00	\$ 240.00

NEW SITework

SW	3675	2687	2882	9244	SF	4" FIBER/3000PS	\$ 10.00	\$ 92,440.00
HANDRAIL	572	520	557	1649	LF		\$ 120.00	\$ 197,880.00
PIPE 18"	22	28	0	50	LF		\$ 200.00	\$ 10,000.00
CURB	30	0	0	30	LF		\$ 94.00	\$ 2,820.00
SOD	5957	4475	5107	15539	SF		\$ 6.05	\$ 94,010.95
ADJ LP	7	0	0	7	EA		\$ 500.00	\$ 3,500.00
BENCHES	3	0	0	3	EA		\$2,520.00	\$ 7,560.00

12" STAB	408	299	320	1027	SY		\$ 9.00	\$ 9,244
10" Precast wall				10750	SF		\$ 40.00	\$ 430,000.00
wall cap				59	CY		\$2,500.00	\$ 147,500.00
REBAR				8850	LBS		\$ 2.00	\$ 17,700.00
REPAIRWORK				1	LS		\$500,000.00	\$ 500,000.00
MOBE				1	LS		\$800,000.00	\$ 800,000.00

SUBTOTAL \$ 2,475,856.95

GC	12%	\$ 297,102.83
PROFIT	15%	\$ 371,378.54
CONTINGENCY	20%	\$ 495,171.39

TOTAL CONSTRUCTION \$3,639,509.72

ENGINEERING (10%)	\$ 363,950.97
INSPECTION (7%)	\$ 254,765.68

TOTAL PROJECT \$4,259,000.00

Wayside Bulkhead
SSP OPTION (Option 2)

SITWORK

E.C.

Constuction Fence	576	519	514	1609	LF		\$ 8.00	\$ 12,872.00
Turbidity Barrier	579	519	581	1679	LF		\$ 25.00	\$ 41,975.00
INLET PROTECTION				5	EA		\$ 200.00	\$ 1,000.00

DEMO

SW	4882	3116	3322	11320	SF		\$ 8.00	\$ 90,560.00
cap	500	0	0	59	CY		\$ 80.00	\$ 4,720.00
HANDRAIL	5	520	558	1083	LF		\$ 10.00	\$ 10,830.00
PIPE	28	39	0	67	LF		\$ 15.00	\$ 1,005.00
CURB	30	0	0	30	LF		\$ 8.00	\$ 240.00

NEW SITWORK

SW	3675	2687	2882	9244	SF	4" FIBER/3000PS	\$ 10.00	\$ 92,440.00
HANDRAIL	572	520	557	1649	LF		\$ 120.00	\$ 197,880.00
PIPE 18"	22	28	0	50	LF		\$ 200.00	\$ 10,000.00
CURB	30	0	0	30	LF		\$ 94.00	\$ 2,820.00
SOD	5957	4475	5107	15539	SF		\$ 6.05	\$ 94,010.95
ADJ LP	7	0	0	7	EA		\$ 500.00	\$ 3,500.00
BENCHES	3	0	0	3	EA		\$2,520.00	\$ 7,560.00

12" STAB	408	299	320	1027	SY		\$ 9.00	\$ 9,244
Section 1 F & I SSP				16484	SF		\$ 80.47	\$ 1,326,528.16
Section 1 Concrete Cap w/fascia				313	CY		\$2,750.00	\$ 861,780.74
Section 2 F & I SSP				15110	SF		\$ 93.70	\$ 1,415,800.04
Section 2 Concrete Cap w/fascia				314	CY		\$2,750.00	\$ 863,427.05
Section 3 F & I SSP				32659	SF		\$ 81.97	\$ 2,676,975.01
Section 3 Concrete Cap w/fascia				811	CY		\$2,750.00	\$ 2,229,109.05
MOBE				1	LS		\$650,000.00	\$ 650,000.00

SUBTOTAL \$10,604,277.00

GC				12%			\$ 1,272,513.24
PROFIT				15%			\$ 1,590,641.55
CONTINGENCY				20%			\$ 2,120,855.40

TOTAL \$15,588,287.18

ENGINEERING (10%)							\$ 1,558,828.72
INSPECTION (5%)							\$ 779,414.36

TOTAL PROJECT \$17,927,000.00

City of Pensacola
Wayside Park Shoreline Protection

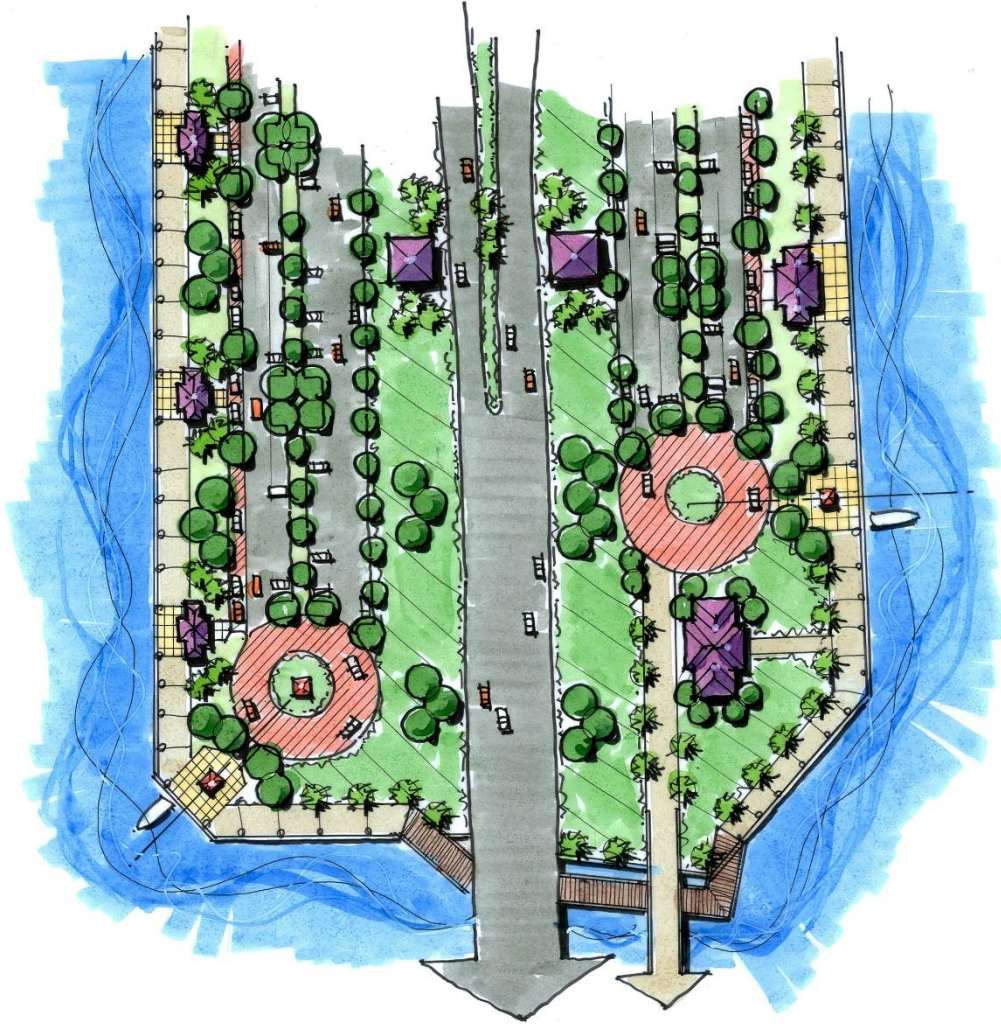
Total Project Cost Matrix

			Shoreline Concept 1 \$ 8,589,000	Shoreline Concept 2 \$ 7,070,000	Shoreline Concept 3 \$ 8,984,000	Shoreline Concept 4 \$ 1,938,000
Bulkhead Option 1	\$	4,259,000	\$ 12,848,000	\$ 11,329,000	\$ 13,243,000	\$ 6,197,000
Bulkhead Option 2	\$	17,927,000	\$ 26,516,000	\$ 24,997,000	\$ 26,911,000	\$ 19,865,000

Alternative

A	\$	12,848,000
B	\$	26,516,000
C	\$	11,329,000
D	\$	24,997,000
E	\$	13,243,000
F	\$	26,911,000
G	\$	6,197,000
H	\$	19,865,000

2010 Urban Core Plan
Wayside Park Rendering





City of Pensacola

222 West Main Street
Pensacola, FL 32502

Memorandum

File #: 26-527

Community Redevelopment Agency

7/13/2026

DISCUSSION

SPONSOR: Delarian Wiggins - Chairperson

SUBJECT:

REDEVELOPMENT BOARD UPDATES

SUMMARY:

Input provided by the Urban Core, Westside and Eastside Redevelopment Boards, shall be relayed to the CRA Board during their routine meetings or special meetings where appropriate. This process, in accordance with Ordinance No. 08-20, Urban Core Redevelopment Board and Ordinance No. 33-14, Westside Community Redevelopment Board, as amended, ensures that CRA receives timely input and can act on recommendations that support the goals of the redevelopment areas. Although Ordinance No. 09-13, Eastside Community Redevelopment Board, has not yet been amended, updates will be provided regularly for alignment.

Find the draft of the most recent board meeting minutes attached for review.

PRIOR ACTION:

November 14, 2013 - City Council adopted Ordinance No. 09-13, amending Ordinance No. 16-05, providing for the funding of the Eastside Neighborhood Redevelopment Trust Fund and establishing an Eastside Redevelopment Board.

September 11, 2014 - City Council adopted Ordinance No. 33-14, creating the Westside Redevelopment Board.

February 27, 2020 - City Council adopted Ordinance No. 08-20, establishing the Urban Core Redevelopment Board.

October 24, 2024 - City Council approved / adopted the Handbook for Appointed Boards, Commissions and Authorities.

December 11, 2025 - City Council approved Proposed Ordinance No. 25-25, amending Ordinance 33-14, Westside Community Redevelopment Board, and Proposed Ordinance No. 27-25, amending Ordinance 08-20, Urban Core Redevelopment Board, on first reading.

January 12, 2026 - City Council adopted Ordinance No. 25-25, amending Ordinance 33-14,

Westside Community Redevelopment Board, and Ordinance No. 27-25, amending Ordinance 08-20, Urban Core Redevelopment Board, on second reading.

FUNDING:

N/A

FINANCIAL IMPACT:

N/A

STAFF CONTACT:

David Stafford, City Administrator
Clifford Collins Jr., Associate City Administrator for Strategic Initiatives
Steven Baham, Economic Development Director
Anna Kate Baygents, Economic Development Assistant Director
Victoria D'Angelo, CRA Administrative Officer
Hilary Halford, CRA Programs Officer
Amanda Childers, CRA Program Coordinator

ATTACHMENTS:

1. Westside Redevelopment Board , June 16, 2026_Minutes_ Draft
2. Urban Core Redevelopment Board, June 23, 2026_Minutes Draft
3. Bayfront Trail - Conceptual Landscape Design 082025
4. Look & Feel Boards - 61626 Public Meeting
5. Bayfront Pkwy Board Presentation 6-23-26

PRESENTATION: No



City of Pensacola

WESTSIDE REDEVELOPMENT BOARD

MINUTES

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

June 16, 2026

3:30 PM

Hagler-Mason, 2nd Floor

CALL TO ORDER

The Westside Redevelopment Board (WRB) meeting was called to order by Chairperson Davis at 3:30 p.m.

ROLL CALL/DETERMINATION OF QUORUM

Members Present: C. Marcel Davis, Joe Lennon, Leah Langford, Michael Hayes, Andrea Greer, Michelle Press

Members Absent: Ex-Officio Jennifer Brahier

Quorum was present.

ADMINISTRATOR'S COMMUNICATIONS

None.

APPROVAL OF MINUTES

1. 26-642 WRB MEETING MINUTES 03/17/2026

A motion to approve was made by Board Member Langford and seconded by Board Member Greer.

The motion passed by the following vote:

Yes: 6 C. Marcel Davis, Joe Lennon, Leah Langford, Michael Hayes, Andrea Greer, Michelle Press

No: 0 None

(Ex-Officio Brahier Not present)

PRESENTATIONS

None.

DISCUSSION ITEMS

None.

ACTION ITEMS

2. 26-650 FY2027 RECOMMENDED BUDGET - WESTSIDE TIF FUND

A motion to recommend was made by Board Member Langford and seconded by Board Member Hayes.

Anna Kate Baygents, Assistant Economic Development Director, introduced Victoria D'Angelo, CRA Administrative Officer, who provided an overview of the item. During the discussion, several specific projects were highlighted, including A Street, Gregory Street, Gibson School, Baptist Hospital, Barrancas Avenue, the ACW Superfund site, and community policing initiatives.

Shirley Baylis, CRA Program Manager, provided an update on the Commercial Property Improvements Program. Amanda Childers, CRA Program Coordinator, presented information on the Residential Property Improvement Program and addressed questions regarding the length of the current waitlist.

Victoria D'Angelo emphasized the importance of diversifying projects to help prevent gentrification. Board members expressed interest in exploring the possibility of additional staff support for programs specific to the Westside.

Anna Kate Baygents clarified that any recommendation from this board would be forwarded to the CRA Board for consideration, as this board does not determine or approve the budget.

A motion to amend was made by Board Member Press and seconded by Board Member Langford.

The amended motion is to recommend to the Community Redevelopment Agency (CRA) the proposed FY2027 budget for the Westside TIF Fund, with the intent that as much of the TIF funding as feasible be directed toward projects that most benefit current Westside residents, support all housing initiatives, and address blighted commercial facilities within the area, including sites such as Baptist, Gibson, and neighborhood sidewalks.

The amended motion passed by the following vote:

Yes: 6 C. Marcel Davis, Joe Lennon, Leah Langford, Michael Hayes, Andrea Greer, Michelle Press

No: 0 None

(Ex-Officio Brahier Not present)

3. 26-686 REVISIONS TO WESTSIDE RECOMMENDED PROJECT LIST AND IMPLEMENTATION PLAN

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

Anna Kate Baygents, Assistant Economic Development Director, provided an update on the Residential Property Improvement, Resiliency, and Commercial Property Improvement Programs. She also reported on the closing of the Community Land Trust and Home Builders Association partnership property located at 2300 W Jackson Street. Additionally, Ms. Baygents discussed the progress of the Baptist project, noting that active demolition of the towers began this week, with some remediation work still ongoing. She announced that an open Sidewalk Talk session will be held on July 21, 2026, at 1000 W. Avery Street at 7:00 a.m., and the next Public Forum is scheduled for August 6, 2026, at 1010 W. Lakeview Avenue at 5:30 p.m.

Ms. Baygents informed the Board of the CRA Board's approval of the solicitation for a redevelopment advisor at the previous evening's meeting. She clarified that the solicitation remains substantively the same, with added clarification. The intent of the first two phases is to conduct community engagement and provide development and feasibility services. The developer selection will occur separately as Phase 3 under a different solicitation.

Victoria D'Angelo, CRA Administrative Officer, reported that the Wright Street sidewalk project, spanning from A Street to G Street, has been released for bid. Staff answered questions accordingly .

The motion passed by the following vote:

Yes: 6 C. Marcel Davis, Joe Lennon, Leah Langford, Michael Hayes, Andrea Greer, Michelle Press

No: 0 None

(Ex-Officio Brahier Not present)

4. 26-653 NOMINATION OF BOARD MEMBER TO SERVE ON THE SELECTION

COMMITTEE FOR DEVELOPMENT FEASIBILITY ADVISORY SERVICES FOR BAPTIST HOSPITAL LEGACY CAMPUS REDEVELOPMENT

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

Anna Kate Baygents, Assistant Economic Development Director, provided an overview. She reported that the proposed committee structure includes two community members and three staff members. As part of this request, Councilman Wiggins asked that one of the Westside Board Members serve to represent the Westside community. Ms. Baygents noted that the committee will convene for three meetings, requiring a time commitment during the month of August.

Chairperson Davis shared that he visited the Bayou District and believes this initiative represents a strong opportunity for the community.

Board Member Greer nominated Board Member Press to serve as the Westside representative and was seconded by Board Member Hayes.

The motion passed by the following vote:

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

(Ex-Officio Brahier Not present)

BOARD MEMBERS COMMENTS

None.

OPEN FORUM

None.

ADJOURNMENT

4:42 P.M.



City of Pensacola

URBAN CORE REDEVELOPMENT BOARD

MINUTES

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

June 23, 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 3:31 P.M

ROLL CALL/DETERMINATION OF QUORUM

Members Present: Christopher Satterwhite, Eddie Tood, Linda Webb, Shirley Kirchharr Cronley, Michelle MacNeil, Michael Carro, Jean Pierre NDione, Jarred Moore, Hannah Domoslay-Paul, Kelly Wieczorek (Arrived at 3:48 P.M.)

Members Absent: Sarah Smith

Quorum was present.

ADMINISTRATION OF OATH

City Clerk Ericka Burnett administered the oath of office and swore in newly appointed board member Hannah Domoslay-Paul and reappointed board members Christopher Satterwhite, Michelle MacNeil, and Kelly Wieczorek (in clerk of courts' office).

ADMINISTRATOR'S COMMUNICATIONS

None

APPROVAL OF MINUTES

1. 26-535 UCRB MEETING MINUTES 04/21/2026

A motion to approve was made by Board Member MacNeil and seconded by

Board Member Cronley.

The motion passed by the following vote:

Yes: 8 Christopher Satterwhite, Eddie Tood, Linda Webb, Shirley Kirchharr
Cronley, Michelle MacNeil, Michael Carro, Jean Pierre NDione, Hannah
Domaslay-Paul
No: 0 None

(Board Members Smith and Wieczorek not present)

PRESENTATIONS

None

DISCUSSION ITEMS

None

ACTION ITEMS

2. 26-682 LANDSCAPE AND AMENITY DESIGN RECOMMENDATIONS -
BAYFRONT TRAIL IMPROVEMENT PROJECT (CITY COMPONENT)

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

CRA Administrative Officer Victoria D'Angelo introduced City of Pensacola Engineering Transportation Planner Caitlin Cerame and Harry Belton, consultant with Atkins Réalis. Mrs. Cerame and Mr. Belton provided a presentation outlining the landscaping and amenity design concepts, the proposed schedule for the Bayfront Parkway project, and a summary of feedback received during a recent community engagement meeting. Discussion followed, and staff and consultants responded to questions from the Board.

Board Member MacNeil recommended that the project incorporate feedback from the community engagement meeting by utilizing native and climate-tolerant plant species commonly found in the local area. The Board expressed consensus with this recommendation and proceeded to call for a vote.

The motion passed by the following vote:

Yes: 9 Christopher Satterwhite, Eddie Tood, Linda Webb, Shirley Kirchharr
Cronley, Michelle MacNeil, Michael Carro, Jean Pierre NDione, Hannah
Domoslay-Paul, Kelly Wieczorek
No: 0 None

(Board Member Smith Not Present)

3. 26-680 FY2027 RECOMMENDED BUDGET - CRA FUND (URBAN CORE)

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

Assistant Economic Development Director Anna Kate Baygents introduced this item and reminded the Board that this action is a recommendation to the CRA Board. She noted the importance of maintaining a high-level perspective focused on projects rather than specific dollar allocations, as those amounts are subject to change. CRA Administrative Officer Victoria D'Angelo provided an overview of the budget allocation line items, and discussion followed.

Ms. D'Angelo informed the Board that the CRA Board will hold a workshop at the end of July to review the feedback and recommendations received. She explained that staff is taking a diversified approach by incorporating catalytic projects and programs to help counterbalance some of the negative impacts that can accompany redevelopment and revitalization.

No changes were recommended, and a vote was called to send it forward.

The motion passed by the following vote:

Yes: 9 Christopher Satterwhite, Eddie Tood, Linda Webb, Shirley Kirchharr
Cronley, Michelle MacNeil, Michael Carro, Jean Pierre NDione, Hannah
Domoslay-Paul, Kelly Wieczorek
No: None

(Board Member Smith Not Present)

4. 26-744 REVISIONS TO URBAN CORE RECOMMENDED PROJECT LIST AND IMPLEMENTATION PLAN

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

Assistant Economic Development Director Anna Kate Baygents introduced this item. She noted that during the previous meeting, new priorities were added to the Board's list, and this formal action would officially incorporate them. Ms. Baygents informed the Board that Chairperson Satterwhite had provided information regarding Low-Barrier Shelters, which will be forwarded to the CRA Board for discussion at next month's workshop. Chairperson Satterwhite explained that he recommended revisiting the existing study on this topic and considering the recommendations contained within it. He also suggested that the City hold a community meeting with those directly affected by Bruce Beach to help determine the desired vision for the space.

Ms. Baygents stated that the next steps for the Bruce Beach project will include community engagement efforts. She also provided updates on the Residential Property Improvement and Resiliency Programs, as well as the status of the public restroom project at Veterans Memorial Park.

Board Member Wieczorek inquired about potential upcoming property tax reform and its possible impacts on the CRA. CRA Administrative Officer Victoria D'Angelo stated that staff is currently analyzing the matter and anticipates being able to provide a projection at the CRA Workshop in July.

Staff addressed questions from the Board accordingly. Chairperson Satterwhite then called for a vote.

The motion passed by the following vote:

Yes: 9 Christopher Satterwhite, Eddie Tood, Linda Webb, Shirley Kirchharr
Cronley, Michelle MacNeil, Michael Carro, Jean Pierre NDione, Hannah
Domoslay-Paul, Kelly Wieczorek

No: 0 None

(Board Member Smith Not Present)

BOARD MEMBERS COMMENTS

None

OPEN FORUM

None

ADJOURNMENT

4:33 P.M.

DRAFT



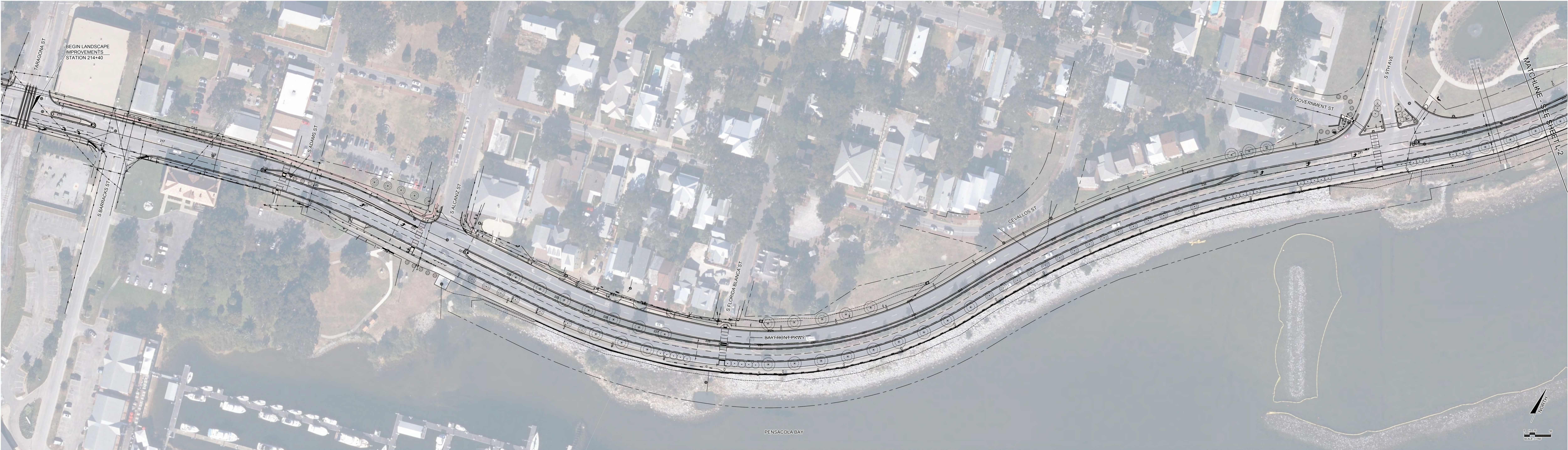
CONCEPTUAL LANDSCAPE PLAN - WEST SECTION - L-1

PLANT LEGEND					
SYMBOL	BOTANICAL NAME	COMMON NAME	SYMBOL	BOTANICAL NAME	COMMON NAME
	PALM TREES			SHRUBS	
	<i>Sabal palmetto</i>	Sabal Palm Washington		<i>Baccharis halimifolia</i>	Groundsel Bush
	<i>Washingtonia robusta</i>	Palm		<i>Distylium x Blue Cascade</i>	Blue Cascade Distylium
				<i>Distylium x Coppertone</i>	Coppertone Distylium
				<i>Leucophyllum frutescens</i>	Texas Sage
	TREES			<i>Pittosporum tobira 'Variegata'</i>	Variegated Pittosporum
	<i>Acer rubrum</i>	Red Maple		<i>Viburnum obovatum 'Mrs. Schiller's Delight'</i>	Dwarf Walter's Viburnum
	<i>Distylium x Linebacker</i>	Linebacker Distylium		<i>Viburnum suspensum</i>	Sandankwa Viburnum
	<i>Liriodendron tulipifera</i>	Tulip Poplar		<i>Zamia pumila</i>	Coontie
	<i>Magnolia grandiflora</i>	Southern Magnolia		GROUND COVER	
	<i>Magnolia grandiflora 'Little Gem'</i>	Little Gem Magnolia		<i>Juniperus conferta 'Blue Pacific'</i>	Blue Pacific Juniper
	<i>Magnolia x Soulangeana</i>	Saucer Magnolia			
	<i>Prunus cerasifera 'Krauter Vesuvius'</i>	Purple Leaf Plum			
	<i>Quercus virginiana</i>	Live Oak			



CONCEPTUAL LANDSCAPE PLAN - EAST SECTION - L-2

PLANT LEGEND					
SYMBOL	BOTANICAL NAME	COMMON NAME	SYMBOL	BOTANICAL NAME	COMMON NAME
PALM TREES			SHRUBS		
	<i>Sabal palmetto</i>	Sabal Palm Washington		<i>Baccharis halimifolia</i>	Groundsel Bush
	<i>Washingtonia robusta</i>	Palm		<i>Distylium x Blue Cascade</i>	Blue Cascade Distylium
TREES				<i>Distylium x Copperstone</i>	Copperstone Distylium
	<i>Acer rubrum</i>	Red Maple		<i>Leucophyllum frutescens</i>	Texas Sage
	<i>Distylium x Linebacker</i>	Linebacker Distylium		<i>Pittosporum tobira 'Variegata'</i>	Variegated Pittosporum
	<i>Liriodendron tulipifera</i>	Tulip Poplar		<i>Viburnum obovatum 'Mrs. Schiller's Delight'</i>	Dwarf Walter's Viburnum
	<i>Magnolia grandiflora</i>	Southern Magnolia		<i>Viburnum suspensum</i>	Sandankwa Viburnum
	<i>Magnolia grandiflora 'Little Gem'</i>	Little Gem Magnolia		<i>Zamia pumila</i>	Coontie
	<i>Magnolia x Soulangiana</i>	Saucer Magnolia	GROUND COVER		
	<i>Prunus cerasifera 'Krauter Vesuvius'</i>	Purple Leaf Plum		<i>Juniperus conferta 'Blue Pacific'</i>	Blue Pacific Juniper
	<i>Quercus virginiana</i>	Live Oak			



CANOPY GROWTH EXHIBIT - WEST SECTION - L-1

TREE CANOPY LEGEND		
SYMBOL	BOTANICAL NAME	COMMON NAME
PALM TREES		
	<i>Sabal palmetto</i>	Sabal Palm
	<i>Washingtonia robusta</i>	Washington Palm
TREES		
	<i>Acer rubrum</i>	Red Maple
	<i>Distylium x Linebacker</i>	Linebacker Distylium
	<i>Liriodendron tulipifera</i>	Tulip Poplar
	<i>Magnolia grandiflora</i>	Southern Magnolia
	<i>Magnolia grandiflora</i> 'Little Gem'	Little Gem Magnolia
	<i>Magnolia x Soulangiana</i>	Saucer Magnolia
	<i>Prunus cerasifera</i> 'Krauter Vesuvius'	Purple Leaf Plum
	<i>Quercus virginiana</i>	Live Oak

INSTALLED 5 YEARS 10 YEARS

NOTE: PALM TREE SYMBOLS ARE SHOWN ON TREE CANOPY LEGEND FOR REFERENCE ONLY. PALM TREES ARE EXEMPT FROM CANOPY GROWTH CONSIDERATIONS, TYP.



CANOPY GROWTH EXHIBIT - EAST SECTION - L-2

TREE CANOPY LEGEND		
SYMBOL	BOTANICAL NAME	COMMON NAME
PALM TREES		
•	<i>Sabal palmetto</i>	Sabal Palm
•	<i>Washingtonia robusta</i>	Washington Palm
TREES		
⊙	<i>Acer rubrum</i>	Red Maple
⊙	<i>Distylium x Linebacker</i>	Linebacker Distylium
⊙	<i>Liriodendron tulipifera</i>	Tulip Poplar
⊙	<i>Magnolia grandiflora</i>	Southern Magnolia
⊙	<i>Magnolia grandiflora</i> 'Little Gem'	Little Gem Magnolia
⊙	<i>Magnolia x Soulangiana</i>	Saucer Magnolia
⊙	<i>Prunus cerasifera</i> 'Krauter Vesuvius'	Purple Leaf Plum
⊙	<i>Quercus virginiana</i>	Live Oak

NOTE: PALM TREE SYMBOLS ARE SHOWN ON TREE CANOPY LEGEND FOR REFERENCE ONLY; PALM TREES ARE EXEMPT FROM CANOPY GROWTH CONSIDERATIONS, TYP.

PROPOSED TREES



WASHINGTON PALM



SAUCER MAGNOLIA



LITTLE GEM MAGNOLIA



SOUTHERN MAGNOLIA



RED MAPLE



LINEBACKER DISTYLIUM



PURPLE LEAF PLUM



TULIP POPLAR



SABAL PALM



LIVE OAK



GROUNDSEL BUSH



COPPERTONE DISTYLIUM



DWARF WALTERS VIBURNUM



TEXAS SAGE



BLUE CASCADE DISTYLIUM



SANDANKWA VIRBURNUM



COONTIE



PACIFIC BLUE JUNIPER



VARIEGATED PITTOSPORUM

PROPOSED SHRUBS AND GROUND COVER

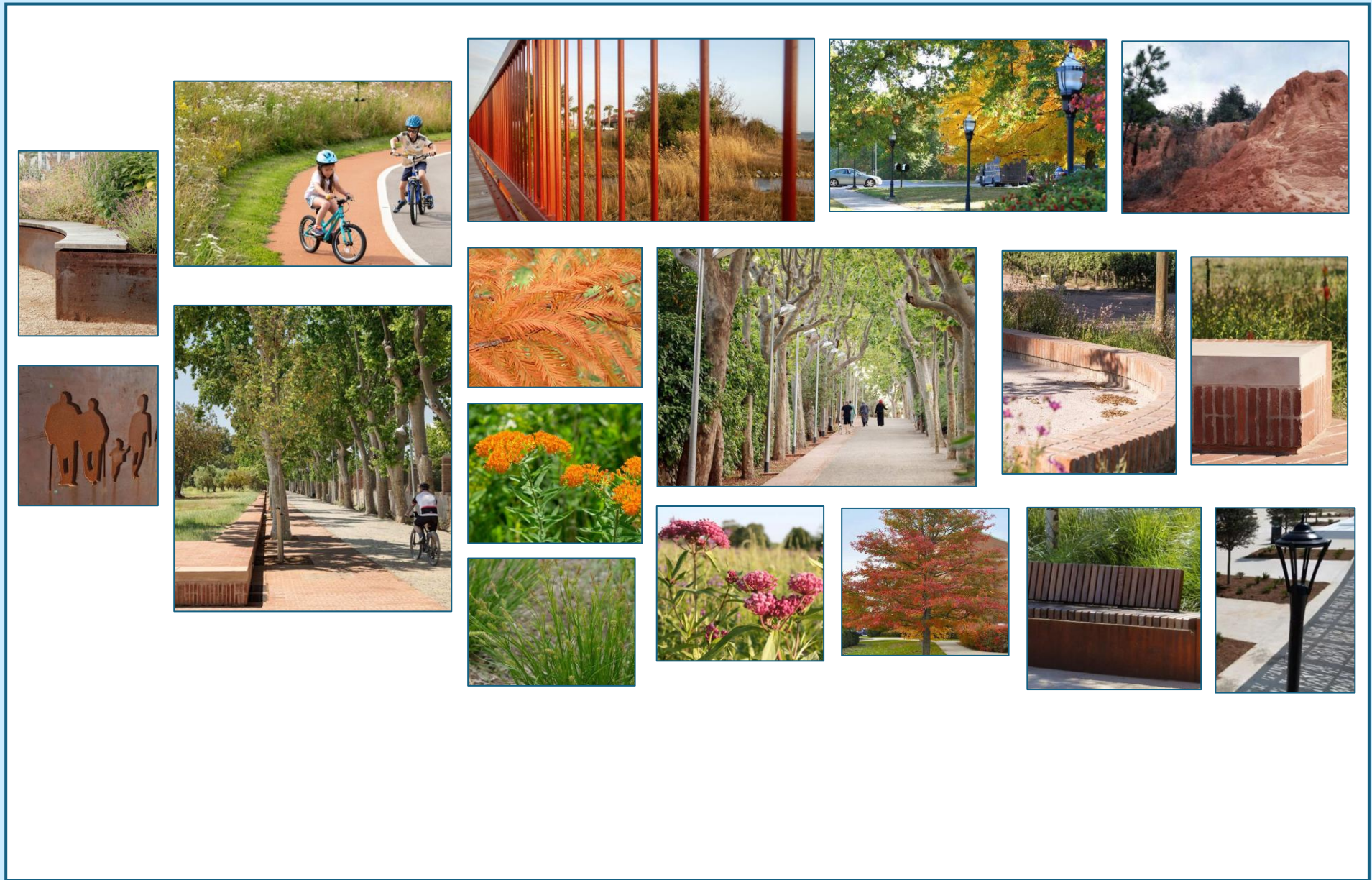
When using a waterfront shared use path, which look and feel are more important to you, shade OR water view? (Place a sticker to the right of your preference.)

Shade 	SHADE! STICKERS HERE!
Water View 	VIEW! STICKERS HERE!

Sabal Palm and Washington Palm trees are being considered at intersections and midblock locations to provide landscape character while helping preserve visibility. Do you support using palms in these locations? (Place a sticker in your preferred column.)

 Sabal Palm  Washington Palm	YES STICKERS HERE!	NO STICKERS HERE!
--	--	---

Bluff Palette



Place a sticker under or next to your preference!

Historic Palette



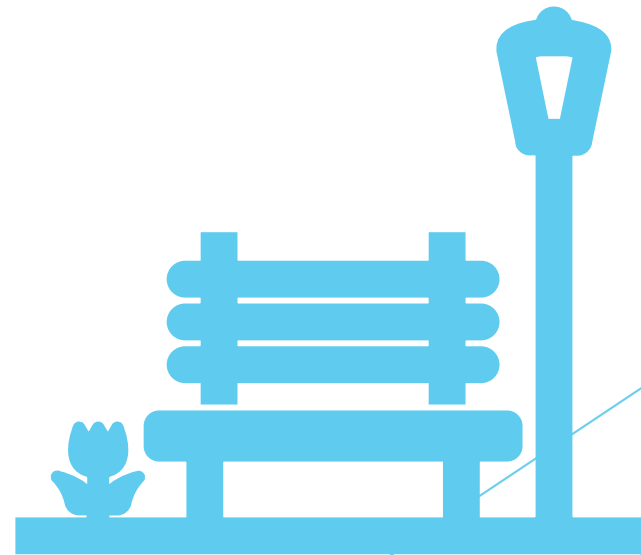
Are there future features you believe are appropriate along the shared use path? (use your sticky notes!)



Bayfront Parkway LANDSCAPE AND AMENITIES DESIGN

Tarragona Street to 14th Avenue

JUNE 23, 2026



CORRIDOR IMPROVEMENTS



CORRIDOR IMPROVEMENTS

Installation follows
FDOT Suntrail and
FP&L lighting projects

		
Trail Construction	Lighting	Landscape & Amenities
• Reconstruct curbs • Construct Suntrail • Resurface roadway	• Install streetlighting	• Install plantings and trail amenities

LANDSCAPE AND AMENITY DESIGN SCHEDULE



PROPOSED CONCEPT DESIGN FEATURES

- ▶ TREES TO PROVIDE SHADE AND ENHANCE CORRIDOR



- ▶ RE-ESTABLISH MEDIAN LANDSCAPING



- ▶ PROVIDE AMENITIES



PROPOSED CONCEPT DESIGN FEATURES

- ▶ Considerations for the proposed design
 - Provide shade for the comfortable use of the new multiuse pathway
 - Provide an enhanced landscape for users of the reconfigured parkway and trail
 - Enhance aesthetics and environmental quality for the property owners adjacent to the parkway and trail and the general community.
 - Provide a safe environment for all users

PROPOSED CONCEPT DESIGN FEATURES

► CONSIDERATIONS FOR PROPOSED DESIGN

- Balance views to the Bay with the need for shade



AREAS OF BEST VIEWS
TO THE BAY



AREAS FOR
DENSER SHADE
TREES

PROPOSED CONCEPT DESIGN FEATURES

► CONSIDERATIONS FOR PROPOSED DESIGN

- Raise canopy at the intersections and crosswalks
- Increased visibility and awareness



PROPOSED CONCEPT DESIGN FEATURES

► CONSIDERATIONS FOR PROPOSED DESIGN

- Adjacent land uses



RESIDENTIAL



PARKS



COMMERCIAL

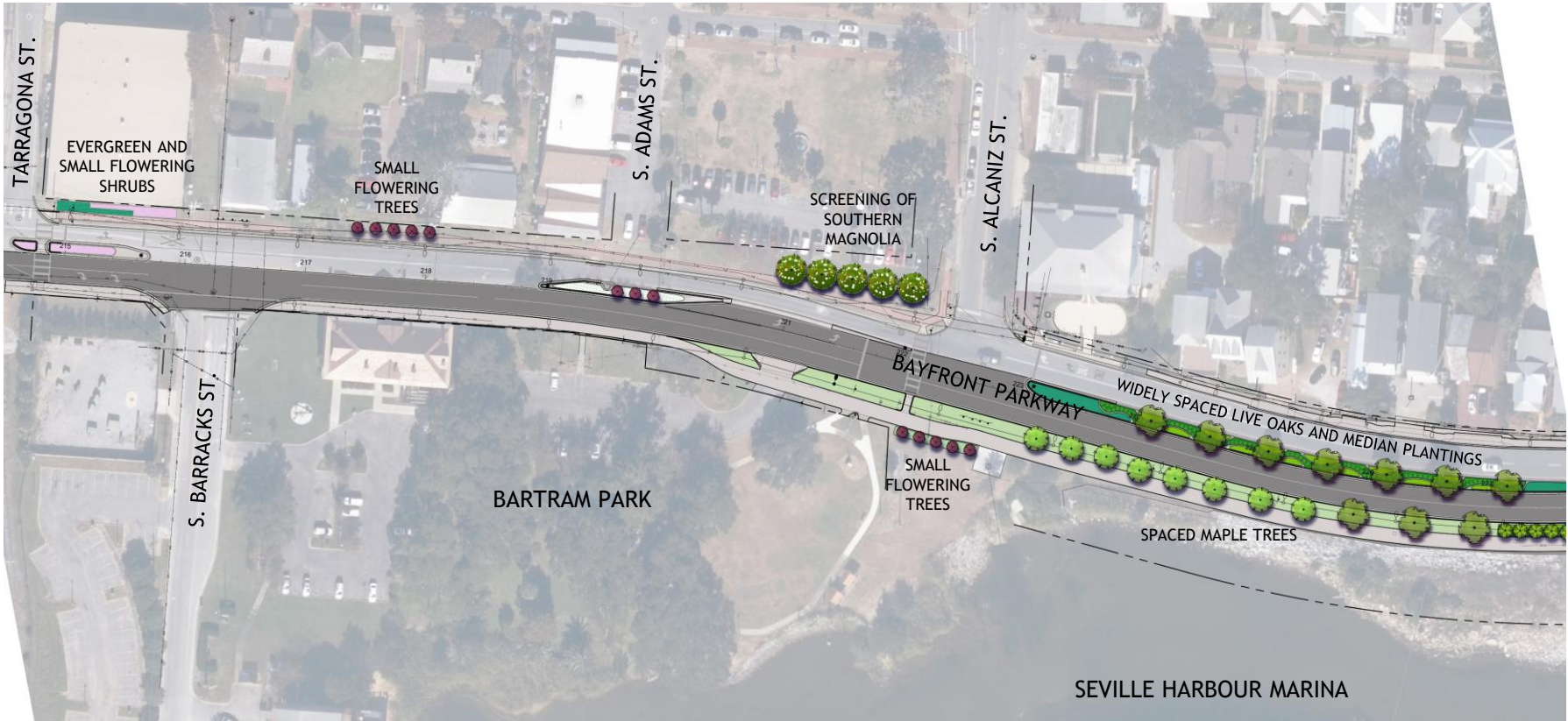
PROPOSED CONCEPT DESIGN FEATURES

► CONSIDERATIONS FOR PROPOSED DESIGN

- Species selection
 - Safety and visibility
 - Provision of shade
 - Plant sustainability
 - Consistency with surrounding neighborhood
 - Maintenance requirements
 - Aesthetics and design intent

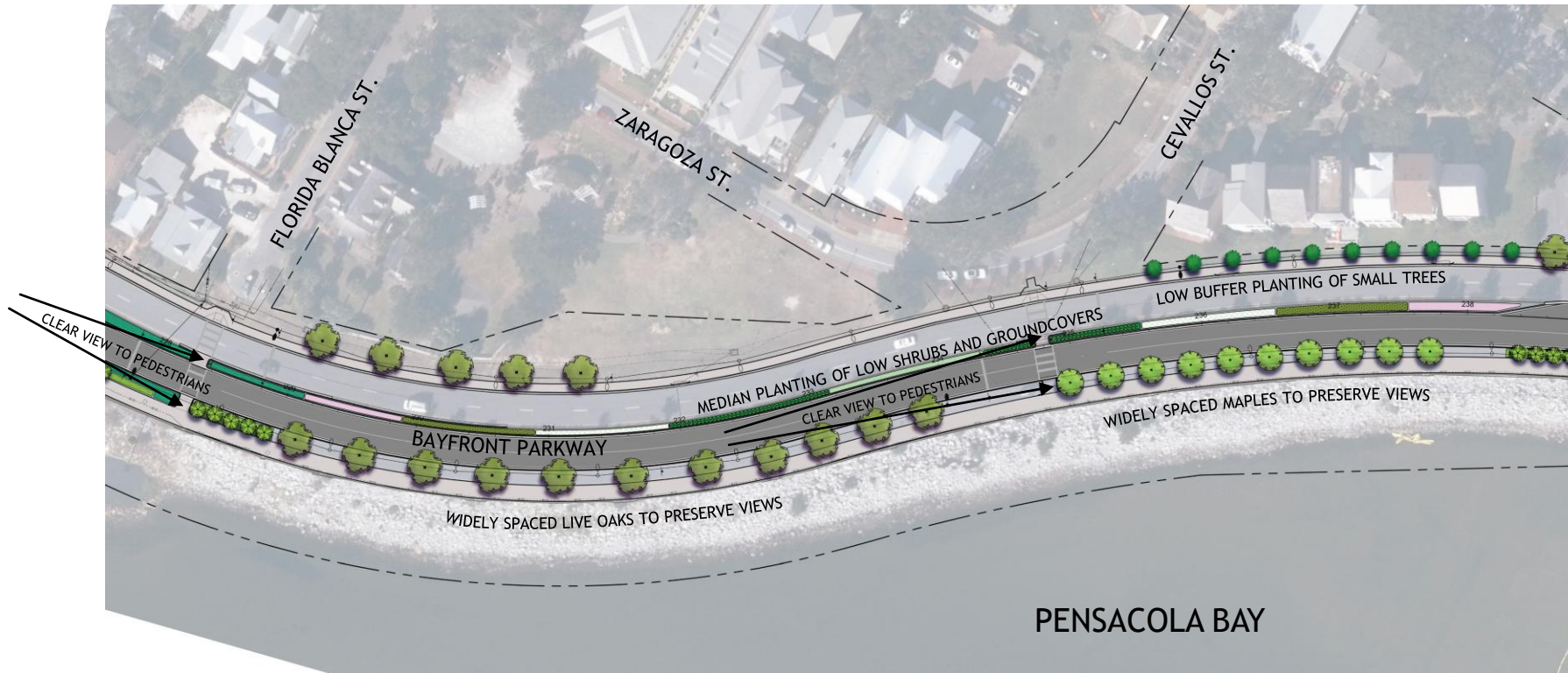
PROPOSED CONCEPT DESIGN FEATURES

▶ PROPOSED DESIGN



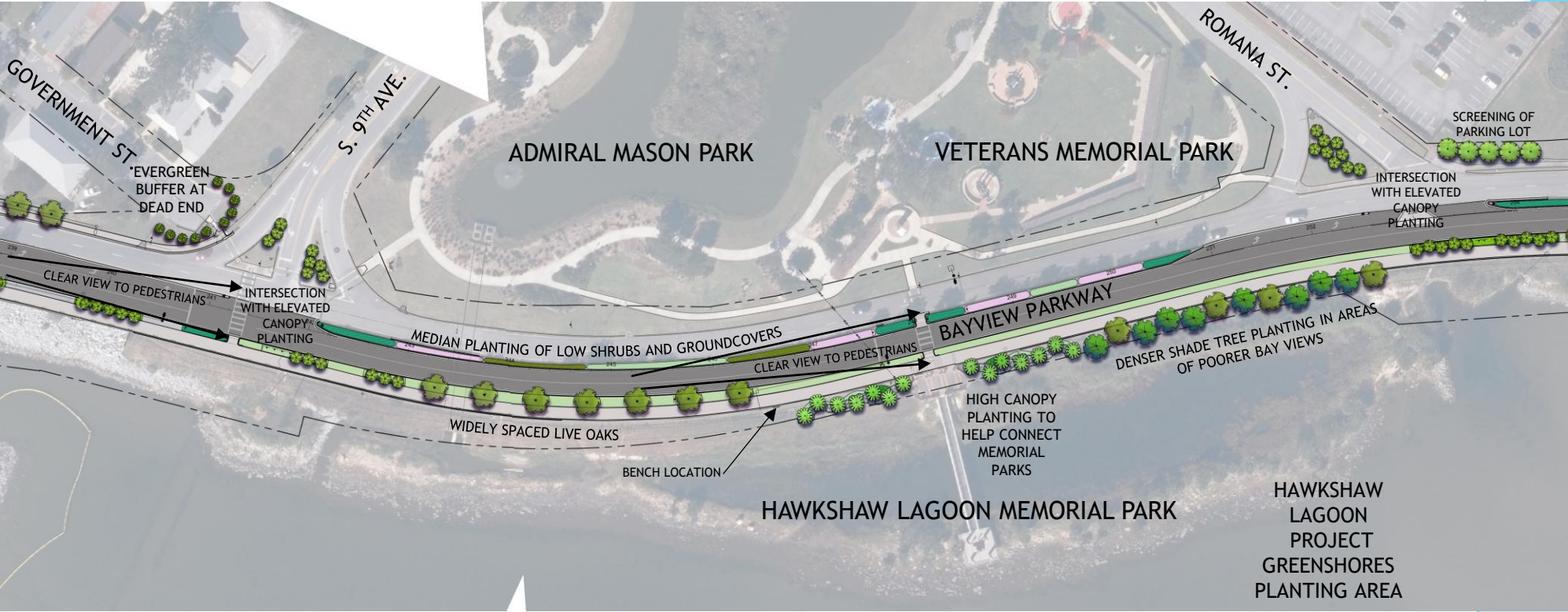
PROPOSED CONCEPT DESIGN FEATURES

► PROPOSED DESIGN



PROPOSED CONCEPT DESIGN FEATURES

► PROPOSED DESIGN



PROPOSED CONCEPT DESIGN FEATURES

► PROPOSED DESIGN



PROPOSED CONCEPT DESIGN FEATURES

► PROPOSED DESIGN



WHAT WE'VE HEARD -

► Public Workshop June 16th -

- Presented design concepts and requested interest and ideas for the trail's landscaping and amenities
- Dot stickers to vote for preferences and Post-it Notes to provide feedback on the boards.
- Interactive conversations with the design team

► Online Survey - available on project webpage for those who were unable to attend through 6-24-26

Voting & Feedback



37 Attendees at meeting
6 Visits to online survey

When using a waterfront shared use path, which look and feel are more important to you, shade OR water view? (Place a sticker to the right of your preference.)

Shade



SHADE!

23 votes

Water View



VIEW!

19 votes

Sabal Palm and Washington Palm trees are being considered at intersections and midblock locations to provide landscape character while helping preserve visibility. Do you support using palms in these locations? (Place a sticker in your preferred column.)



Sabal Palm



Washington Palm

YES

13 votes

NO

10 votes

Bluff Palette



5 votes

Place a sticker under or next to your preference!

Historic Palette



26 votes

Are there future features you believe are appropriate along the shared use path? (use your sticky notes!)

LANDSCAPE FEATURES

Native Plants

Use more native plants and less ornamental plant species

Tolerant Species

Ensure the proposed trees are salt tolerant, wind tolerant, and drought tolerant

Median Opportunities

Suggested the use of Dwarf Yaupon Holly and Muhly Grass in median plantings

Sustainable Tree Selection

Suggested the use of Sand Oak, Black Tupelo, Bald Cypress, Dahoon Holly, Crape Myrtle, and Wax Myrtle as part of the Plan

Harsh Environment

Concerned about using certain tree species due to proximity to the bay. (Red Maple, Tulip Poplar, Purple Leaf Plumb, and Saucer Magnolia)

Travelling View

Preserve the view for trail users and motorists.

Waterfront View

"Many people watch the fireworks from the waterfront. Think about that view."

View from properties

Select species and design spacing that does not inhibit the view for local residences.

Palms

Generally supportive of using palms as part of the landscape

Are there future features you believe are appropriate along the shared use path? (use your sticky notes!)

AMENITIES

Watering Stations

Provide watering stations (fountains, bottle re-filling), for people and pets

Shade Structures

Provide shade structures at benches, similar to 3-mile bridge, canvas, solar, etc

Art/Kiosks

Incorporate art as part of the trail development. Supplement the existing education signage to tell more of the history of the waterfront.

Crosswalk Safety

Enhance crosswalk treatments through signage and beacons.

Pet Friendly

Provide pet water fountain and poop bag stations.

STAY ENGAGED

- ▶ Urban Core Redevelopment Board Meeting - TODAY!
- ▶ Community Redevelopment Agency Meeting - July/August
- ▶ Sign up for MailChimp
- ▶ Visit our website for project information



Visit our website for more
opportunities to stay engaged:
pcola.co/Bayfront-Improvement



THANK YOU!

THE CITY OF **PENSACOLA**

Memorandum

File #: 26-698

Community Redevelopment Agency

7/13/2026

ACTION ITEM

SPONSOR: Delarian Wiggins - Chairperson

SUBJECT:

WAIVER OF DOCKING FEES FOR PLAZA DE LUNA - TALL SHIP ELISSA WSD3050

RECOMMENDATION:

That the Community Redevelopment Agency (CRA) approve a fee waiver for docking of the Tall Ship ELISSA at Plaza de Luna for August 6, 2026 to August 10, 2026 in support of the community engagement that will be provided by the ship during its stay.

SUMMARY:

This item advances strategic goal #6: Public Spaces that Connect Communities.

The Galveston Historical Foundation is requesting a fee waiver for docking of the Tall Ship ELISSA at Plaza de Luna from August 6, 2026 to August 10, 2026. The waiver of fees associated with the docking of the ELISSA will support public tour offerings on August 7-9. The ship expects 6,000 to 8,000 visitors over the three-day period.

The value of the waiver request for docking of the Tall Ship ELISSA at Plaza de Luna from August 6-10 is estimated at \$2,820.66. The waiver request, berth application, and cost estimate are attached.

PRIOR ACTION:

N/A

FUNDING:

N/A

FINANCIAL IMPACT:

An estimated \$2,820.66 in docking fees will be waived.

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

STAFF CONTACT:

David Stafford, City Administrator

Clifford Collins Jr., Associate City Administrator for Strategic Initiatives

Steve Baham, Economic Development Director

Anna Kate Baygents, Economic Development Assistant Director

Victoria D'Angelo, CRA Administrative Officer

Christian Feliberty, Landscape Project Manager

ATTACHMENTS:

1. CRA Waiver Request Tall Ship ELISSA_August Visit
2. Berth Application - Tall Ship ELISSA 08_2026
3. Cost Estimate - Tall Ship ELISSA 08_2026

PRESENTATION: No

**GALVESTON
HISTORICAL
FOUNDATION**

POST OFFICE BOX 149
GALVESTON, TEXAS 77553

Community Redevelopment Agency
City of Pensacola
Subj: 1877 Tall Ship ELISSA port visit from 6 - 10 August 2026

Dear Community Redevelopment Agency Board,

On behalf of Galveston Historical Foundation and the 1877 Tall Ship ELISSA, I submit the following statement for waiver of dockage fees during the upcoming port visit to Pensacola, August 6 - 10, 2026. As part of this visit, ELISSA will perform extensive community engagement as part of the foundation's mission, "to encompass community redevelopment, historic preservation advocacy, maritime preservation, museum development, and heritage tourism". The 1877 Tall Ship ELISSA is one of only three ships of her kind in the world to still actively sail. She is a living museum and a tangible piece of our rich maritime history.

While in port, as part of her mission to encourage community engagement, we will:

- Host public tours daily from Friday, August 7th through Sunday, August 9th, 10am - 5pm for the general public. Tour hours will run from 9 - 10am for military, veterans, and first responders and 10am - 5pm for the general public. The ship expects to host 6,000 - 8,000 visitors over the three-day period.
- Public Ticketed Evening Sails on Friday, August 7th, and Sunday, August 9th. This is a unique opportunity for Pensacola since ELISSA usually only offers a few day sails per year and only in Galveston.
- Host public ticketed reception on Saturday, August 8th .
- Media opportunities during inbound transit and upon mooring.

If you require additional information, please contact Erin Short, Tall Ship ELISSA.

Thank you for your consideration and I look forward to hearing from you.

Fair Winds,



Erin Short
Voyage Planning and Port Logistics
Galveston Historical Foundation and the 1877 Tall Ship Elissa

Christian Feliberty

From: Victoria D'Angelo
Sent: Thursday, June 25, 2026 9:40 AM
To: Christian Feliberty
Subject: FW: [EXTERNAL] Online Form Submittal: City of Pensacola, Florida / Plaza de Luna Berth Application (Berth 13-14-15-16)

Victoria D'Angelo

CRA Administrative Officer

Visit us at cityofpensacola.com

Address: 222 W. Main St. Pensacola, FL 32502

Office: 850.435.1695

Cell: 850.530.0346

Email: vdangelo@cityofpensacola.com

Florida has a very broad public records law. As a result, any written communication created or received by the City of Pensacola officials and employees will be available to the public and media upon request, unless otherwise exempt. Under Florida law, email addresses are public records. If you do not want your email address released in response to a public records request, do not send electronic mail to this office. Instead, contact our office by phone or in writing.



From: noreply@civicplus.com <noreply@civicplus.com>

Sent: Thursday, June 25, 2026 9:39 AM

To: Thomas Coggin <tcoggin@cityofpensacola.com>; Kenny Emberton <KEmberton@cityofpensacola.com>; Jamie McLaughlin <jmclaughlin@cityofpensacola.com>; Nikki Gray <NGray@cityofpensacola.com>; Ray Davis <rdavis@cityofpensacola.com>; Tiffany Whiting <TWhiting@cityofpensacola.com>; PortGuard <PortGuard@cityofpensacola.com>; Victoria D'Angelo <VDangelo@cityofpensacola.com>; Bill Kimball <bkimball@cityofpensacola.com>; Bradley Davis <BrDavis@cityofpensacola.com>

Subject: [EXTERNAL] Online Form Submittal: City of Pensacola, Florida / Plaza de Luna Berth Application (Berth 13-14-15-16)

⚠ THIS EMAIL IS FROM AN EXTERNAL EMAIL ACCOUNT ⚠

City of Pensacola, Florida / Plaza de Luna Berth Application (Berth 13-14-15-16)

No cargo, hazardous materials, or international cruise operations are permitted at Berths 13-16. In requesting application for berth, the vessel agent or owner assumes responsibility for all charges assessable against the vessel and any additional charges resulting from services from the terminals where the vessel is either working or at lay berth.

Charges assessed are based on actual arrival and departure times, and services rendered. To ensure accurate billing, crew must call the Port Security Office at (850) 436-5075 or via 24/7 Marine Radio Channel 16 to check out upon departure. It is also recommended that crew contact the Port Security Office to check in upon arrival. In making a berth application, the crew indicates a desire to use City/CRA facilities under the jurisdiction of the City of Pensacola. Berth application requests shall constitute consent to all the terms and conditions of any and all applicable tariffs to include payment of damages to the City/CRA's property caused by the owner, its agent, and employees. Chapter 376.071 Florida Statutes provides that any vessel operating in state waters with a storage capacity to carry 10,000 gallons or more of pollutants as fuel and cargo shall maintain an adequate written ship-specific Spill Prevention and Control Contingency Plan. Violators are subject to fine as administered by the State of Florida.

For Official Use Only:	Berth Assignment Approved:	
	-----	-----
	(Signature)	(Date)
CRA/Port Revenue Account for Posting	<u>105.34591</u>	

Vessel Information

Vessel:	ELISSA
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Call Letters:	WSD3050
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Flag:	US
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IMO Number:	697285
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Maximum Draft:	10' 6"
----------------	--------

Arrival Draft:	10' 6"
----------------	--------

Length: (feet)	152'
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Beam: (feet)	28'
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Arrival / Departure Information

ARRIVL DATE:	8/6/26
--------------	--------

TIME: *	AM
---------	----

(central time)

DEPARTURE DATE:	8/10/26
-----------------	---------

TIME: *	PM
---------	----

(central time)

Operational Information

Description of Visit: (for use in response to media/public inquires. attach description if necessary)	Visit of the 1877 ELISSA to Pensacola as part of Galveston Historical Foundation's Galveston 250 voyage. Public deck tours and special events. Full details at galveston250.com .
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On Board Contact:	Seth Leo
-------------------	----------

Phone: 201-649-6994

Check box if generally available while underway Phone , E-mail

Billing Information:

Vessel Owner: Galveston Historical Foundation

Owner Address 2002 Strand, Galveston, TX 77550

Owners Phone: 409-765-3424

Owner Fax: n/a

Owner E-mail: will.wright@galvestonhistory.org

Billing Contact/ Address: (check one) Owner

Additional Billing Instructions (Other Billing Contact/Address): *Field not completed.*

Please be aware that commercial vessels calling at the adjacent Port of Pensacola take precedence over vessels docked at Plaza de Luna, and therefore, vessels at Plaza de Luna berths may be asked to line shift, vacate their berth either temporarily or permanently, or relocate either temporarily or permanently if required for the safe arrival, departure, or transit of commercial vessels or to facilitate efficient commercial vessel operations. Vessels docked at Plaza de Luna will be given as much advance notice as possible, and will be required to comply expeditiously and at their own cost with any and all such requests from the Port Director, his/her designee, or any authorized representative of the City of Pensacola.

By completing the information above, Yes
I (owner) agree to the terms and

conditions stated herein with the City
of Pensacola

*Any changes to arrival or departure time must be reported promptly to the Port of Pensacola, Thomas Coggin at 850-426-2519 or tcoggin@cityofpensacola.com. Changes identified less than 72 hours in advance of docking must also be reported to the Port Security Office at (850) 436-5075 or via 24/7 Marine Radio Channel 16.

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

ACCT# TBD

FILE TBD PDLVES

AGENT: USGS

VESSEL: CGC Dolphin

ARRIVAL: 8/6/2026

DEPART: 8/10/2026

VESSEL	CHARGE CODE	LENGTH	DAYS	RATE	TOTAL
	209	152 ft	4	\$ 3.73	\$ 2,267.84
	248 (based on dockage total)			13.00%	\$ 294.82
	246 (one time fee)				\$ 258.00

TOTAL \$ 2,820.66

rates	length ft	Harbor fee
3.73	< - 199	258
4.90	200 - 399	515
6.65	400 - 499	773
8.94	500 - 599	876
10.38	600 - 699	1030
13.17	700 -799	1030
15.87	800 - 899	1133
18.98	900 =	1133

If using a Credit Card you must allow for a 2.75% vendor fee \$ 77.57

This should be the subtotal if Credit Card is used \$ **2,898.23** **Estimate ONLY**

Memorandum

File #: 26-770

Community Redevelopment Agency

7/13/2026

ACTION ITEM**SPONSOR:** Delarian Wiggins - Chairperson**SUBJECT:**

AMENDMENT NO. 2 - 216 N A STREET REDEVELOPMENT COVENANTS

RECOMMENDATION:

That the Community Redevelopment Agency (CRA) approve Amendment No. 2 to the redevelopment covenants for 216 N A Street as enumerated herein. Further, that the CRA authorize the CRA Chairperson to take the actions necessary to execute and administer this contract consistent with the agreement.

SUMMARY:

This action advances implementation of the City of Pensacola Strategic Plan Goal # 1, Attainable Housing for All Income Levels. This action advances implementation of the 2025 Westside Redevelopment Plan's Housing Recommendations, "CRA Led Infill Development," and "Pre-Approved Building Plans."

On December 5, 2016, the Community Redevelopment Agency (CRA) declared the vacant property located at 216 North "A" Street, Parcel Identification Number 000S009010163083 (the "Property"), surplus and available for disposition. An appraisal completed on September 28, 2016, established the Property's fair market value at \$13,000.

In response to the Notice of Disposition, the CRA received a single offer from Andre and Stephanie Tucker in the amount of \$5,000, which was \$8,000 below the appraised value. Pursuant to Chapter 163, Part III, Florida Statutes, CRAs may dispose of property for less than fair market value when consideration is given to the long-term community benefits associated with redevelopment. Following a duly noticed public hearing, City Council approved the sale.

The Property was conveyed on May 22, 2018, through a Special Warranty Deed containing redevelopment requirements. Pursuant to Exhibit B, Section 2 of the deed, the purchasers were required to commence construction of either (i) a single-family residence on the Property or (ii) an addition to the adjacent single-family residence within seven (7) years of the conveyance date, or by May 22, 2025. Construction had not commenced by the required deadline.

The property owner subsequently expressed continued interest in redeveloping the site and requested an extension of the construction commencement and repurchase deadlines. The

CRA approved a one-year extension through May 22, 2026. As of the extended deadline, construction had not commenced.

The CRA considered the owner's continued interest in redeveloping the Property at its June 2026 meeting and authorized staff to negotiate a second amendment to the covenants with the following terms:

1. A one-year extension
2. Additional "teeth" to the construction commencement milestone
3. A reverter back to the CRA if the construction commencement milestone is not met.

A copy of the proposed second amendment is attached for reference.

If the CRA elects not to approve the 2nd amendment, the CRA retains its repurchase rights under the agreement. Pursuant to the Special Warranty Deed, the CRA may repurchase the Property for an amount equal to the lesser of: (a) \$5,000 or (b) the then-current appraised value of the Property. The applicable deadlines are as follows:

- Intent to Repurchase Deadline: July 21, 2026 (60 days following the construction commencement deadline)
- Repurchase Deadline: November 18, 2026 (180 days following the construction commencement deadline)

PRIOR ACTION:

December 5, 2016 - The CRA declared the property at 216 North "A" Street surplus and available for disposition.

December 11, 2017 - The CRA approved the disposition of 216 North "A" Street to Andre and Stephanie Tucker, in the amount \$5,000 and recommended that City Council hold a public hearing and approve the disposition of the property.

December 14, 2017 - City Council scheduled a public hearing for the disposition of 216 North "A" Street.

January 11, 2018 - City Council held a public hearing and approved the disposition of 216 North "A" Street.

July 14, 2025 - The CRA approved the first amendment to the covenants for redevelopment of 216 North "A" Street.

June 15, 2026 - The CRA authorized staff to negotiate a 2nd amendment to the covenants for redevelopment of 216 North "A" Street.

FUNDING:

N/A

FINANCIAL IMPACT:

N/A

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

David Stafford, City Administrator

Cliff Collins, Jr., Associate City Administrator

Steve Baham, Economic Development Director

Anna Kate Baygents, Assistant Economic Development Director

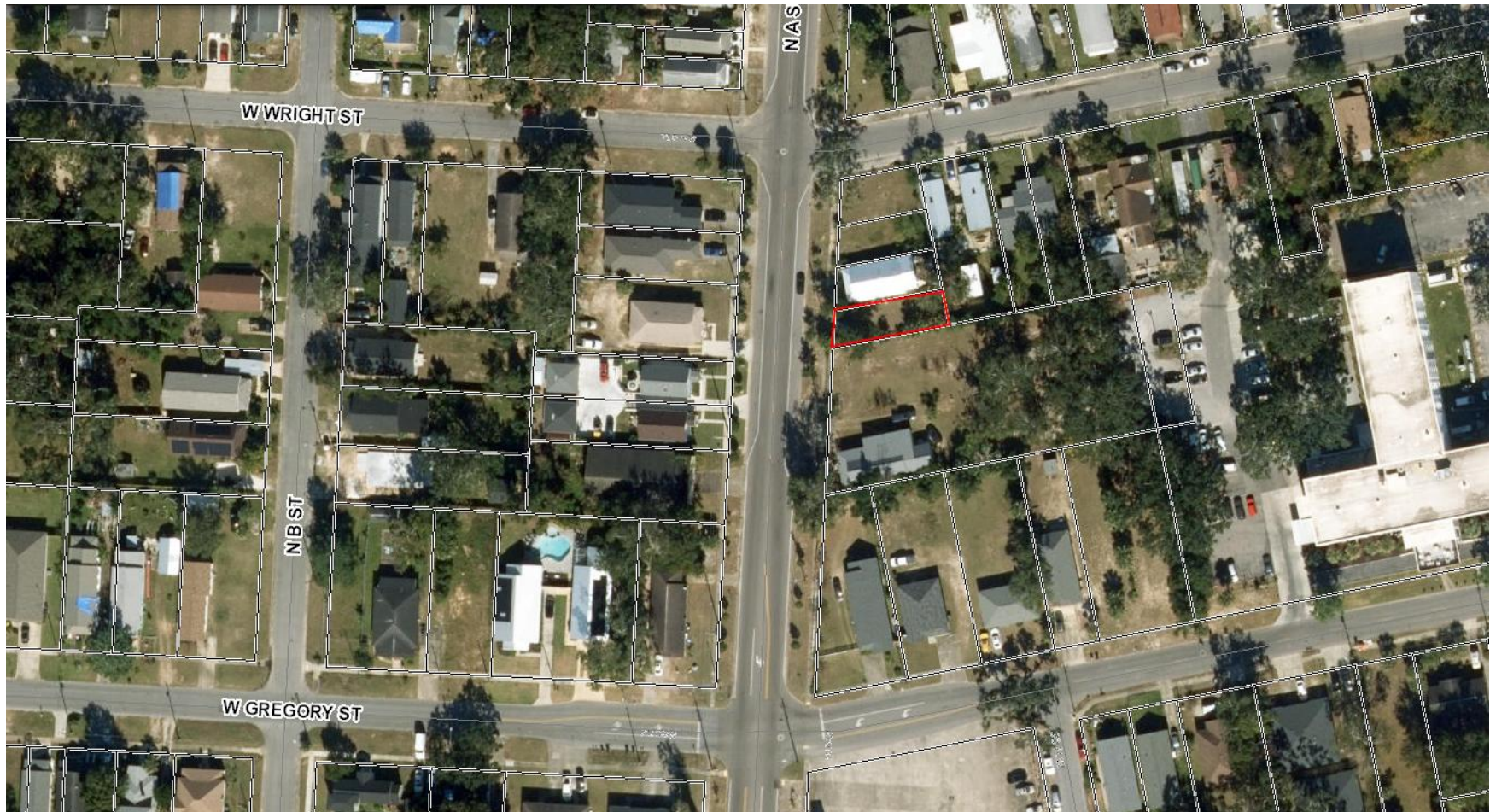
Victoria D'Angelo, CRA Administrative Officer

ATTACHMENTS:

1. Location Map - 216 N A St (1)
2. Special Warranty Deed - 216 N A St (1)
3. Amendment No. 1 - 216 N A St
4. Amendment No. 2 - 216 N A Street

PRESENTATION: No

LOCATION MAP – 216 N A STREET



35.50
35.00

70.50

②

This instrument prepared by:
John P. Daniel
Beggs & Lane, RLLP
501 Commendencia Street
Pensacola, Florida 32502

STATE OF FLORIDA
COUNTY OF ESCAMBIA

SPECIAL WARRANTY DEED

THIS SPECIAL WARRANTY DEED is made the 22nd day of May, 2018, by **Community Redevelopment Agency of the City of Pensacola**, a public body, corporate and politic, of the State of Florida, whose address is 222 W. Main Street, Pensacola, Florida 32502 (the "Grantor"), to **Andre Tucker and Stephanie Tucker**, husband and wife, whose address is 218 N. "A" Street, Pensacola, Florida 32502 ("Grantee").

WITNESSETH: That the Grantor, for and in consideration of the sum of Ten and No/100 (\$10.00) Dollars and other valuable consideration, receipt whereof is hereby acknowledged, hereby grants, bargains, sells, aliens, remises, releases, conveys and confirms unto the Grantee, all that certain land situated in Escambia County, Florida (the "Property") described as follows:

See Exhibit "A" attached hereto and incorporated herein by reference

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.

NOTWITHSTANDING THE FOREGOING, in accordance with Section 270.11, Florida Statutes, Grantor reserves for itself, its successors, and assigns, an undivided three-fourths interest in, and title in and to an undivided three-fourths interest in, all the phosphate, minerals and metals that are or may be in, on, or under the Property hereby conveyed, and an undivided one-half interest in all the petroleum that is or may be in, on, or under the Property hereby conveyed, but without any surface rights or right of entry to mine, explore for or develop the same.

THIS CONVEYANCE IS MADE SUBJECT TO zoning and other requirements imposed by governmental authorities; restrictions and matters appearing on the plat, if there is a recorded plat, or otherwise common to the subdivision, if the Property is located within a subdivision; valid easements, covenants, conditions, limitations, restrictions, easements and mineral rights and reservations of record affecting the Property, if any, which are not hereby reimposed; all matters that would be shown on a current survey of the Property; property taxes for the current year and subsequent years; and the restrictions set forth on Exhibit "B" attached hereto and incorporated herein.

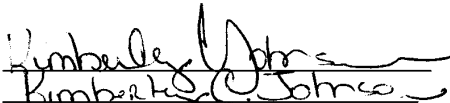
AND GRANTOR does hereby warrant that title to said Property is free from any liens or encumbrances imposed or created by Grantor or anyone claiming by, through or under Grantor, and Grantor will defend the title to said Property against the lawful claims of all persons claiming by, through or under Grantor, but no further.

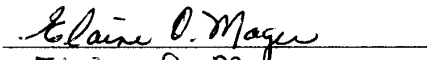
"Grantor" and "Grantee" are used for singular or plural, as context requires.

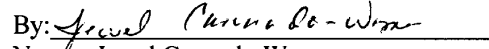
IN WITNESS WHEREOF, the Grantor has executed these presents causing its name to be signed by its duly authorized officer on the day and year first above written.

Signed, sealed and delivered
in the presence of:

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

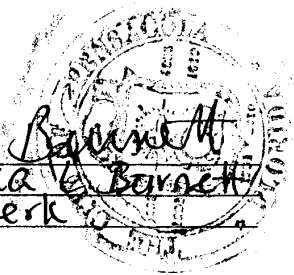

Print/Type Name of Witness


Elaine D. Mager
Print/Type Name of Witness

By: 
Name: Jewel Cannada-Wynn
Its: Vice-Chairperson

ATTEST:


Print Name: Ericka L. Barnett
Title: City Clerk



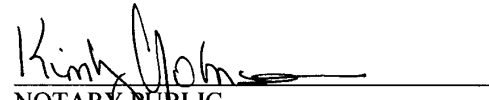
STATE OF FLORIDA
COUNTY OF ESCAMBIA

The foregoing instrument was acknowledged before me this 22nd day of May, 2018, by Jewel Cannada-Wynn, as Vice-Chairperson of Community Redevelopment Agency of the City of Pensacola, a public body, corporate and politic, of the State of Florida, on behalf of said Agency, who is personally known to me or has produced a driver's license as identification.



KIMBERLEY C. JOHNSON
Notary Public, State of Florida
Comm. Exp. June 13, 2020
Comm. No. FF 987147

(NOTARIAL SEAL)


NOTARY PUBLIC
Commission number: 77987147
My Commission expires: 6/13/2020

Parcel ID Number: 00-0S-00-9010-163-083

EXHIBIT "A"

**THE SOUTH 27.7 FEET OF THE SOUTH 90 FEET OF LOTS 16 AND 17,
AND THE WEST 8.32 FEET OF THE SOUTH 27.7 FEET OF THE SOUTH
90 FEET OF LOT 15, BLOCK 83, MAXENT TRACT. CITY OF
PENSACOLA, FLORIDA, ACCORDING TO MAP OF SAID CITY
COPYRIGHTED BY THOMAS C. WATSON IN 1906.**

EXHIBIT "B"

The foregoing conveyance is made subject to the following covenants, conditions and restrictions:

- (1) The Property shall be developed as, used for and devoted to (a) only the uses specified in and in accordance with Florida Statutes, Chapter 163, Part III, "Community Redevelopment Act of 1969" (as further restricted by clause (c) below), (b) only to uses consistent with and in compliance with the City of Pensacola Urban Core Community Redevelopment Plan (2010), and (c) only for single family residential purposes.
- (2) Grantee shall commence actual construction on the Property of either (i) a single family residence or (ii) an addition to the single family residence on adjacent property within seven (7) years from the date of this Special Warranty Deed, subject to reasonable extensions for good cause as determined by Grantor in its sole discretion.
- (3) The Property shall not be developed, improved or used for any business that sells smoking or drug paraphernalia, bars or package stores, adult bookstore, cinema or other business, use or venue that offers entertainment of an illicit nature, games of chance or gambling of any kind.
- (4) If any of the covenants, restrictions or conditions of paragraphs (1), (2) or (3) above are violated, Grantor shall have the right, at its sole election, to re-purchase the Property from the then current owner for a purchaser price equal to the lesser of (a) \$5,000 or (b) the then current appraised value of the Property as determined by a MAI appraiser doing business in Escambia County, Florida, selected by the Grantor in its sole discretion, whose determination of value shall be final and conclusive for purposes of this provision.
- (5) The foregoing covenants, restrictions and conditions shall be binding upon and against the Grantor and Grantor's heirs, legal representative, and successors in title to the Property; shall be enforceable only by Grantor; shall run with the land; and shall automatically expire thirty (30) years after the date of recording of this Special Warranty Deed.
- (6) The prevailing party in any action brought to enforce any of the foregoing covenants, conditions and restrictions shall be entitled to recover reasonable attorney's fees and costs of the action.

PREPARED BY:
Adam C. Cobb, Esq.
City of Pensacola
222 W. Main Street
Pensacola, FL 32502

Pam Childers
CLERK OF THE CIRCUIT COURT
ESCAMBIA COUNTY FLORIDA
INST# 2025055024 7/22/2025 8:36 AM
OFF REC BK: 9351 PG: 627 Doc Type: R
Recording \$52.50

AMENDMENT TO COVENANTS, CONDITIONS, AND RESTRICTIONS

THIS AMENDMENT TO COVENANTS, CONDITIONS, AND RESTRICTIONS (“**Amendment**”) is made this 18 day of JULY, 2025 (“**Effective Date**”), by and between the **Community Redevelopment Agency of the City of Pensacola**, a body corporate and politic, of the State of Florida (“**Grantor**”) whose address is 222 W Main Street, Pensacola, Florida, and **Andre Tucker and Stephanie Tucker**, husband and wife, whose address is 218 N A Street, Pensacola, Florida 32502 (“**Grantee**”).

RECITALS

WHEREAS, by that certain Special Warranty Deed recorded at Book 7917, Page 430 of the Official Records of Escambia County, Florida (“**Deed**”), Grantor conveyed to Grantee that certain parcel of real estate located in Escambia County, Florida, being more particularly described in Exhibit A attached hereto and made a part hereof by reference (“**Property**”).

WHEREAS, the Deed contained certain covenants and restrictions relating to development of the Property, all as more particularly described in Exhibit B of said Deed (“**Covenants**”).

WHEREAS, the Property is and remains subject to the Covenants.

WHEREAS, Grantor and Grantee desire to amend the Covenants subject to the terms and conditions set forth herein.

NOW, THEREFORE, in consideration of the above premises and other good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged, Grantor and Grantee hereby agree as follows:

1. Recitals. The Recitals above are incorporated into this Amendment by reference and are true and correct in all material respects.
2. Amendment. The Covenants contained in Exhibit B to the Deed are hereby deleted in their entirety and replaced with Exhibit B attached hereto and made a part hereof by reference.
3. Except as expressly modified herein, the terms of the Deed remain unchanged and in full force and effect.

[SIGNATURE PAGES TO FOLLOW]

IN WITNESS WHEREOF, the undersigned has caused the execution of this Amendment as of the Effective Date.

Community Redevelopment Agency of the City of Pensacola

Sign: Tenadi Broughton
Print: Tenadi Broughton
Title: Board Chair

Witnesses:

Sign: Hilary Halford
Print: Hilary Halford
Address: 6997 Cedar Ridge Cir
Milton, FL 32570

Sign: Amenda Childers
Print: Amenda Childers
Address: 3428 Rose Dawn Ct
Milton FL 32583

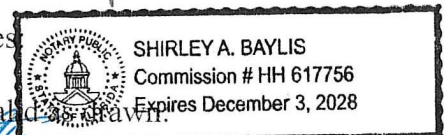
STATE OF FLORIDA
COUNTY OF ESCAMBIA

The foregoing instrument was sworn to, subscribed and acknowledged before me this 13th day of July, 2025, by means of (☒) physical presence or () online notarization, by Tenadi Broughton, as Board Chair of the Community Redevelopment Agency of the City of Pensacola, who is personally known to me or who has produced a valid driver license as identification.

Shirley A. Baylis
Notary Public
Print: Shirley A. Baylis

My Commission Expires

Legal in form and valid as drawn.



Attest:

Reegen M. Yine
ASST. City Clerk

[Signature]
City Attorney

Approved as to substance:

[Signature]
Economic Development Director

Amendment to Covenants - Signature Page

IN WITNESS WHEREOF, the undersigned has caused the execution of this Amendment as of the Effective Date.

Stephanie Tucker

Sign: Stephanie Tucker
Print: Stephanie Tucker

Witnesses:

Sign: [Signature]
Print: Victoria D'Angelo
Address: 1260 Arcystonely
Pensacola FL 32514

Sign: [Signature]
Print: Amanda Chidlers
Address: 5628 Rose Down Ct
Milton FL 32583

STATE OF FLORIDA
COUNTY OF ESCAMBIA

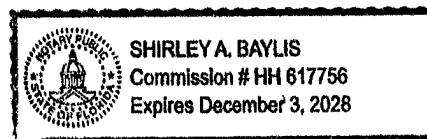
The foregoing instrument was sworn to, subscribed and acknowledged before me this 11th day of July, 2025, by means of () physical presence or () online notarization, by Stephanie Tucker, who is personally known to me or who has produced a valid driver license as identification.

[Signature]

Notary Public

Print: Shirley A Baylis

My Commission Expires:



IN WITNESS WHEREOF, the undersigned has caused the execution of this Amendment as of the Effective Date.

Andre Tucker

Sign: 

Print: _____

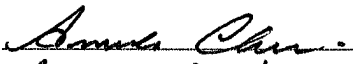
Andre Tucker

Witnesses:

Sign: 

Print: Victoria DiAngelo

Address: 1260 Graystone Ln
Pensacola FL 32514

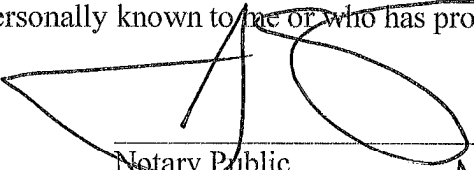
Sign: 

Print: Amanda Childers

Address: 3628 Rose Dawn Ct
Milton FL 32583

STATE OF FLORIDA
COUNTY OF ESCAMBIA

The foregoing instrument was sworn to, subscribed and acknowledged before me this 11th day of July, 2025, by means of () physical presence or () online notarization, by Andre Tucker, who is personally known to me or who has produced a valid driver license as identification.


Notary Public

Print: _____

Shirley A. Baylis

My Commission Expires:

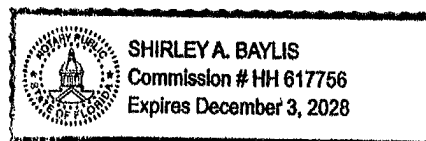


EXHIBIT A

**THE SOUTH 27.7 FEET OF THE SOUTH 90 FEET OF LOTS 16 AND 17,
AND THE WEST 8.32 FEET OF THE SOUTH 27.7 FEET OF THE SOUTH
90 FEET OF LOT 15, BLOCK 83, MAXENT TRACT. CITY OF
PENSACOLA, FLORIDA, ACCORDING TO MAP OF SAID CITY
COPYRIGHTED BY THOMAS C. WATSON IN 1906.**

EXHIBIT B

Covenants

The foregoing conveyance is made subject to the following covenants, conditions and restrictions:

1. The Property shall be developed as, used for and devoted to (a) only the uses specified in and in accordance with Florida Statutes, Chapter 163, Part III, "Community Redevelopment Act of 1969" (as further restricted by clause (c) below), (b) only to uses consistent with and in compliance with the City of Pensacola Urban Core Community Redevelopment Plan (2010), and (c) only for single-family residential purposes.

2. Grantee shall commence actual construction on the Property of either (i) a single-family residence or (ii) and addition to the single-family residence on adjacent property within eight years from the date of this Deed, subject to reasonable extensions for good cause as determined by Grantor in its sole discretion.

3. The Property shall not be developed, improved or used for any business that sells smoking or drug paraphernalia, bars or package stores, adult bookstore, cinema or other business, use or venue that offers entertainment of an illicit nature, games of chance or gambling of any kind.

4. If any of the covenants, restrictions or conditions of paragraphs 1-3 are violated, then Grantor shall have a one hundred eighty (180) day right to repurchase the Property commencing from the date Grantor gains knowledge of such violation (the "**Notice Date**"). For the purposes hereof, the "Notice Date" for a violation of paragraph 2, above, shall be the date that is eight years from the date of this Deed. Grantor shall provide written notice to Grantee of Grantor's election to exercise its repurchase right within sixty (60) days after the Notice Date. If Grantor elects to exercise this right to repurchase the Property, Grantor will pay Grantee an amount equal to the purchase price paid by Grantee to Grantor on even date herewith (\$5,000), and Grantee shall, within 10 days of written demand, deliver to Grantor a duly authorized and executed warranty deed in form and substance reasonably satisfactory to Grantor conveying the Property to Grantor free and clear of all mortgages, liens or encumbrances made by, on behalf of, or in relation to Grantee.

5. The foregoing covenants, restrictions and conditions shall be binding upon and against Grantee and Grantee's heirs, legal representative, and successors in title to the Property; shall be enforceable only by Grantor; shall run with the land; and shall automatically expire 30 years after the date of recording of this Deed.

6. The prevailing party in any action brought to enforce any of the foregoing covenants, conditions and restrictions shall be entitled to recover reasonable attorney's fees and costs of the action.

PREPARED BY:
Adam C. Cobb, Esq.
City of Pensacola
222 W. Main Street
Pensacola, FL 32502

SECOND AMENDMENT TO COVENANTS, CONDITIONS, AND RESTRICTIONS

THIS SECOND AMENDMENT TO COVENANTS, CONDITIONS, AND RESTRICTIONS (“**Second Amendment**”) is made this ____ day of _____, 2026 (“**Effective Date**”), by and between the **Community Redevelopment Agency of the City of Pensacola**, a body corporate and politic, of the State of Florida (“**Grantor**”) whose address is 222 W Main Street, Pensacola, Florida, and **Andre Tucker and Stephanie Tucker**, husband and wife, whose address is 218 N A Street, Pensacola, Florida 32502 (collectively, “**Grantee**”).

RECITALS

WHEREAS, by that certain Special Warranty Deed recorded at Book 7917, Page 430 of the Official Records of Escambia County, Florida (“**Deed**”), Grantor conveyed to Grantee that certain parcel of real estate located in Escambia County, Florida, being more particularly described in **Exhibit A** attached hereto and made a part hereof by reference (“**Property**”).

WHEREAS, the Deed contained certain covenants and restrictions relating to development of the Property, all as more particularly described in Exhibit B of said Deed (as amended from time to time, the “**Covenants**”).

WHEREAS, the Grantee is the current owner of the Property, and the Property is and remains subject to the Covenants.

WHEREAS, the Covenants were amended by the Amendment to Covenants, Conditions, and Restrictions (“**Amendment**”) dated July 18, 2025, and recorded in Official Records Book 9351, at Page 627 of the public records of Escambia County, Florida.

WHEREAS, Grantor and Grantee desire to further amend the Covenants subject to the terms and conditions set forth herein.

NOW, THEREFORE, in consideration of the above premises and other good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged, Grantor and Grantee hereby agree as follows:

1. Recitals. The Recitals above are incorporated into this Second Amendment by reference and are true and correct in all material respects.
2. Second Amendment. The Covenants contained in Exhibit B to the Amendment are hereby deleted in their entirety and replaced with **Exhibit B** attached hereto and made a part hereof by reference.

3. Except as expressly modified herein, the terms of the Deed remain unchanged and in full force and effect.

IN WITNESS WHEREOF, the undersigned has caused the execution of this Second Amendment as of the Effective Date.

**COMMUNITY REDEVELOPMENT AGENCY OF
THE CITY OF PENSACOLA**

Sign: _____
Print: _____
Title: _____

Witnesses:

Sign: _____
Print: _____
Address: _____

Sign: _____
Print: _____
Address: _____

Attest:

Legal in form and valid as drawn:

Ericka Burnett, City Clerk

Adam Cobb, City Attorney

Approved as to substance:

Steven Baham,
Economic Development Director

IN WITNESS WHEREOF, the undersigned has caused the execution of this Second Amendment as of the Effective Date.

Andre Tucker

Sign: _____
Print: _____

Witnesses:

Sign: _____
Print: _____
Address: _____

Sign: _____
Print: _____
Address: _____

STATE OF FLORIDA
COUNTY OF ESCAMBIA

The foregoing instrument was sworn to, subscribed and acknowledged before me this _____ day of _____, 2026, by means of () physical presence or () online notarization, by Andre Tucker, who is personally known to me or who has produced a valid driver license as identification.

Notary Public
Print: _____

My Commission Expires:

IN WITNESS WHEREOF, the undersigned has caused the execution of this Second Amendment as of the Effective Date.

Stephanie Tucker

Sign: _____
Print: _____

Witnesses:

Sign: _____
Print: _____
Address: _____

Sign: _____
Print: _____
Address: _____

STATE OF FLORIDA
COUNTY OF ESCAMBIA

The foregoing instrument was sworn to, subscribed and acknowledged before me this _____ day of _____, 2026, by means of () physical presence or () online notarization, by Stephanie Tucker, who is personally known to me or who has produced a valid driver license as identification.

Notary Public
Print: _____

My Commission Expires:

EXHIBIT A

**THE SOUTH 27.7 FEET OF THE SOUTH 90 FEET OF LOTS 16 AND 17,
AND THE WEST 8.32 FEET OF THE SOUTH 27.7 FEET OF THE SOUTH
90 FEET OF LOT 15, BLOCK 83, MAXENT TRACT. CITY OF
PENSACOLA, FLORIDA, ACCORDING TO MAP OF SAID CITY
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EXHIBIT B

Covenants

The foregoing conveyance is made subject to the following covenants, conditions and restrictions:

1. The Property shall be developed as, used for and devoted to (a) only the uses specified in and in accordance with Florida Statutes, Chapter 163, Part III, "Community Redevelopment Act of 1969" (as further restricted by clause (c) below), (b) only to uses consistent with and in compliance with the City of Pensacola Urban Core Community Redevelopment Plan (2010), and (c) only for single-family residential purposes.

2. Grantee shall commence actual construction on the Property of either (i) a single-family residence or (ii) an addition to the single-family residence on adjacent property owned by Grantee, on or before May 22, 2027 ("**Construction Deadline**"). For the purposes hereof, "commence actual construction" shall mean that Grantee (a) shall possess all permits required to complete all construction contemplated by the foregoing sentence, (b) shall demonstrate to Grantor's reasonable satisfaction available funds for Grantee to perform and complete all such construction, and (c) shall have completed all foundation and site-work and commenced vertical construction of the contemplated improvement(s).

3. The Property shall not be developed, improved or used for any business that sells smoking or drug paraphernalia, bars or package stores, adult bookstore, cinema or other business, use or venue that offers entertainment of an illicit nature, games of chance or gambling of any kind.

4. If any of the covenants, restrictions or conditions of paragraphs 1-3 are violated, then Grantee shall reconvey the Property to Grantor following written notice from Grantor of Grantee's failure to comply with such Covenants ("**Notice**"). Grantor shall provide any Notice related to a violation of paragraph 2 above to Grantee within 90 days after the Construction Deadline. Grantee shall, within 10 days of delivery of the Notice, deliver to Grantor a duly authorized and executed warranty deed in form and substance reasonably satisfactory to Grantor conveying the Property to Grantor free and clear of all mortgages, liens or encumbrances made by, on behalf of, or in relation to Grantee ("**Reconveyance Documents**"). Upon receipt of duly executed and acknowledged Reconveyance Documents, Grantor shall simultaneously pay Grantee \$5,000, which is an amount equal to the purchase price paid by Grantee to Grantor for the original conveyance of the Property.

5. The foregoing covenants, restrictions and conditions shall be binding upon and against Grantee and Grantee's heirs, legal representative, and successors in title to the Property; shall be enforceable only by Grantor; shall run with the land; and shall automatically expire 30 years after the date of recording of this Deed.

6. The prevailing party in any action brought to enforce any of the foregoing covenants, conditions and restrictions shall be entitled to recover reasonable attorney's fees and costs of the action.