City of Pensacola

Community Redevelopment Agency

Agenda

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

May 6, 2024, 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

APPROVAL OF MINUTES

1. 24-414 CRA SPECIAL MEETING MINUTES - 3/21/2024 & CRA MEETING MINUTES - 4/08/2024

Attachments: *CRA Special Meeting Minutes - 3/21/2024*
CRA Meeting Minutes - 04/08/2024

PRESENTATIONS

2. 24-384 COMMUNITY POLICING UPDATE

Recommendation: N/A

Sponsors: Jennifer Brahier - Chairperson

Attachments: *None*

DISCUSSION ITEMS

ACTION ITEMS

3. 24-390 REQUEST FOR DOCKING FEE WAIVER FOR NAVY DAYS

CELEBRATION

Recommendation: That the Community Redevelopment Agency (CRA) consider the request made by the Navy Days Committee for a waiver of docking fees at Plaza de Luna from May 17-20, 2024 in support of the Navy Days Celebration.

Sponsors: Jennifer Brahier - Chairperson

Attachments: *Waiver Request - Navy Days 2024*
Berth Apps and Cost Estimates - Navy Days 2024

4. 24-385 FY 2023 COMMUNITY REDEVELOPMENT AGENCY COMPREHENSIVE FINANCIAL REPORT

Recommendation: That the Community Redevelopment Agency (CRA) accept the Community Redevelopment Agency Annual Comprehensive Financial Report for the year ended September 30, 2023 as prepared by the Financial Services Department and the Independent Auditors issued.

The auditors issued an unqualified opinion which is the highest level of assurance that the financial statements are fairly represented in the attached document.

Sponsors: Jennifer Brahier - Chairperson

Attachments: *2023 CRA Financial Statements*

5. 24-388 AUTHORIZATION TO ISSUE NOTICE OF INTENT TO DISPOSE OF 101 W MAIN STREET

Recommendation: That the Community Redevelopment Agency (CRA) authorize staff to issue a notice of intent to dispose of 101 West Main Street, Pensacola Florida (Parcel ID # 000S009100080026) in accordance with Chapter 163, Part III Florida Statutes and substantially pursuant to the project details and terms described herein.

Sponsors: Jennifer Brahier - Chairperson

Attachments: *101 W MAIN ST - RLOI*

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 (or TDD 850-435-1666) for further information. Request must be made at least 48 hours in advance of the event in order to allow the City time to provide the requested services.

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 #: 24-414 | Community Redevelopment Agency | 5/6/2024

ACTION ITEM

SUBJECT:

CRA SPECIAL MEETING MINUTES - 3/21/2024 & CRA MEETING MINUTES - 4/08/2024

ATTACHMENTS:

1. CRA Special Meeting Minutes - 3/21/2024
2. CRA Meeting Minutes - 04/08/2024

City of Pensacola

CRA Special Meeting

Meeting Minutes

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

March 21, 2024, 5:00 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 preceding the City Council Meeting starting at 5:30 P.M.

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

CALL MEETING TO ORDER

The Special Meeting of the Community Redevelopment Agency (CRA) Board was called to order by Chairperson Brahier at 5:00 P.M. (Immediately preceding the 5:30 P.M. City Council Meeting).

Members Present: Charles Bare, Teniade Broughton, Allison Patton, Delarian Wiggins, Jennifer Brahier

Members Absent: Casey Jones, Jared Moore

BOARD MEMBER DISCLOSURE

CRA members Patton and Wiggins disclosed ownership or control of interest directly or indirectly of property in the Community Redevelopment Area.

ACTION ITEMS

1. 24-319 APPROVAL OF CHANGE ORDER TO CONTRACT WITH EMPIRE BUILDERS GROUP, INC. BID #23-033

Recommendation: That the Community Redevelopment Agency (CRA) approve a change order to the contract with Empire Builders Group, Inc. in response to Bid #23-033 in the amount of $117,000 plus a $45,763 engineering allocation, contingent upon City Council's approval of Supplemental Budget Resolution No. 2024-29.

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

Asst. CRA Division Manager Hilary Halford gave a brief overview of the item. Deputy City Administrator David Forte and City Finance Director Amy Lovoy spoke to the item. Staff responded accordingly to questions.

The motion approved by the following vote:

Yes: 5 Charles Bare, Jennifer Brahier, Allison Patton, Delarian Wiggins,
No: 0 None

OPEN FORUM

None.

ADJOURNMENT

5:10 P. M.

APPROVED

____

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, they will need a record of the proceedings, and that for such purpose they 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

Community Redevelopment Agency

Meeting Minutes

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

April 8, 2024, 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

The Community Redevelopment Agency (CRA) Board Meeting was called to order by Chairperson Brahier at 4:06 P.M. (Immediately following the 3:30 P.M. City Council Agenda Conference).

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

Members Absent: None

Also Present: Mayor D.C. Reeves

BOARD MEMBER DISCLOSURE

CRA members Patton and Wiggins disclosed ownership or control of interest directly or indirectly of property in the Community Redevelopment Area.

CHAIRPERSON'S REPORT

None.

APPROVAL OF MINUTES

1. 24-37 CRA MEETING MINUTES - 03/04/2024

Recommendation:

To approve CRA meeting minutes from 3/04/2024

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

The motion passed by the following vote:

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

Chairperson Brahier received clarification from City Attorney Adam Cobb, regarding Add-On Item #24-208 "Approval of required Public Notice Periord for Disposition of 2305 W. Cervantes. The add-on item required a super-majority of the vote, which was five (5) votes.

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

The motion passed by the following vote:

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

DISCUSSION ITEMS

2. 24-349 UPDATE ON REQUEST FOR LETTERS OF INTEREST FOR 101 W MAIN STREET

Recommendation:

To receive an update on the Request for Letters of Interest for 101 W. Main St.

Asst. CRA Division Manager Hilary Halford gave an update on the Request for Letters of Interest for 101 W. Main Street. Mayor D.C. Reeves spoke to the item and staff answered questions accordingly.

3. 24-350 UPDATE ON REQUESTS FOR LETTERS OF INTEREST FOR 2305 W CERVANTES STREET

Recommendation:

To receive an update on the Request for Letters of Interest for 2305 W. Cervantes St.

Asst. CRA Division Manager Hilary Halford gave an update on Request for Letters of Interest for 2305 W. Cervantes St. Mayor D.C. Reeves and City Attorney Adam Cobb spoke to the item. Staff answered questions accordingly.

ACTION ITEMS

4. 24-208 **APPROVAL OF REQUIRED PUBLIC NOTICE PERIOD FOR DISPOSITION OF 2305 W CERVANTES STREET**

Recommendation: That the Community Redevelopment Agency (CRA) authorize staff to begin the required public notice period for the disposition of property located at 2305 W. Cervantes Street, pursuant to Section 163.380 Florida Statutes.

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

Asst. CRA Division Manager Hilary Halford introduced City Attorney Adam Cobb, who gave an overview of the item. Mayor D.C. Reeves spoke to the item as well, and staff answered questions accordingly.

The motion passed by the following vote:

Yes: 7 Jennifer Brahier, Allison Patton, Charles Bare, Teniade Broughton, Casey

Jones, Jared Moore, Delarian Wiggins

No: 0 None

None

5. 24-351 APPROVAL OF AMENDMENT TO COVENANTS FOR REDEVELOPMENT OF 150 SOUTH BAYLEN STREET

Recommendation: That the Community Redevelopment Agency (CRA) approve an amendment to the covenants for the redevelopment of 150 South Baylen Street including negotiated terms for the provisions of a 5th extension to the construction commencement deadline as enumerated herein.

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

Asst. CRA Division Manager Hilary Halford gave an overview of the item. City Attorney Adam Cobb spoke to the item and staff answered questions accordingly.

The motion passed by the following vote:

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

No: 0 None

6. 24-4 APPROVAL OF REQUIRED PUBLIC NOTICE PERIOD FOR DONATION OF PROPERTIES TO A COMMUNITY LAND TRUST

Recommendation: That the Community Redevelopment Agency (CRA) authorize staff to begin the required public notice period for the donation of three residential properties to a community land trust, pursuant to Section 163.380 Florida Statutes.

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

Asst. CRA Division Manager Hilary Halford, introduced Economic Development Director Erica Grancagnolo, who gave a brief overview of the item. City Attorney Adam Cobb, Mayor D.C. Reeves, Sam Young, CEO of Pensacola Habitat for Humanity, and Jennifer Mancini, Executive Director of the Home Builders Association, all spoke to the item and staff answered questions accordingly.

The motion passed by the following vote:

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

No: 0 None

PRESENTATIONS

None.

OPEN FORUM

Public Speakers: Leslie Handle

ADJOURNMENT

5:18 P.M.

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 (or TDD 850-435-1666) for further information. Request must be made at least 48 hours in advance of the event in order to allow the City time to provide the requested services.

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 #: 24-384 | Community Redevelopment Agency | 5/6/2024

PRESENTATION

SPONSOR: Jennifer Brahier - Chairperson

SUBJECT:

COMMUNITY POLICING UPDATE

RECOMMENDATION:

N/A

SUMMARY:

The Community Redevelopment Agency (CRA) annually enters into an Interlocal Agreement to provide community policing activities within the entirety of the Urban Core Community Redevelopment Area from 17th Avenue to A Street. The community policing officers will provide an update.

PRIOR ACTION:

August 14, 2023 - CRA approved an Interlocal Agreement between the City and the CRA for community policing within the Urban Core Redevelopment Area for Fiscal Year 2024.

FUNDING:

N/A

FINANCIAL IMPACT:

N/A

LEGAL REVIEW ONLY BY CITY ATTORNEY: No

STAFF CONTACT:

David Forte, Deputy City Administrator
Sherry Morris, Development Services Director
Victoria D'Angelo, CRA Division Manager
Eric Randall, Police Chief
Hilary Halford, CRA Division Assistant Manager

ATTACHMENTS:

None

PRESENTATION: Yes

City of Pensacola

222 West Main Street
Pensacola, FL 32502

Memorandum

File #: 24-390	Community Redevelopment Agency	5/6/2024

ACTION ITEM

SPONSOR: Jennifer Brahier - Chairperson

SUBJECT:

REQUEST FOR DOCKING FEE WAIVER FOR NAVY DAYS CELEBRATION

RECOMMENDATION:

That the Community Redevelopment Agency (CRA) consider the request made by the Navy Days Committee for a waiver of docking fees at Plaza de Luna from May 17-20, 2024 in support of the Navy Days Celebration.

SUMMARY:

The CRA has received a request for the waiver of docking fees at Plaza de Luna from the Navy Days Committee from May 17-20, 2024 in support of the Navy Days Celebration. A copy of the request letter is attached. The waiver is requested for two vessels, the Coast Guard Cutters Jacob Poroo and Stingray. Community engagement will be provided as outlined in the letter.

The value of the waiver is estimated to be $3,337.63.

PRIOR ACTION:

N/A

FUNDING:

N/A

FINANCIAL IMPACT:

The estimated value of waiving the fees is $3,337.63.

LEGAL REVIEW ONLY BY CITY ATTORNEY: No

STAFF CONTACT:

David Forte, Deputy City Administrator

Sherry Morris, Development Services Director
Victoria D'Angelo, CRA Division Manager
Hilary Halford, Assistant CRA Division Manager

ATTACHMENTS:

1. Waiver Request - Navy Days 2024
2. Berth Apps and Cost Estimates - Navy Days 2024

PRESENTATION: No

Community Redevelopment Agency
City of Pensacola

Subj: Coast Guard Cutters JACOB POROO and STINGRAY waiver of dockage fees

To whom it may concern:

On behalf of the Navy Days Committee, I submit the following statement for waiver of dockage fees for Coast Guard Cutters JACOB POROO and STINGRAY during the upcoming Navy Days celebration from May 17-20, 2024. Both ships will be centerpieces for the maritime component of the inaugural Navy Days and will perform expansive community engagement as part of the ships' representational mission. This includes:

- Hosting public tours on 17, 18, and 19 May. Initial planning is for tour hours to run from 10:00 am to 5:00 pm on 18 and 19 May and a slightly shorter program on 17 May. Actual tour hours will be advertised before and during the event. The ships expect to host about 5,000 visitors over the three-day period.
- Ship crew participation in a wide range of Navy Days activities including the run, parade and welcome event.
- Media engagement opportunities upon mooring and throughout the weekend. Other media events may be possible with additional coordination.

If you require additional information, please contact Mr. Matthew Meilstrup, pilot@pcolapilots.com or 540-848-4524.

Thank you for your consideration.

Best regards,

Matt Meilstrup
State/Federal Harbor Pilot
Port of Pensacola

Received 4/17/24

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)
CRA/Port Revenue Account for Posting		105.34591

Vessel Information

Vessel:	STINGRAY
Call Letters:	N/A
Flag:	U.S.

Received 4/17/24

IMO Number:	N/A
Maximum Draft:	6
Arrival Draft:	6
Length: (feet)	87
Beam: (feet)	20

Arrival / Departure Information

ARRIVL DATE:	5/17/2024
TIME: *	1200
(central time)	
DEPARTURE DATE:	5/20/2024
TIME: *	0800
(central time)	

Operational Information

Description of Visit: (for use in response to media/public inquires. attach description if necessary)	Ship will participate in inaugural Navy Days celebration in Pensacola. This will include public tours on 15-17 May, participation in the parade and other Navy Days events, and liberty for the Coast Guard crew. Ship will be available for media and/or small group tours.
On Board Contact:	LTJG Jackson Carpenter
Phone:	251-605-0743
Check box if generally available while underway	Phone , E-mail

Received 4/17/24

Billing Information:

Vessel Owner:	U.S. Coast Guard
Owner Address	CG Sector Mobile
Owners Phone:	251-441-5678
Owner Fax:	N/A
Owner E-mail:	jackson.t.carpenter@uscg.mil
Billing Contact/ Address: (check one)	Owner
Additional Billing Instructions (Other Billing Contact/Address):	Vessel will make sewage and trash logistics on own.

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, I (owner) agree to the terms and conditions stated herein with the City of Pensacola	Yes

*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.

Received 4/17/24

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)
CRA/Port Revenue Account for Posting		105.34591

Vessel Information

Vessel:	JACOB POROO
Call Letters:	N/A
Flag:	N/A

Received 4/17/24

IMO Number:	N/A
Maximum Draft:	12
Arrival Draft:	12
Length: (feet)	154
Beam: (feet)	25

Arrival / Departure Information

ARRIVL DATE:	5/17/2024
TIME: *	1200
(central time)	
DEPARTURE DATE:	5/20/2024
TIME: *	0800
(central time)	

Operational Information

Description of Visit: (for use in response to media/public inquires. attach description if necessary)	Ship will participate in inaugural Navy Days celebration in Pensacola. This will include public tours on 15-17 May, participation in the parade and other Navy Days events, and liberty for the Coast Guard crew. Ship will be available for media and/or small group tours.
On Board Contact:	LT Brandon Prout
Phone:	513-276-3568
Check box if generally available while underway	Phone , E-mail

Received 4/17/24

Billing Information:

Vessel Owner:	U.S. Coast Guard
Owner Address	CG Sector Mobile
Owners Phone:	251-441-5678
Owner Fax:	N/A
Owner E-mail:	brandon.m.prout@uscg.mil
Billing Contact/ Address: (check one)	Owner
Additional Billing Instructions (Other Billing Contact/Address):	Vessel will make arrangements for sewage and trash offloads.

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, I (owner) agree to the terms and conditions stated herein with the City of Pensacola	Yes

*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

Received 4/17/24

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.

ACCT# 000105

FILE N/A PDLVES

AGENT: USGS

VESSEL: Jacob Poroo

ARRIVAL: 5/17/2024

DEPART: 5/20/2024

VESSEL	CHARGE CODE	LENGTH	DAYS	RATE	TOTAL
	209	154 ft	3	$ 3.51	$ 1,621.62
	248 (based on dockage total)			13.00%	$ 210.81
	246 (one time fee)				$ 235.00
				TOTAL	$ 2,067.43

rates	length ft	Harbor fee
3.51	< - 199	235
4.61	200 - 399	480
6.27	400 - 499	725
8.43	500 - 599	845
9.79	600 - 799	965
12.41	800+	1065
14.96		1065
17.89		1065

ACCT# 000105

FILE N/A PDLVES

AGENT: USGS

VESSEL: Stringray

ARRIVAL: 5/17/2024

DEPART: 5/20/2024

VESSEL	CHARGE CODE	LENGTH	DAYS	RATE	TOTAL
	209	87 ft	3	$ 3.51	$ 916.11
	248 (based on dockage total)			13.00%	$ 119.09
	246 (one time fee)				$ 235.00

TOTAL $ 1,270.20

rates	length ft	Harbor fee
3.51	< - 199	235
4.61	200 - 399	480
6.27	400 - 499	725
8.43	500 - 599	845
9.79	600 - 799	965
12.41	800+	1065
14.96		1065
17.89		1065

City of Pensacola

222 West Main Street
Pensacola, FL 32502

Memorandum

File #: 24-385	Community Redevelopment Agency	5/6/2024

ACTION ITEM

SPONSOR: Jennifer Brahier - Chairperson

SUBJECT:

FY 2023 COMMUNITY REDEVELOPMENT AGENCY COMPREHENSIVE FINANCIAL REPORT

RECOMMENDATION:

That the Community Redevelopment Agency (CRA) accept the Community Redevelopment Agency Annual Comprehensive Financial Report for the year ended September 30, 2023 as prepared by the Financial Services Department and the Independent Auditors issued.

The auditors issued an unqualified opinion which is the highest level of assurance that the financial statements are fairly represented in the attached document.

SUMMARY:

At the end of each fiscal year, the City's Financial Services Department prepares an Annual Comprehensive Financial Report as required by Section 11.45 of the Florida Statutes.

PRIOR ACTION:

None.

FUNDING:

Budget:	$15,000	
Actual:	$15,000	
	$15,000	TOTAL

FINANCIAL IMPACT:

None.

LEGAL REVIEW ONLY BY CITY ATTORNEY: No

STAFF CONTACT:

David Forte, Deputy City Administrator
Sherry Morris, Development Services Director
Victoria D'Angelo, CRA Division Manager
Amy Lovoy, Finance Director
Hilary Halford, CRA Division Assistant Manager

ATTACHMENTS:

1. 2023 CRA Financial Statements

PRESENTATION: Yes

FISCAL YEAR 2023

City of Pensacola Community Redevelopment Agency

(A Component Unit of the City of Pensacola, Florida)

Audited Financial Statements

For the Year Ended September 30, 2023

PENSACOLA

FLORIDA'S FIRST & FUTURE

City of Pensacola, Florida

D.C. Reeves, Mayor

CITY OF PENSACOLA
COMMUNITY REDEVELOPMENT AGENCY
(A Component Unit of the City of Pensacola, Florida)

AUDITED FINANCIAL STATEMENTS
FOR THE YEAR ENDED SEPTEMBER 30, 2023

CITY OF PENSACOLA
COMMUNITY REDEVELOPMENT AGENCY
(A Component Unit of the City of Pensacola, Florida)

AUDITED FINANCIAL STATEMENTS

FOR THE YEAR ENDED SEPTEMBER 30, 2023

Prepared by:
Financial Services Department

Amy Lovoy
Finance Director

ACCOUNTING STAFF
Lakia McNeal, CPA
Alicia Faller

CITY OF PENSACOLA COMMUNITY REDEVELOPMENT AGENCY
(A Component Unit of the City of Pensacola, Florida)

TABLE OF CONTENTS

CITY OF PENSACOLA COMMUNITY REDEVELOPMENT AGENCY
(A Component Unit of the City of Pensacola, Florida)

TABLE OF CONTENTS (CONTINUED)

INDEPENDENT AUDITORS' REPORT

THIS PAGE INTENTIONALLY LEFT BLANK

Warren Averett
CPAs AND ADVISORS

350 W Cedar Street, Suite 400
Pensacola, FL 32502
850.435.7400
warrenaverett.com

INDEPENDENT AUDITORS' REPORT

Board Members
Community Redevelopment Agency
City of Pensacola, Florida

Opinions
We have audited the accompanying financial statements of the governmental activities and each major fund of the City of Pensacola Community Redevelopment Agency (the "Agency"), a component unit of the City of Pensacola, as of and for the year ended September 30, 2023, and the related notes to the financial statements, which collectively comprise the Agency's basic financial statements as listed in the table of contents.

In our opinion, the financial statements referred to above present fairly, in all material respects, the respective financial position of the governmental activities and each major fund of the Agency as of September 30, 2023, and the respective changes in financial position for the year then ended in accordance with accounting principles generally accepted in the United States of America.

Basis for Opinions
We conducted our audit in accordance with auditing standards generally accepted in the United States of America and the standards applicable to the financial audits contained in *Government Auditing Standards,* issued by the Comptroller General of the United States. Our responsibilities under those standards are further described in the Auditors' Responsibilities for the Audit of the Financial Statements section of our report. We are required to be independent of the Agency and to meet our ethical responsibilities, in accordance with the relevant ethical requirements relation to our audit. We believe the audit evidence we have obtained is sufficient and appropriate to provide a basis for our audit opinions.

Responsibilities of Management for the Financial Statements
Management is responsible for the preparation and fair presentation of the financial statements in accordance with accounting principles generally accepted in the United States of America, and for the design, implementation, and maintenance of internal control relevant to the preparation and fair presentation of financial statements that are free from material misstatement, whether due to fraud or error.

In preparing the financial statements, management is required to evaluate whether there are conditions or events, considered in the aggregate, that raise substantial doubt about the Agency's ability to continue as a going concern for twelve months beyond the financial statement date, including any currently known information that may raise substantial doubt shortly thereafter.

Auditor's Responsibilities for the Audit of the Financial Statements
Our objectives are to obtain reasonable assurance about whether the financial statements as a whole are free from material misstatement, whether due to fraud or error, and to issue an auditors' report

that includes our opinions. Reasonable assurance is a high level of assurance but is not absolute assurance and therefore is not a guarantee that an audit conducted in accordance with generally accepted auditing standards and *Government Auditing Standards* will always detect a material misstatement when it exits. The risk of not detecting a material misstatement resulting from fraud is higher than for one resulting from error, as fraud may involve collusion, forgery, intentional omissions, misrepresentations, or the override of internal control. Misstatements are considered material if there is a substantial likelihood that, individually or in the aggregate, they would influence the judgment made by a reasonable user based on the financial statements.

In performing an audit in accordance with generally accepted auditing standards and *Government Auditing Standards*, we:

- Exercise professional judgement and maintain professional skepticism throughout the audit.
- Identify and assess the risks of material misstatement of the financial statements, whether due to fraud or error, and design and perform audit procedures responsive to those risks. Such procedures include examining, on a test basis, evidence regarding the amounts and disclosures in the financial statements.
- Obtain an understanding of internal control relevant to the audit in order to design audit procedures that are appropriate in the circumstances, but not for the purpose of expressing an opinion on the effectiveness of the Agency's internal control. Accordingly, no such opinion is expressed.
- Evaluate the appropriateness of accounting policies used and the reasonableness of significant accounting estimates made by management, as well as evaluate the overall presentation of the financial statements.
- Conclude whether, in our judgment, there are conditions or events, considered in the aggregate, that raise substantial doubt about the Agency's ability to continue as a going concern for a reasonable period of time.

We are required to communicate with those charged with governance regarding, among other matters, the planned scope and timing of the audit, significant audit findings, and certain internal control-related matters that we identified during the audit.

Other Matters

Required Supplementary Information

Accounting principles generally accepted in the United States of America require that the management's discussion and analysis and budgetary comparison schedules, as listed in the table of contents, be presented to supplement the basic financial statements. Such information, although not a part of the basic financial statements, is required by the Governmental Accounting Standards Board, who considers it to be an essential part of financial reporting for placing the basic financial statements in an appropriate operational, economic, or historical context. We have applied certain limited procedures to the required supplementary information in accordance with auditing standards generally accepted in the United States of America, which consisted of inquiries of management about the methods of preparing the information and comparing the information for consistency with management's responses to our inquiries, the basic financial statements, and other knowledge we obtained during our audit of the basic financial statements. We do not express an opinion or provide any assurance on the information because the limited procedures do not provide us with sufficient evidence to express an opinion or provide any assurance.

Other Supplementary Information
The budgetary comparison schedule for the debt service fund is the responsibility of management and was derived from and relate directly to the underlying accounting and other records used to prepare the basic financial statements. The information has been subjected to the auditing procedures applied in the audit of the basic financial statements and certain additional procedures, including comparing and reconciling such information directly to the underlying accounting and other records used to prepare the basic financial statements or to the basic financial statements themselves, and other additional procedures in accordance with auditing standards generally accepted in the United States of America. In our opinion, the information is fairly stated in all material respects in relation to the basic financial statements taken as a whole.

Other Reporting Required by *Government Auditing Standards*
In accordance with Government Auditing Standards, we have also issued our report dated March 5, 2024, on our consideration of the Agency's internal control over financial reporting and on our tests of its compliance with certain provisions of laws, regulations, contracts, and grant agreements and other matters. The purpose of that report is to describe the scope of our testing of internal control over financial reporting and compliance and the results of that testing, and not to provide an opinion on the internal control over financial reporting or on compliance. That report is an integral part of an audit performed in accordance with Government Auditing Standards in considering the Agency's internal control over financial reporting and compliance.

Warren Averett, LLC

Pensacola, Florida
March 5, 2024

MANAGEMENT’S DISCUSSION AND ANALYSIS

Management's Discussion and Analysis

The Management's Discussion and Analysis ("MD&A") of the City of Pensacola Community Redevelopment Agency (the "Agency") is designed to provide the reader a narrative overview of the Agency's financial activity for the fiscal year ended September 30, 2023. Specifically, this information is designed to assist the reader in focusing on significant financial issues, provide an overview of the Agency's financial activity and identify any changes in the Agency's financial position. This MD&A should be read in conjunction with the financial statements and notes.

Financial Highlights

- As shown on the Statement of Net Position, the Agency's liabilities and deferred inflows of resources exceeded its assets (net position) as of September 30, 2023, by $56,362,874. The negative net position is a result of the various interlocal agreements whereby the Agency has pledged Tax Increment Revenues to repay long-term obligations which do not result in an asset for the Agency. These obligations included notes payable of $64,812,180 and due to other governments of $5,200,000. The Agency projects sufficient future Tax Increment Revenues to repay such obligations in full before the sunset of the Community Redevelopment Areas. Until then these obligations will continue to negatively impact unrestricted net position for future periods until all obligations have been paid in full.

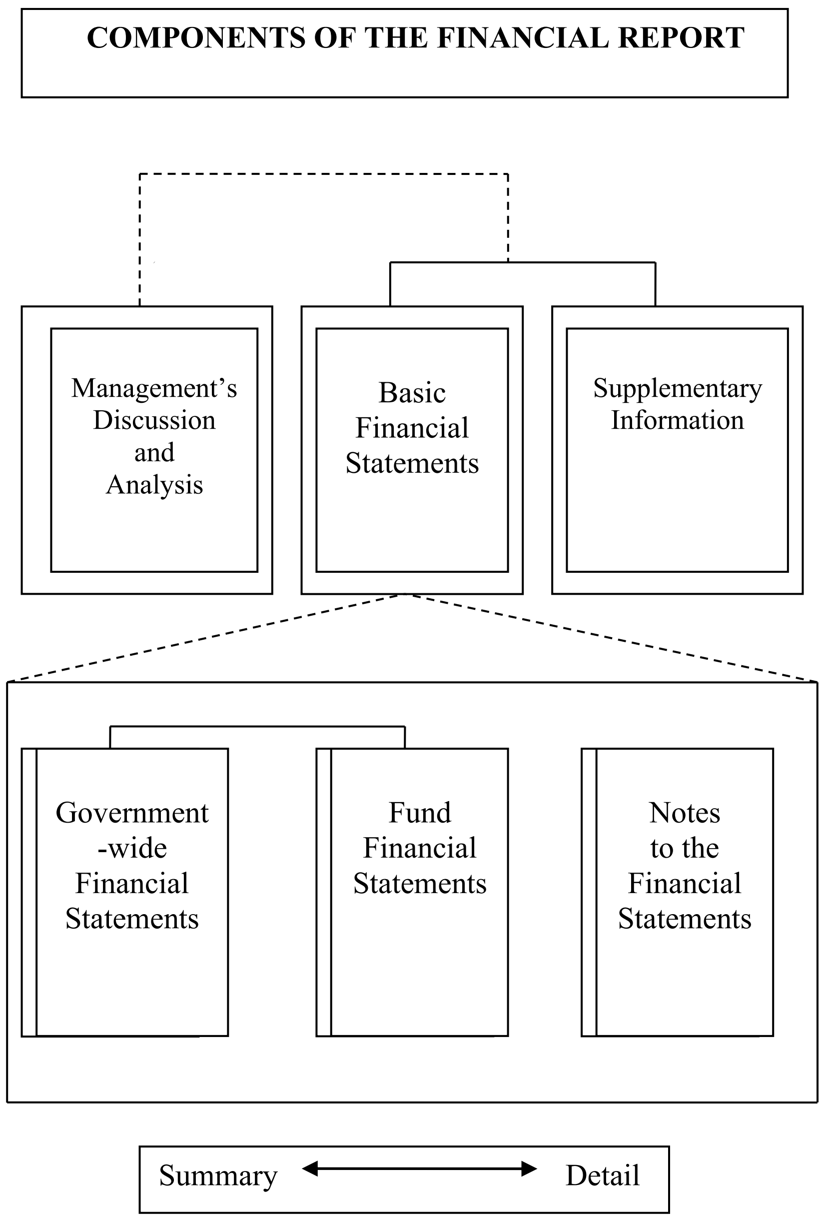
- As shown on the Statement of Activities, the Agency's negative net position of $56,362,874 improved by $5,942,824(9.5%) over the fiscal year 2022 negative net position of $62,605,698. The primary reason for the increase in net position was related to a $3,256,068 reduction in long term obligations as a result of annual payments and an increase of $1,50,094 in community redevelopment tax increment revenues.

- As shown on the Balance Sheet, the Agency's assets exceeded its liabilities (fund balance) as of September 30, 2023 by $14,996,909. Of the $14,996,909 in fund balance, $151 is related to prepaid insurance cost and therefore is considered non-spendable, $10,876,459 is restricted to be spent on community redevelopment projects due to enabling legislation and $4,120,299 is committed to be spent on community redevelopment projects due to Agency action. For an explanation on the fund balance restrictions, refer to the Fund Balance section of Notes.

- As shown on the Statement of Revenues, Expenditures, and Changes in Fund Balances, the Agency's fund balance of $14,996,909 increased by $2,644,708 (21.4%) over the fiscal year 2022 fund balance of $12,352,202. Total revenues increased by $1,862,261 over the prior fiscal year. Tax Increment Revenues increased by $1,020,389 due to increased property values and interest income. Agency fund expenditures and other financing uses increased over the prior fiscal year by $1,862,261 mainly due to completion of community redevelopment projects. For a detailed explanation of these fluxes by fund refer to the Government-Wide Financial Analysis section of Management's Discussion and Analysis.

Overview of the Financial Statements

This discussion and analysis is intended to serve as an introduction to the Agency's basic financial statements. These statements have three components: 1) government-wide financial statements, 2) fund financial statements, and 3) notes to the financial statements. This report also contains supplementary information in addition to the basic financial statements. Following is a chart that illustrates the components of the report.



Government-Wide Financial Statements

The *government-wide financial statements* are designed to provide readers with a broad overview of the Agency's finances, in a manner similar to a private-sector business.

The *statement of net position* presents financial information on all the Agency's assets, liabilities, and deferred inflows/outflows of resources, with the difference reported as net position. This statement combines and consolidates governmental funds current financial resources (short-term spendable resources) with capital assets and long term obligations. Over time, increases and decreases in net position may serve as a useful indicator of whether the financial position of the Agency is improving or deteriorating.

The *statement of activities* presents information showing how the Agency's net position changed during the most recent fiscal year. All changes in net position are reported as soon as the underlying event giving rise to the change occurs, *regardless of the timing of the related cash flows*. Thus, revenues and expenses are reported for some items that will only result in cash flows in future fiscal years (e.g., revenue in connection with receivables which are not considered available to liquidate liabilities of the current period).

Both the government-wide financial statements distinguish functions of the Agency that are principally supported by tax increment revenues (intergovernmental revenues). The governmental activities of the Agency include general government and community development. The Agency has no business-type activities.

Fund Financial Statements

A fund is a grouping of related accounts used to maintain control over resources that have been segregated for specific activities or objectives. The Agency, like other state and local governments, uses fund accounting to ensure and demonstrate legal compliance with finance-related legal requirements. The Agency utilizes four special revenue funds and one debt service fund. Monies from each of the special revenue funds are transferred as needed, based upon the bond covenants, to the debt service fund.

Governmental Funds. Governmental funds are used to account for essentially the same functions reported as governmental activities in the government-wide financial statements. However, unlike the government-wide financial statements, governmental fund financial statements focus on near-term inflows and outflows of spendable resources, as well as balances of spendable resources available at the end of the fiscal year. Such information may be useful in evaluating a government's near-term financing requirements.

Since the focus of governmental funds is narrower than that of the government-wide financial statements, it is useful to compare the information presented for governmental funds with similar information presented for governmental activities in the government-wide financial statements. This allows readers to better understand the long-term impact of the government's near-term financing decisions. Both the governmental fund balance sheet and the governmental fund statement of revenues, expenditures, and changes in fund balances provide a reconciliation to facilitate this comparison between governmental funds and governmental activities.

Governmental fund information is presented separately in the governmental fund balance sheet and in the governmental fund statement of revenues, expenditures and changes in fund balances for the Community Redevelopment Agency Fund, Urban Core Redevelopment Trust Fund, Eastside Tax Increment Financing District Fund, Westside Tax Increment Financing District Fund and CRA Debt Service Fund, all of which are considered to be major funds.

Notes to the Financial Statements

The notes to the financial statements provide additional information that is essential to gain a full understanding of the data provided in the government-wide and fund financial statements. The notes can be found after the financial statements of this report.

Other information

This report additionally includes Required Supplementary Information (RSI) containing budgetary comparisons schedules of the Agency's Community Redevelopment Agency Fund, Urban Core Redevelopment Trust Fund, Eastside Tax Increment Financing District Fund and Westside Tax Increment Financing District Fund. It is useful to compare the information and amounts presented for governmental funds with its corresponding budget to ensure compliance with the budget and provide an analysis of significant budgetary variances. Other Supplementary Information (OSI) contains budgetary comparisons schedules of the Agency's debt service funds.

Government-Wide Financial Analysis

The Agency adopted the government-wide financial statement presentation. This reporting structure and measurement focus using accrual accounting for all of the government's activities was mandated by the Government Accounting Standards Board (GASB) in Statement No. 34, *Basic Financial Statements - and Management's Discussion and Analysis - for State and Local Governments*.

The following pages include a summary version of the Statement of Net Position and Statement of Changes in Net Position as reported in the basic financial statements section for the fiscal years ended September 30, 2022 and 2021. Over time, the Agency's net position and changes thereof may serve as a useful indicator of the Agency's financial position.

Any debt issued to finance capital at the request of the Agency, for use in accordance with the redevelopment plan, is issued by the City of Pensacola, Florida ("City"). Capital assets acquired with debt proceeds are contributed to the City. Therefore, any outstanding debt issued to finance such capital will have a negative effect on the Agency's net position until such debt is paid off.

CITY OF PENSACOLA COMMUNITY REDEVLOPMENT AGENCY
(A Component Unit of the City of Pensacola)
Summary Statement of Net Position
As of September 30,

	Governmental Activities	
	2023	2022
Current and other assets	$ 15,336,340	$ 12,769,281
Total assets	15,336,340	12,769,281
Current and other liabilities	4,641,985	4,740,837
Noncurrent liabilities	71,398,097	70,012,180
Total liabilities	76,040,082	74,753,017
Total deferred inflows of resources	301,117	321,962
Net position:		
Restricted	14,996,909	12,352,202
Unrestricted	(71,359,783)	(74,657,900)
Total net position	$ (56,362,874)	$ (62,305,698)

The Agency's total net position increased by $5.9 million. The increase in assets is a result of increased cash and investments while the decrease in liabilities is a result of decreases in debt service obligations and due to other governments.

Restricted net position are resources subject to external restriction on how they may be used. Such restrictions could include reserves for debt service or community redevelopment projects. Any residual resources flow to unrestricted net position. Unrestricted net position for governmental activities is negative as a result of the various interlocal agreements whereby the Agency has pledged Tax Increment Revenues to repay long-term obligations which do not result in an asset for the Agency. The Agency projects sufficient future Tax Increment Revenues to repay such obligations in full before the sunset of the Community Redevelopment Areas. These obligations will continue to negatively impact unrestricted net position for future periods until all obligations have been paid in full. These obligations include the Agency's long-term contribution to the Emerald Coast Utilities Authority and the Agency's various Notes Payable. Detailed information on these obligations can be found in Notes to the Financial Statements; Note III.D and Note IV.B.

The Statement of Activities as presented on the following page shows changes in the Agency's net position for fiscal years ended September 30, 2023 and 2022. All changes in the net position are reported as soon as the underlying event giving rise to change occurs, regardless of the timing of the related cash flows. Revenues and expenses are reported in this statement, for some items that will result in cash flows in future fiscal periods.

CITY OF PENSACOLA COMMUNITY REDEVLOPMENT AGENCY
(A Component Unit of the City of Pensacola)
Summary Statement of Changes in Net Position
Year Ended September 30,

	Governmental Activities	
	2023	2022
Revenues:		
Program revenues:		
Charges for services	$ 223,381	$ 15,829
General revenues:		
Tax increment revenues	11,081,007	9,580,913
Investment earnings	423,730	44,115
Other		25,000
Total revenues	11,728,118	9,640,857
Expenses:		
General government	3,445,610	2,810,491
Interest on long-term debt	2,139,684	2,202,864
Total expenses	5,585,294	5,013,355
Change in Net Position	6,142,824	4,605,012
Net position at beginning of year	(62,305,698)	(66,958,200)
Net position at end of year	$ (56,162,874)	$ (62,353,188)

The Agency's change in net position of $5,942,824 improved by $1,290,322 over the prior fiscal year. The primary reason for the increase in net position was related to a revenue increase of $2,087,261 and expense increase of $571,939 over the prior fiscal year. Tax Increment Revenues increased by $1,500,094 due to increased property values. Expenditures increased by $571,939 related to the ongoing Agency's projects.

Financial Analysis of the Agency's Funds

The Agency uses fund accounting to ensure and demonstrate compliance with finance related legal requirements.

Governmental funds. The focus of the Agency's governmental funds is to provide information on near-term inflows, outflows and balances of expendable resources. Such information is useful in assessing the Agency's financing requirements. In particular, the ability for the Agency to meet current operating needs. As of September 30, 2023, the Agency's governmental funds reported combined fund balances of $14,996,910, an increase of $2,644,708 (21.4%) over the prior fiscal year total of $12,352,202.

Below is a comparative chart of revenues verses expenditures for the Agency's funds; Community Redevelopment Agency Fund (CRA Fund), Urban Core Redevelopment Trust Fund

(Urban Core Fund), Eastside Tax Increment Financing District Fund (Eastside Fund), Westside Tax Increment Financing District Fund (Westside Fund) and CRA Debt Service Fund.

	CRA Fund	Urban Core Fund	Eastside Fund	Westside Fund	CRA Debt Service Fund
Fiscal Year 2023					
Revenues and other sources	$ 9,438,828	$ 0	$ 401,537	$ 1,674,070	$ 4,412,402
Expenditures and other outlays	(7,951,500)	0	(394,625)	(813,204)	(4,122,800)
Increase (decrease) in fund balance	$ 1,487,328	$ 0	$ 6,912	$ 860,866	$ 289,602
Fiscal Year 2022					
Revenues and other sources	$ 4,054,169	$ 8,083,603	$ 297,742	$ 1,208,895	$ 4,473,098
Expenditures and other outlays	(3,622,597)	(8,083,603)	(227,200)	(643,741)	(4,129,544)
Increase (decrease) in fund balance	$ 431,572	$ 0	$ 70,542	$ 565,154	$ 343,554

The Community Redevelopment Agency Fund was created to account for the development projects in the Urban Core Community Redevelopment Area as well as administrative cost associated with running the program. The Community Redevelopment Agency had a total fund balance at fiscal year-end of $7,738,316, an increase of $1,487,328. All funds are restricted to be spent on CRA operations, community development projects in the Urban Core CRA district and repayment of debt. The increase in revenues of $5,384,659 is due to increase in tax increment revenues as well as the Urban Core Fund closing and all revenues and expenditures moved to the CRA fund. The expenditures increased by $4,328,903 from the prior year. The majority of the increase can be explained by the increase of expenditures related to community redevelopment projects and the closing of the Urban Core fund.

The Urban Core Redevelopment Trust Fund was created to account for the tax increment receipts collected in the Urban Core Community Redevelopment Area. The receipts collected throughout the year are transferred to the Community Redevelopment Agency Fund and the CRA Debt Service Fund in order to pay for CRA operations, debt service and community development projects in the Urban Core CRA district. The Urban Core Redevelopment Trust Fund was closed in fiscal year 2023.

The Eastside Tax Increment Financing District Fund was created to account for the tax increment receipts and development projects in the Urban Infill and Redevelopment Area as well as administrative cost associated with running the program. The Eastside Tax Increment Financing District Fund had a total fund balance at fiscal year-end of $829,724, an increase of $6,912. All funds are restricted to be spent on operations, community development projects and repayment of debt in the Eastside CRA district. The increase in revenues over the prior fiscal year is due to increased property values. Expenditures increased $167,425 related to community development projects.

The Westside Tax Increment Financing District Fund was created to account for the tax increment receipts and development projects in the Urban Infill and Redevelopment Area as well as administrative cost associated with running the program. The Westside Tax Increment Financing District Fund had a total fund balance at fiscal year-end of $2,310,649 an increase of $860,886. All funds are restricted to be spent on operations, community development projects and repayment of debt in the Westside CRA district. The increase in revenues over the prior fiscal year is due to increased property values. The increase in expenditures is related to an increase in façade grants and street projects.

The CRA Debt Service Fund had a total fund balance at fiscal year-end of $4,118,221 which is restricted for debt service payments on the Eastside Redevelopment Revenue Bond, Series 2017, Westside Redevelopment Revenue Bond, Series 2017, Urban Core Redevelopment Revenue Bond, Series 2017 and Urban Core Redevelopment Refunding and Improvement Revenue Bond, Series 2019. The fund balance increase of $289,602 is related to an increase in the debt service reserves on the Urban Core Redevelopment Refunding and Improvement Revenue Bond, Series 2019. The increase in revenues and expenditures is related to the increase in debt services payments.

Agency Budgetary Highlights

Agency bylaws state that unless expressly provided otherwise by law or action of the Agency, ordinances, policies and rules of procedure for the City of Pensacola shall apply to the Agency. As part of the City's budget procedures, budget is controlled within each fund are at the line item. As long as the total appropriations of the fund are not changed, amounts may be transferred between line items within a fund, provided no transfer shall be made contrary to Florida Statute. In order to be compliant with Florida Statutes, any budget transfer that changes the total appropriations of the fund requires Agency and City action through a budget resolution or amendment.

The final appropriations in the Community Redevelopment Agency Fund as compared with the original budget increased by $5,329,637 in fiscal year 2023. The primary reason for the increase relates to carryforwards from the prior fiscal year budget to cover open encumbrances and projects.

The final appropriations in the Eastside Tax Increment Financing District Fund as compared with the original budget increased by $822,812 in fiscal year 2023. The primary reason for the increase relates to carryforwards from the prior fiscal year budget to cover open encumbrances and projects.

The final appropriations in the Westside Tax Increment Financing District Fund as compared with the original budget increased by $1,449,783 in fiscal year 2023. The primary reason for the increase relates to carryforwards from the prior fiscal year budget to cover open encumbrances and projects.

Long-term Debt

As of September 30, 2023, the Agency had total bonded debt of $64,812,180 million a reduction of $1,948,068 from the prior fiscal year. The decrease in long-term debt is a result of scheduled principal payments. Total bonded debt includes:

	Governmental Funds	
	2023	2022
Eastside Redevelopment Revenue Bond, Series 2017	$ 988,000	$ 1,043,000
Westside Redevelopment Revenue Bond, Series 2017	3,087,000	3,258,000
Urban Core Redevelopment Revenue Bond, Series 2017	7,155,000	7,310,000
Urban Core Redevelopment Revenue Bond, Series 2019	53,582,180	55,149,248
Total	$ 64,812,180	$ 66,760,248

As of September 30, 2023, the only bonded debt the Agency had outstanding were bank issued. Therefore, there will not be any ratings on these issues unless the City specifically request a review by one of the rating agencies. Additional detail about long-term debt can be found in the Notes to the Financial Statements; Note III, Long-term liabilities.

Economic Factors and Next Year's Budgets and Rates

The Agency primarily relies on TIF revenues to assist with the operations of the Agency. Based on estimated property valuations, the Agency's budget for fiscal year 2024 versus the fiscal year 2023 beginning budget includes an increase in Tax Increment Financing ("TIF") revenues of 12.8% in the Urban Core Tax Increment Financing District, 24% in the Eastside Tax Increment Financing District and a 38% increase in the Westside Tax Increment Financing District. Focus will continue to be placed on redevelopment programs and projects which include affordable housing, complete streets, parks and public space projects and residential and commercial property improvement programs. For fiscal year 2024, the following table shows the composition of the total budgeted expenditures:

	Urban Core	Eastside	Westside	Total
Core operations	$ 1,915,300	$ 86,500	$ 184,500	$ 2,186,300
Development programs and projects	2,256,700	260,400	1,739,700	4,256,800
Debt service payments and reserves	6,115,700	89,800	279,500	6,485,000
Total Expenditures	$ 10,287,700	$ 436,700	$ 2,203,700	$ 12,928,100

Request for Information

This financial report is designed to provide a general overview of the Agency's finances for all those with an interest in the Agency's finances. Questions concerning any of the information provided in this report or requests for additional financial information should be addressed to the Office of the Finance Director, PO Box 12910, Pensacola, Florida 32521. The City of Pensacola's website address is www.cityofpensacola.com.

FINANCIAL STATEMENT

CITY OF PENSACOLA COMMUNITY REDEVELOPMENT AGENCY
(A Component Unit of the City of Pensacola, Florida)
STATEMENT OF NET POSITION
SEPTEMBER 30, 2023

		Governmental Activities
ASSETS		
Current assets		
Cash and cash equivalents	$	4,636,161
Investments		5,548,692
Accounts Receivables (net of allowances)		1,071
Prepaids and deposits		151
Accrued Interest		6
Lease Receivable		7,755
Restricted assets		
Restricted cash and cash equivalents		2,340,876
Investments		2,801,628
Total assets		15,336,340
LIABILITIES		
Current liabilities		
Accounts payable	$	36,116
Contracts payable		165,238
Contracts payable - retainage		
Due to other funds		28,259
Compensated absences payable		
Deposits		101,000
Payable from restricted assets		
Due to other governments		1,300,000
Notes payable		1,956,068
Accrued interest payable		1,055,304
Total current liabilities		4,641,985
Noncurrent liabilities		
Due to other governments		3,900,000
Notes payable		62,856,112
Total noncurrent liabilities		66,756,112
Total liabilities		71,398,097
DEFERRED INFLOWS OF RESOURCES		
Deferred gain on early retirement		292,299
Related to leases		7,747
Unavailable revenue		1,071
Total deferred inflows of resources		301,117
NET POSITION		
Restricted for		
Debt service		4,118,220
Community redevelopment		10,878,689
Unrestricted (deficit)		(71,359,783)
Total net position (deficit)	$	(56,362,874)

The accompanying notes are an integral part of these financial statements.

CITY OF PENSACOLA COMMUNITY REDEVELOPMENT AGENCY
(A Component Unit of the City of Pensacola, Florida)
STATEMENT OF ACTIVITIES
FOR THE YEAR ENDED SEPTEMBER 30, 2023

Function/Programs	Expenses	Program Revenues Charges for Services	Net (Expenses) Revenue and Changes in Net Position
Governmental activities:			
General government	$ 3,445,610	$ 23,381	$ (3,422,229)
Interest on long-term debt	2,139,684		(2,139,684)
Total governmental activities	5,585,294	23,381	(5,561,913)
General revenues:			
Tax increment revenues			11,081,007
Interest earnings			423,730
Total general revenues			11,504,737
Change in net position			5,942,824
Net position at beginning of year			(62,305,698)
Net position September 30, 2023			$ (56,362,874)

The accompanying notes are an integral part of these financial statements.

CITY OF PENSACOLA COMMUNITY REDEVELOPMENT AGENCY
(A Component Unit of the City of Pensacola, Florida)
BALANCE SHEET
GOVERNMENTAL FUNDS
SEPTEMBER 30, 2023

	Community Redevelopment Agency	Eastside Tax Increment Financing District	Westside Tax Increment Financing District
ASSETS			
Cash and cash equivalents	$ 3,157,287	$ 378,531	$ 1,100,343
Investments	3,778,734	453,036	1,316,922
Accounts receivable	1,071		
Prepaids and deposits	151		
Accrued Interest	6		
Lease Receivable	7,755		
Restricted assets			
Cash and cash equivalents	466,256		
Investments	558,028		
Total assets	$ 7,969,288	$ 831,567	$ 2,417,265
LIABILITIES			
Accounts payable	$ 35,471	$ 645	$
Contracts payable	61,109		104,129
Contracts payable - retainage			
Due to other funds	24,574	1,198	2,487
Deposits	101,000		
Total liabilities	222,154	1,843	106,616
DEFERRED INFLOWS OF RESOURCES			
Related to leases	7,747		
Unavailable revenue	1,071		
Total deferred inflows of resources	8,818	0	0
FUND BALANCE			
Non-spendable	151		
Restricted	3,617,866	829,724	2,310,649
Assigned	4,120,299		
Total fund balances	7,738,316	829,724	2,310,649
Total liabilities and fund balances	$ 7,969,288	$ 831,567	$ 2,417,265

(continued)

The accompanying notes are an integral part of these financial statements.

CITY OF PENSACOLA COMMUNITY REDEVELOPMENT AGENCY
(A Component Unit of the City of Pensacola, Florida)
BALANCE SHEET
GOVERNMENTAL FUNDS
SEPTEMBER 30, 2023

	CRA Debt Service Fund	Total Governmental Funds
ASSETS		
Cash and cash equivalents	$	$ 4,636,161
Investments		5,548,692
Accounts receivable		1,071
Prepaids and deposits		151
Accrued Interest		6
Lease Receivable		7,755
Restricted assets		
Cash and cash equivalents	1,874,620	2,340,876
Investments	2,243,600	2,801,628
Total assets	$ 4,118,220	$ 15,336,340
LIABILITIES		
Accounts payable	$	$ 36,116
Contracts payable		165,238
Contracts payable - retainage		0
Due to other funds		28,259
Deposits		101,000
Total liabilities	0	330,613
DEFERRED INFLOWS OF RESOURCES		
Related to leases		7,747
Unavailable revenue		1,071
Total deferred inflows of resources	0	8,818
FUND BALANCE		
Non-spendable		151
Restricted	4,118,220	10,876,459
Assigned		4,120,299
Total fund balances	4,118,220	14,996,909
Total liabilities and fund balances	$ 4,118,220	$ 15,336,340

The accompanying notes are an integral part of these financial statements.

CITY OF PENSACOLA COMMUNITY REDEVELOPMENT AGENCY
(A Component Unit of the City of Pensacola, Florida)
RECONCILIATION OF THE BALANCE SHEET OF GOVERNMENTAL FUNDS TO THE STATEMENT OF NET POSITION
SEPTEMBER 30, 2023

Ending fund balance - governmental funds		$	14,996,909
Amounts reported in the governmental activities in the Statement of Net Position are different because:			
Long-term liabilities are not due and payable in the current period and therefore are not reported in the governmental funds.			
Notes payable	(64,812,180)		
Deferred gain on refunding	(292,299)		
Due to other governments	(5,200,000)		
Accrued interest payable	(1,055,304)		(71,359,783)
Net Position (deficit)		$	(56,362,874)

The accompanying notes are an integral part of these financial statements.

CITY OF PENSACOLA COMMUNITY REDEVELOPMENT AGENCY
(A Component Unit of the City of Pensacola, Florida)
STATEMENT OF REVENUES, EXPENDITURES, AND CHANGES IN FUND BALANCES
GOVERNMENTAL FUNDS
FOR THE YEAR ENDED SEPTEMBER 30, 2023

	Community Redevelopment Agency	Eastside Tax Increment Financing District	Westside Tax Increment Financing District
Revenues:			
Tax increment revenues	$ 9,101,349	$ 377,004	$ 1,602,654
Charges for services	23,381		
Interest earnings	314,098	24,533	71,416
Other			
Total revenues	9,438,828	401,537	1,674,070
Expenditures:			
Current -			
General government	3,920,984	290,088	534,538
Debt service -			
Principal retirement			
Interest		15,000	
Total expenditures	3,920,984	305,088	534,538
Excess (deficiency) of revenues over (under) expenditures	5,517,844	96,449	1,139,532
Other financing sources (uses):			
Transfers in			
Transfers (out)	(4,030,516)	(89,537)	(278,666)
Total other financing sources (uses)	(4,030,516)	(89,537)	(278,666)
Net Change in fund balances	1,487,328	6,912	860,866
Fund balances at beginning of year	6,250,988	822,812	1,449,783
Fund balances at end of year	$ 7,738,316	$ 829,724	$ 2,310,649

(continued)

The accompanying notes are an integral part of these financial statements.

CITY OF PENSACOLA COMMUNITY REDEVELOPMENT AGENCY
(A Component Unit of the City of Pensacola, Florida)
STATEMENT OF REVENUES, EXPENDITURES, AND CHANGES IN FUND BALANCES
GOVERNMENTAL FUNDS
FOR THE YEAR ENDED SEPTEMBER 30, 2023

	CRA Debt Service Fund	Total Governmental Funds
Revenues:		
Tax increment revenues	$	$ 11,081,007
Charges for services		23,381
Interest earnings	13,683	423,730
Other		0
Total revenues	13,683	11,528,118
Expenditures:		
Current -		
General government		4,745,610
Debt service -		
Principal retirement	1,948,068	1,948,068
Interest	2,174,732	2,189,732
Total expenditures	4,122,800	8,883,410
Excess (deficiency) of revenues over (under) expenditures	(4,109,117)	2,644,708
Other financing sources (uses):		
Transfers in	4,398,719	4,398,719
Transfers (out)		(4,398,719)
Total other financing sources (uses)	4,398,719	0
Net Change in fund balances	289,602	2,644,708
Fund balances at beginning of year	3,828,619	12,352,202
Fund balances at end of year	$ 4,118,221	$ 14,996,910

The accompanying notes are an integral part of these financial statements.

CITY OF PENSACOLA COMMUNITY REDEVELOPMENT AGENCY
(A Component Unit of the City of Pensacola, Florida)
RECONCILIATION OF THE STATEMENT OF REVENUES, EXPENDITURES, AND CHANGES IN FUND BALANCES - GOVERNMENTAL FUNDS
FOR THE YEAR ENDED SEPTEMBER 30, 2023

Net change in fund balances - total governmental funds	2,644,708
Amounts reported for governmental activities in the statement of activities are different because:	
Repayment of bond principal is an expenditure in the governmental funds, but the repayment reduces long-term liabilities in the statement of net position.	1,948,068
Repayment of long-term amounts due to other governments are expenditures in the governmental funds, but the repayment reduces the liability in the statement of net position.	1,300,000
Accrued interest expense, reported in the statement of activities, does not require the use of current financial resources in governmental funds.	50,050
Change in net position of governmental activities	5,942,826

The accompanying notes are an integral part of these financial statements.

NOTES TO FINANCIAL STATEMENT

NOTE I. - SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES

The summary of significant accounting policies of the City of Pensacola Community Redevelopment Agency (Agency) is presented to assist the reader in interpreting the basic financial statements. The policies are considered essential and should, therefore, be read in conjunction with the basic financial statements.

The accompanying financial statements have been prepared in accordance with generally accepted accounting principles (GAAP) as applied to governmental units. The Governmental Accounting Standards Board (GASB) is the standard-setting body for governmental accounting and financial reporting. Statements and Interpretations of the GASB have been applied in the preparation of these financial statements.

A. Reporting Entity

Community Redevelopment Agencies (CRA) are a common governmental tool for redevelopment in the State of Florida and operate on a budget generated by an increase in property taxes within a defined area. Once a CRA is established, an amount equal to a percentage of the increase in property taxes goes to the CRA. This tax increment is used to finance the redevelopment projects and administration of the Agency outlined in the Community Redevelopment Plan. The principal purpose of the Agency, as defined by Florida Statute, is to eliminate and prevent blight, rehabilitate and conserve the redevelopment areas, preserve or enhance the tax base, create affordable housing, reduce crime, and to prepare and administer the City's adopted community redevelopment plans.

On September 25, 1980, the City Council made the determination that a blighted area existed in the City, and that there was a need for a redevelopment agency to implement the revitalization of this blighted area. Therefore, Resolution No. 54-80 created the Pensacola Inner City Community Redevelopment Area (reaffirmed by Resolution No. 65-81) and based on this determination, the City Council declared itself the Community Redevelopment Agency (Agency) pursuant to the provisions of Chapter 163, Part III, Florida Statutes (the "Redevelopment Act"). This action, adopted by Resolution No. 55-80, reaffirmed by Resolution No. 65-81 and amended by Resolution 22-10, also outlined the rights, powers, duties, privileges and immunities invested in the Agency. The Agency exists until dissolved by action of the City Council. The City Council selects a chair and a vice-chair from the seven-members of the Agency and approves the annual operating budget. The Agency is considered a blended component unit since the Agency and City have the same governing body and management of the primary government has operational responsibility for the Agency. The Agency is reported as a special revenue fund within the City of Pensacola’s Annual Comprehensive Financial Report. Florida Statute Section 163.387(8) requires an independent audit of the fund each fiscal year, and submission of a report of such audit.

NOTE I. - SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES (Continued)

The Pensacola Inner City Community Redevelopment Area is a 1,237-block, 4,611-acre area that encompasses the area bounded by 17th Avenue on the east, Pensacola Bay on the south, Bayou Chico and the City limit line on the west and the city limit line on the north. It accounts for about 31.8% of the City's total land area. Within the Pensacola Inner City Community Redevelopment Area, there exists three Redevelopment Areas. The Urban Core Community Redevelopment Area; the Westside Community Redevelopment Area; and the Urban Infill and Redevelopment Area which is also referred to herein as the Eastside Neighborhood Redevelopment Area.

B. Government-Wide and Fund Financial Statements

The government-wide financial statements (i.e., the statement of net position and the statement of activities) are designed to provide readers with a broad overview of the Agency’s finances in a manner similar to a private-sector business.

The statement of net position presents financial information on all the Agency’s assets, liabilities, and deferred inflows/outflows of resources, with the difference reported as net position. This statement combines and consolidates governmental funds current financial resources (short-term spendable resources) and long-term obligations. Over time, increases and decreases in net position may serve as a useful indicator of whether the financial position of the Agency is improving or deteriorating.

The statement of activities presents information showing how the Agency’s net position changed during the most recent fiscal year. All changes in net position are reported as soon as the underlying event giving rise to the change occurs, regardless of the timing of the related cash flows. Thus, revenues and expenses are reported for some items that will only result in cash flows in future fiscal years (e.g., earned but unused vacation leave and revenue in connection with receivables which are not considered available to liquidate liabilities of the current period).

Individual fund financial statements are provided for governmental funds which are used to account for essentially the same functions reported as governmental activities in the government-wide financial statements. However, unlike the government-wide financial statements, governmental fund financial statements focus on near-term inflows and outflows of spendable resources, as well as balances of spendable resources available at the end of the fiscal year. Such information may be useful in evaluating a government’s near-term financing requirements.

NOTE I. - SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES (Continued)

C. Basis of Accounting, Measurement Focus and Financial Presentation

The basis of accounting refers to when revenues, expenditures/expenses are recognized in the accounts and reported in the financial statements. Basis of accounting relates to the timing of the measurements made, regardless of the measurement focus applied.

The government-wide financial statements are reported using the economic resources measurement focus and the accrual basis of accounting. Revenues are recorded when earned and expenses are recorded when a liability is incurred, regardless of the timing of related cash flows. Property taxes are recognized as revenues in the year for which they are levied. Grants and similar items are recognized as revenues as soon as all eligibility requirements imposed by the provider have been met. Amounts reported as program revenues include 1) charges to customers for goods, services, or privileges provided, and fines and forfeitures, 2) operating grants and contributions, and 3) capital grants and contributions, including special assessments. Those revenues not clearly defined as program revenues are categorized as general revenue. General revenues include resources such as tax increment revenues, investment earnings, and sale of assets. As a general rule, the effect of interfund activity is eliminated from the government-wide financial statements.

Governmental fund financial statements are reported using the current financial resources measurement focus and the modified accrual basis of accounting. Revenues are recognized as soon as they are both measurable and available. Revenues are considered to be available when they are collectible within the current period or soon enough thereafter to pay liabilities of the current period. For this purpose, revenues are considered to be available if they are collected within 60 days of the end of the current fiscal period. Expenditures generally are recorded when a liability is incurred, as under accrual accounting. However, debt service expenditures, as well as expenditures related to compensated absences and claims and judgments, are recorded only when payment is due.

Tax increment revenues, charges for services, and investment earnings associated with the current fiscal period are all considered to be susceptible to accrual and therefore have been recognized as revenues of the current fiscal period. All other revenue items are considered to be measurable and available only when cash is received.

The Agency reports the following major governmental funds:

Community Redevelopment Agency - to administer the programs and projects identified in Urban Core Community Redevelopment Area.

NOTE I. - SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES (Continued)

Urban Core Redevelopment Trust - to account for the tax increment development receipts derived from the Urban Core Community Redevelopment Area of which the balance of the fund is transferred to the Community Redevelopment Agency fund and/or the CRA Debt Service fund.

Eastside Tax Increment Financing District - to administer and account for the tax increment revenues associated with programs and projects identified in Eastside Community Redevelopment Area.

Westside Tax Increment Financing District – to administer and account for the tax increment revenues associated with programs and projects identified in Westside Community Redevelopment Area.

CRA Debt Service Fund - to provide monies for payment of the Redevelopment Revenue Bond(s) financed with tax increment financing revenues derived from the Urban Core, Eastside and Westside Tax Increment Financing Districts.

When both restricted and unrestricted resources are available for use, the Agency uses restricted resources first, and then use unrestricted resources.

D. Assets, Liabilities, and Net Position or Equity

1. Cash and Cash Equivalents

The Agency has defined *cash and cash equivalents* as cash held at a depository and cash on hand for operating purposes and those investments which are short-term and highly liquid. Cash equivalents normally consist of treasury bills, certificates of deposit, and money market funds.

All monies, which are not legally restricted to separate administration, are pooled together for investment purposes while each individual fund and/or account is maintained on a daily transaction basis. Investment earnings are distributed in accordance with the participating funds' relative equity.

2. Investments

Investments are held by the City on behalf of the Agency. All investments held by the City of Pensacola are reported at fair value.

3. Accounts Receivables

All receivables are shown net of allowance for doubtful accounts.

NOTE I. - SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES (Continued)

4. Prepaid Insurance

The Agency accounts for property insurance premiums using the consumption method. Property insurance premiums for both governmental and enterprise funds are paid quarterly, with a term year beginning May 1st resulting in a prepaid insurance premium for the month of October.

5. Restricted Assets

Certain assets are restricted by specific provisions of bond resolutions or agreements with outside parties. Assets such as these are restricted since their use is limited.

6. Capital Assets

The Agency does not have title to any capital assets as any improvements made with its funding sources are contributed to the City of Pensacola, Florida.

7. Leases

The Agency is a lessor for noncancellable lease of land. The Agency recognizes a lease receivable and a deferred inflow of resources in the government-wide and governmental fund financial statements.

At the commencement of the lease, the Agency initially measures the lease receivable at the present value of the payments expected to be received during the lease term. Subsequently, the lease receivable is reduced by the principal portion of the lease payments received. The deferred inflow is initially measured as the initial amount of the lease receivable, adjusted for lease payments received at or before the lease commencement date. Subsequently, the deferred inflow is recognized as revenue over the term of the lease.

The Agency uses its incremental borrowing rate as the discount rate for the leases.

The lease term includes the noncancellable period of the lease. Lease receipts included in the measurement of the lease receivable are comprised of the following:

- Fixed payments (including in-substance fixed payments), plus variable payments from the lessee. For land and building leases that include variable payments, those payments include common area maintenance.
- Residual value guarantee payments that are fixed in substance.
- Any lease incentives.

NOTE I. - SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES (Continued)

Variable payments that depend on an index or a rate such as the Consumer Price Index or a market rate interest rate are initially measured using the index or market rate at the commencement of the lease.

The Agency monitors changes in circumstances that would require a remeasurement of the lease receivable and deferred inflows of resources if certain changes occur that are expected to significantly affect the amount of the lease receivable.

8. Deferred Outflows/Inflows of Resources

In addition to assets, the statement of financial position will sometimes report a separate section for deferred outflows of resources. This separate financial statement element, deferred outflows of resources, represents a consumption of net position that applies to a future period(s) and so will not be recognized as an outflow of resources (expense/expenditure) until then. The Agency has no items that would qualify for reporting in this category.

In addition to liabilities, the statement of financial position will sometimes report a separate section for deferred inflows of resources. This separate financial statement element, deferred inflows of resources, represents an acquisition of net position that applies to a future period(s) and so will not be recognized as an inflow of resources (revenue) until that time. The Agency has two items that qualify for reporting in this category, a deferred gain on refunding reported in the government-wide statement of net position. A deferred gain on refunding results from the difference in the carrying value of refunded debt and its reacquisition price. This amount is deferred and amortized over the shorter of the life of the refunded or refunding debt. The second is deferred recognition of revenue associated with long-term receivables for the leases of land and buildings. The amount is deferred and amortized over the life of the lease.

9. Long-term Obligations

In the government-wide financial statements, long-term debt and other long-term obligations are reported as liabilities in the statement of net position. Bond premiums and discounts, as well as prepaid issuance costs, are deferred and amortized over the life of the bonds using the effective interest method. Bond issuance costs are expensed when paid. Bonds payable are reported net of the applicable bond premium or discount. Bond refunding gains and losses are deferred and amortized over the remaining life of the old debt or the life of the new debt, whichever is shorter, using the effective interest method. Bond refunding gains are presented as deferred inflows of resources while losses are presented as deferred outflows of resources.

In the fund financial statements, governmental fund types recognize bond premiums and discounts, as well as bond issuance costs (whether or not withheld from the actual debt proceeds received), during the current period.

NOTE I. - SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES (Continued)

The face amount of debt issued is reported as other financing sources. Premiums received on debt issuances are reported as other financing sources while discounts on debt issuances are reported as other financing uses.

10. Fund Balance

GASB Statement No. 54, Fund Balance Reporting Governmental Fund Type Definitions, establishes accounting and financial reporting requirements for governmental funds and criteria for classifying fund balances. Accordingly, the governmental fund financial statements report fund equity classifications that comprise a hierarchy based primarily on the extent to which the Agency is legally bound to honor the specific purposes for which amounts in fund balance may be spent. Amounts which are restricted to specific purposes either by a) constraints placed on the use of resources by creditors, grantors, contributors, or laws or regulations of other governments; or b) imposed by law through constitutional provisions or enabling legislation are classified as fund balances. Fund balances for governmental funds are displayed in the following classifications depicting the relative strength of the spending constraints placed on the purposes for which resources can be used. In accordance with Governmental Accounting and Financial Standards Board Statement No. 54, *Fund Balance Reporting and Governmental Fund Type Definitions,* the Agency classifies fund balance as follows.

Non-Spendable Fund Balance – Amounts that are not in a spendable form or are required to be maintained intact (such as prepaids).

Restricted Fund Balance – Amounts that can be spent only for the specific purposes stipulated by external resource providers or enabling legislation. Restrictions may be changed or lifted only with the consent of the resource providers. Pursuant to Chapter 163, Part III, Florida Statutes, intergovernmental revenues derived from the Tax Increment Revenues fall into this category as well as interest earned on those revenues.

Committed Fund Balance – Amounts that can be used only for the specific purposes determined by a formal action of the Agency's highest level of decision-making authority. Commitments may be changed or lifted only by the Agency taking the same formal action that imposed the constraint originally. A Resolution adopted by the Agency establishes a fund balance commitment.

Assigned Fund Balance – Amounts the Agency intends to use for a specific purpose. Assignments of fund balances are made by management based upon the direction of the Board.

Unassigned Fund Balance – The residual classification includes amounts that are not contained in the other classifications. Unassigned amounts are the portion of fund balance which is not obligated or specifically designated and is available for any purpose.

NOTE I. - SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES (Continued)

For classification of fund balance 1) when expenditures are incurred for purposes for which both restricted and unrestricted fund balance is available, restricted fund balance is considered to have been spent first 2) when expenditures are incurred for purposes for which amounts in any of unrestricted fund balance classifications can be used, committed amounts should be reduced first, followed by assigned amounts and then unassigned amounts.

11. Net Position

The government-wide financial statements utilize a net position presentation. Net position is categorized as net investment in capital assets, restricted and unrestricted.

Net Investment in Capital Assets is intended to reflect the portion of net position, which is associated with non-liquid, capital assets less outstanding capital asset-related debt. Since The Agency does not have title to any capital assets the Agency has no items that would qualify for reporting in this category.

Restricted Net Position are liquid assets (generated from revenues and net bond proceeds) which are not accessible for general use because of third-party (statutory, bond covenant or granting agency) limitations.

Unrestricted Net Position represents unrestricted assets.

12. Accounting Estimates

The preparation of financial statements in conformity with generally accepted accounting principles requires management to make estimates and assumptions that affect the reported amounts of assets and liabilities and disclosures of contingent assets and liabilities at the date of the financial statements and the reported amounts of revenues and expenditures during the reporting period. Actual results may differ from those estimates.

NOTE II. – STEWARDSHIP, COMPLIANCE, AND ACCOUNTABILITY

General Budget Policies

In accordance with the City Charter, the Mayor prepares and submits the annual budget and capital program to City Council. In order to be compliant with Florida Statutes, the Agency is required to take action on all budget resolutions and budget amendments of the Agency. Once the budget has been adopted by the Agency, it is then adopted by City Council. Budget amendments are administered in accordance with Chapter 166.241, Florida Statutes, and the procedure established in the Financial Planning and Administration Policy adopted by City Council Resolution. The Agency follows that policy for budget amendments.

Through an Interlocal Agreement, the Agency’s activities and administrative services are provided by City of Pensacola.

NOTE II. – STEWARDSHIP, COMPLIANCE, AND ACCOUNTABILITY (Continued)

Therefore, budget amendments for the Agency follow the budget policies outlined in the City's Financial Planning and Administration Policy allowing the Mayor (or designee) to authorize budget amendments if the total appropriations of the fund are not changed. Specifically, the Mayor (or designee) shall have the authority to transfer appropriations between expenditure categories and between departments or programmatic activities except that amounts appropriated for capital outlay cannot be transferred to any other expenditure category provided no transfer shall be made from the appropriations that are contrary to Florida Law. Further, management has established budgetary control within each fund at the line-item level.

Authorized staff within the Agency and Financial Services Department may request budget amendments between line items or between departments within a fund subject to final determination by the Finance Director as the Mayor's designee.

Additionally, in accordance with Chapter 166.241, Florida Statutes, appropriations within a fund may only be decreased or increased by resolution with City Council approval. Prior to City Council's adoption of any Agency supplemental budget resolutions a supplemental budget resolution will be approved and confirmed by the Agency. Expenditures for each fund may not legally exceed the total fund appropriation.

A legally adopted budget is employed as a control device for the Agency Funds and is budgeted on a limited non-GAAP basis for management control purposes.

Encumbrances

Encumbrance accounting, under which purchase orders, contracts, and other commitments for the expenditure of monies are recorded in order to reserve that portion of the applicable appropriation, is employed as an extension of formal budgetary integration. The budget for the subsequent year provides a re-appropriation of funds to complete transactions for outstanding encumbrances.

NOTE III. - DETAIL NOTES ON ALL FUNDS

A. Deposits and Investments

The Agency's investments of $8,350,320 are in a money market account and certificates of deposits with maturities that range from October 2023 to July 2024 and have a weighted average maturity of one year. These investments are not subject to level disclosure in the fair value hierarchy.

B. Tax Increment Revenues

The Agency's primary source of revenue is tax increment revenues derived from each of the redevelopment areas.

NOTE III. - DETAIL NOTES ON ALL FUNDS (Continued)

This revenue is calculated by taking ninety-five percent of the difference between the amount of ad valorem real property taxes levied by the taxing authority, excluding school districts, water management districts and other taxing entities enumerated in Section 163.387(l)(c), Florida Statutes, each year within each redevelopment area and the amount which would have been produced by the same levy on the assessed value of taxable real property in such redevelopment area in the base year which is the year in which the Redevelopment Trust Fund was established (the “Tax Increment” or "Tax Increment Revenues"). Each taxing authority is required to fund this amount annually, by December 31st, without regard to tax collections or other obligations.

The base year for calculation of the Tax Increment for the Urban Core Community Redevelopment Area is 1983 and the Tax Increment Revenues total $87,926,570 for the City and Escambia County and $49,010,270 for the DIB. The sunset date for the Tax Increment Revenues being paid into the Urban Core Community Redevelopment Trust Fund is December 31, 2043 (Fiscal Year 2044).

The base year for calculation of the Tax Increment for the Westside Community Redevelopment Area is 2013 and the Tax Increment Revenues total $121,903,783. The sunset date for the Tax Increment Revenues being paid into the Westside Community Redevelopment Trust Fund is December 31, 2037 (Fiscal Year 2038).

The base year for calculation of the Tax Increment for the Eastside Neighborhood Redevelopment Area is 2005 and the Tax Increment Revenues total $19,243,104. The sunset date for the Tax Increment Revenues being paid into the Eastside Neighborhood Redevelopment Trust Fund is December 31, 2045 (Fiscal Year 2046).

C. Accounts Receivable

1. Lease Receivables

The Agency leases building space to third party. As of September 30, 2023, The Agency’s leases receivables were valued at $7,755 and the deferred inflow of resources associated with the leases that will be recognized as revenue over the term of the leases were $7,747. The lease term is from September 2022 through September 2025 with an option for renewal for a term of 3 years and annual payments of 4,000 which includes interest at a rate of 3%. Revenue recognized in fiscal year 2023 related to the lease was $3,928.

	Governmental Activities	
	Principal	Interest
Fiscal Year		
2024	$ 3,819	$ 178
2025	3,936	61
	$ 7,755	$ 239

NOTE III. - DETAIL NOTES ON ALL FUNDS (Continued)

D. Interfund Transfers

During the course of operations, transactions occur between individual funds based on revenues received and then transferred to other funds pursuant to debt covenants or operational needs. For the year ended September 30, 2023, interfund transfers are as follows:

Governmental activities:	Transfer In	Transfer Out
Community Redevelopment Agency	$	4,030,516
Eastside Tax Increment Financing District		89,537
Westside Tax Increment Financing District		278,666
CRA Debt Service	4,398,719	
Total	$ 4,398,719	$ 4,398,719

Funds are transferred from the Community Redevelopment Agency fund to the CRA Debt Service fund to pay debt service on the Urban Core Redevelopment Revenue Bond, Series 2017, and the Urban Core Redevelopment Refunding and Improvement Revenue Bond, Series 2019. Funds from the Eastside Tax Increment Financing District fund are transferred to the CRA Debt Service fund to pay debt service on the Eastside Redevelopment Revenue Bond, Series 2017. Funds from the Westside Tax Increment Financing District fund are transferred to the CRA Debt Service fund to pay debt service on the Westside Redevelopment Revenue Bond, Series 2017.

E. Long-term Liabilities

1. Changes in Long-Term Liabilities

Following is a summary of changes in the long-term liabilities for the Agency's year ended September 30, 2023:

Governmental activities:	Beginning Balance	Increases	Decreases	Ending Balance	Due Within One Year
Due to other governments	$ 6,500,000	$	$ (1,300,000)	$ 5,200,000	$ 1,300,000
Notes payable	66,760,248		(1,948,068)	64,812,180	1,956,068
Governmental activity long-term liabilities	$ 73,260,248	$ -	$ (3,248,068)	$ 70,012,180	$ 3,256,068

NOTE III. - DETAIL NOTES ON ALL FUNDS (Continued)

Due to other governments includes an Interlocal agreement between the City of Pensacola and the Agency which committed the Agency to contribute Tax Increment Revenues derived from the Urban Core Community Redevelopment Area to the Main Street Wastewater Treatment Plant Replacement Project (the Project). The Agency committed $19.5 million towards the project, payable to Emerald Coast Utilities Authority (ECUA) in annual installments of $1.3 million. The annual $1.3 million payment is included in general government expenditures since the payment is not considered debt service. For accounting purposes, this is a voluntary non-exchange transaction. In December 2012, ECUA provided documentation which showed all eligibility criteria had been met as of September 30, 2012. Therefore, the long-term liability and expenditure were recorded in the Agency's government-wide financial statements. Since the long-term liability is not due and payable in the current period it is not recorded in the fund financial statements.

Notes payable include Interlocal agreements between the City of Pensacola and the Agency which committed the Agency to contribute Tax Increment Revenues derived from the Urban Core Community Redevelopment Area to pay debt service on the Urban Core Redevelopment Revenue Bond, Series 2017, and the Urban Core Redevelopment Refunding and Improvement Revenue Bond, Series 2019; Tax Increment Revenues derived from the Eastside Neighborhood Redevelopment Area to pay debt service on the Eastside Redevelopment Revenue Bond, Series 2017; and Tax Increment Revenues derived from the Westside Community Redevelopment Area to pay debt service on the Westside Redevelopment Revenue Bond, Series 2017. The Agency's outstanding notes payable do not contain any significant events of default with finance-related consequences, termination events with finance-related consequences, or subjective acceleration clauses.

2. Individual Notes Payable

Below are the Agency's obligations towards the City's individual long-term notes payable which were outstanding on September 30, 2023:

Governmental activities:

$1,307,000 Eastside Redevelopment Revenue Bond, Series 2017 was issued for the purpose of financing certain community redevelopment capital improvements in the Eastside Neighborhood Redevelopment Area included in the Eastside Neighborhood Plan and the costs of issuance on the borrowing. The bond has a fixed interest rate of 3.33% commencing April 1, 2018, to and including April 1, 2037, payable each April 1 and October 1 of each year. Principal payments commenced on April 1, 2018, payable April 1 of each year. Debt service payments are secured with Tax Increment Financing (TIF) revenues derived from the Eastside Redevelopment Area and in the event that these revenues are insufficient, the Local Business Tax. Final maturity of principal occurs on April 1, 2037.	988,000

NOTE III. - DETAIL NOTES ON ALL FUNDS (Continued)

$4,082,000 Westside Redevelopment Revenue Bond, Series 2017 was issued for the purpose of financing certain community redevelopment capital improvements in the Westside Neighborhood Redevelopment Area included in the Westside Neighborhood Plan and the costs of issuance on the borrowing. The bond has a fixed interest rate of 3.33% commencing April 1, 2018, to and including April 1, 2037, payable each April 1 and October 1 of each year. Principal payments commenced on April 1, 2018, payable April 1 of each year. Debt service payments are secured with Tax Increment Financing (TIF) revenues derived from the Westside Redevelopment Area and in the event that these revenues are insufficient, the Local Business Tax. Final maturity of principal occurs on April 1, 2037.	3,087,000
$8,000,000 Urban Core Redevelopment Revenue Bond, Series 2017 was issued for the purpose of financing certain community redevelopment capital improvements in the Urban Core Redevelopment Area included in the Urban Core Community Redevelopment Plan and the costs of issuance on the borrowing. The bond has a fixed interest rate of 3.60% commencing April 1, 2018, to and including April 1, 2040, payable each April 1 and October 1 of each year. Principal payments commenced on April 1, 2018, payable April 1 of each year. Debt service payments are secured with Tax Increment Financing (TIF) revenues derived from the Urban Core Redevelopment Area and in the event that these revenues are insufficient, a covenant to budget and appropriate non-ad valorem revenues of the City. Final maturity of principal occurs on April 1, 2040.	7,155,000
$58,140,000 Urban Core Redevelopment Refunding and Improvement Revenue Bond, Series 2019 was issued for the purpose of refunding the outstanding principal balance of the Redevelopment Revenue Bonds, Series 2009B, as well as financing certain community redevelopment capital improvements in the Urban Core Redevelopment Area included in the Urban Core Community Redevelopment Plan and the costs of issuance on the borrowing. The bond has a fixed interest rate of 3.40% commencing October 1, 2019, to and including December 31, 2043, payable each April 1 and October 1 of each year. Principal payments commenced on April 1, 2021, payable April 1 of each year. Debt service payments are secured with Tax Increment Financing (TIF) revenues derived from the Urban Core Redevelopment Area and in the event that these revenues are insufficient, a covenant to budget and appropriate non-ad valorem revenues of the City. Final maturity of principal occurs on December 31, 2043.	53,582,180
Total Governmental Activities	$ 64,812,180

NOTE III. - DETAIL NOTES ON ALL FUNDS (Continued)

3. Summary of Debt Service Requirements to Maturity

Annual debt service requirements to maturity for the Agency's long-term notes are as follows:

Governmental Long-Term Debt

Fiscal Year Ending September 30,	Principal	Interest	Total Principal and Interest
2024	$ 2,007,612	$ 2,110,609	$ 4,118,221
2025	2,062,981	2,044,467	4,107,448
2026	2,120,901	1,976,447	4,097,348
2027	2,187,210	1,906,401	4,093,611
2028	2,665,969	1,834,105	4,500,074
2029-2033	14,640,514	7,838,323	22,478,837
2034-2038	16,753,418	5,344,400	22,097,818
2039-2043	18,273,568	2,586,815	20,860,383
2044	4,100,007	104,550	4,204,557
Total	64,812,180	25,746,117	90,558,297
Less: Current	1,956,064	-	1,956,064
Total government debt	$ 62,856,116	$ 25,746,117	$ 88,602,233

4. Revenues Pledged for Debt Repayment

The Agency has pledged future Tax Increment Revenues derived from the Urban Core Redevelopment Area to repay $8,000,000 in Bond issued in 2017 and a $58,140,000 Bond issued in 2019. Proceeds from the 2019 bond provided financing to refund $38,925,000 in outstanding 2009 bonds which financed the construction of a Community Maritime Park. Proceeds of the 2017 bond and remaining proceeds from the 2019 bond provided financing for certain community redevelopment capital improvements in the Urban Core Community Redevelopment Area included in the Urban Core Community Redevelopment Area Plan. The bonds are secured by Tax Increment Revenues derived from the Urban Core Redevelopment Area and in the event that these revenues are insufficient and the City has advanced (an "Advance") non-ad valorem revenues budgeted and appropriated for the payment thereof the Agency shall repay the amount of such Advance to the City plus interest and are payable through 2043. Principal and interest paid for the current year on the 2017 bond was $311,434 and the 2019 bonds was $3,442,142 and Tax Increment Revenues for the current year were $9,101,349.

NOTE III. - DETAIL NOTES ON ALL FUNDS (Continued)

The Agency has pledged future Tax Increment Revenues derived from the Eastside Redevelopment Area to repay a $1,307,000 Bond issued in 2017. Proceeds of the bond provided financing for certain community redevelopment capital improvements in the Eastside Neighborhood Redevelopment Area included in the Eastside Neighborhood Plan. The bond is secured by Tax Increment Revenues derived from the Eastside Redevelopment Area and in the event that these revenues are insufficient, the Local Business Tax and are payable through 2037. Principal and interest paid for the current year were $89,732 and Tax Increment Revenues for the current year were $377,004.

The Agency has pledged future Tax Increment Revenues derived from the Westside Redevelopment Area to repay a $4,082,000 Bond issued in 2017. Proceeds of the bond will provide financing for certain community redevelopment capital improvements in the Westside Neighborhood Redevelopment Area included in the Westside Neighborhood Plan. The bond is secured by Tax Increment Revenues derived from the Westside Redevelopment Area and in the event that these revenues are insufficient, the Local Business Tax, and are payable through 2037. Principal and interest paid for the current year were $279,492 and Tax Increment Revenues for the current year were $1,602,654.

F. Net Position Deficit

The Agency has a negative net position on the Government-wide Financial Statements of $56,362,874 as of September 30, 2023. This amount is the result of the various interlocal agreements whereby the Agency has pledged Tax Increment Revenues to repay long-term obligations which do not result in an asset for the Agency.

These obligations included notes payable of $64,812,180 and due to other governments of $5,200,000. Based on current projects, the Agency projects sufficient future Tax Increment Revenues to repay such obligations in full before the sunset of the Community Redevelopment Areas. Detailed information on these obligations can be found in Note III.D and Note IV.B of this report.

NOTE IV. – OTHER INFORMATION

A. Related Party Commitments

1. *Interlocal Agreement – Downtown Improvement Board.* On September 11, 2020, the Agency and the Pensacola Downtown Improvement Board (DIB) entered into an Interlocal Agreement whereby the Agency agreed to contribute to the DIB an annual amount equal to the funds paid into the Urban Core Redevelopment Trust Fund by the DIB during the most recent tax year, less $100,000. The primary purpose of the contribution is for economic development, marketing, public realm enhancement and beautification, community policing innovations and to support multi-modal enhancements of Downtown Pensacola, provided such functions are reasonably consistent and compatible with the long-term goals and objectives outlined in the Urban Core Redevelopment Plan. The annual installments to the DIB are paid from Tax Increment Revenues derived from the Urban Core Redevelopment Area. Payments for the year ended September 30, 2023 totaled $404,624.

2. *Interlocal Agreement - Main Street Wastewater Treatment Plant.* On June 26, 2009, the City and the Agency entered into an Interlocal Agreement whereby the Agency agreed to pay the Emerald Coast Utilities Authority $19.5 million towards the relocation of the Main Street Wastewater Treatment Plant. The obligation was recorded in fiscal year 2012 upon project completion. Annual installments to the Authority of $1.3 million began in fiscal year 2013 and will extend through fiscal year 2027. The annual installments to the Authority will be paid from Tax Increment Revenues derived from the Urban Core Redevelopment Area and any shortfall paid by the City will be reimbursed by the Agency when funds are available. Payments for the year ended September 30, 2023 totaled $1,300,000.

3. *Interlocal Agreement – Westside Redevelopment Revenue Bond, Series 2017.* On August 15, 2017, the City and the Agency entered into an Interlocal Agreement whereby the Agency agreed that to the extent that Tax Increment Revenues derived from the Westside Community Redevelopment Area are insufficient to fully pay the principal of and interest on the 2017 Westside Bond, and the City has advanced Local Business Tax for the payment thereof in accordance with the terms of Resolution No. 17-38 (the “Westside Bond Resolution”) adopted by the City on August 10, 2017 (an "Advance"), the Agency shall repay the amount of such Advance to the City plus interest. The obligation of the Agency to pay the City the amount of any Advance and interest thereon shall be junior and subordinate in all respects to the Agency 's obligation to make payments sufficient to pay the 2017 Westside Bond and any Additional Obligations issued in accordance with the Westside Bond Resolution.

NOTE IV. – OTHER INFORMATION (Continued)

4. *Interlocal Agreement – Eastside Redevelopment Revenue Bond, Series 2017.* On August 15, 2017, the City and the Agency entered into an Interlocal Agreement whereby the Agency agreed that to the extent that Tax Increment Revenues derived from the Eastside Neighborhood Redevelopment Area are insufficient to fully pay the principal of and interest on the 2017 Eastside Bond, and the City has advanced Local Business Tax for the payment thereof in accordance with the terms of Resolution No. 17-43 (the "Eastside Bond Resolution") adopted by the City on August 10, 2017 (an "Advance"), the Agency shall repay the amount of such Advance to the City plus interest. The obligation of the Agency to pay the City the amount of any Advance and interest thereon shall be junior and subordinate in all respects to the Agency's obligation to make payments sufficient to pay the 2017 Eastside Bond and any Additional Obligations issued in accordance with the Eastside Bond Resolution.

5. *Interlocal Agreement – Eastside Redevelopment Loan.* On September 30, 2016, as amended on August 10, 2017, the City and the Agency entered into an Interlocal Agreement which established the terms and conditions by which the City would provide a loan to the Agency in the principal amount of $500,000 to finance a portion of the cost associated with the design, construction and acquisition of the General Daniel "Chappie" James, Jr. Museum and Youth Flight Academy. The loan was made from the City's Insurance Retention Fund to the Agency's Eastside TIF District and has a thirty (30) year term with interest only being paid until the twenty (20) year Eastside Redevelopment Revenue Bond, Series 2017 has matured. Principal payments begin December 31, 2037 and end on December 31, 2045. Since the principal repayment on the loan does not start until December 31, 2037, the full interfund balance was reduced and a transfer between the Eastside TIF District Fund and the City was recorded. At the point of repayment, the full long-term liability will be recorded and the transfer reversed.

6. *Interlocal Agreement – Urban Core Redevelopment Revenue Bond, Series 2017.* On November 15, 2017, the City and the Agency entered into an Interlocal Agreement whereby the Agency agreed that to the extent that Tax Increment Revenues derived from the Urban Core Community Redevelopment Area are insufficient to fully pay the principal of and interest on the 2017 Urban Core Bond, and the City has advanced (an "Advance") non-ad valorem revenues budgeted and appropriated for the payment thereof in accordance with the terms of Resolution No. 33-09 adopted on October 8, 2009 (the "Original Bond Resolution" and as amended and supplemented, the "Bond Resolution"), and the 2017 Urban Core Bond Resolution, the Agency shall repay the amount of such Advance to the City plus interest. The obligation of the Agency to pay the City the amount of any Advance and interest thereon shall be junior and subordinate in all respects to the Agency's obligation to make payments sufficient to pay the 2017 Urban Core Bond, the 2019 Urban Core Bond and any Additional Obligations issued in accordance with the Bond Resolution.

NOTE IV. – OTHER INFORMATION (Continued)

7. *Interlocal Agreement – Urban Core Redevelopment Refunding and Improvement Revenue Bond, Series 2019.* On July 25, 2019, the City and the Agency entered into an Interlocal Agreement whereby the Agency agreed that to the extent that Tax Increment Revenues derived from the Urban Core Community Redevelopment Area are insufficient to fully pay the principal of and interest on the 2019 Urban Core Bond, and the City has advanced (an "Advance") non-ad valorem revenues budgeted and appropriated for the payment thereof in accordance with the terms of the Original Bond Resolution and Resolution No. 2019-31 adopted by the City on July 25, 2019, the Agency shall repay the amount of such Advance to the City plus interest. The obligation of the Agency to pay the City the amount of any Advance and interest thereon shall be junior and subordinate in all respects to the Agency's obligation to make payments sufficient to pay the 2017 Urban Core Bond, the 2019 Urban Core Bond and any Additional Obligations issued in accordance with the Bond Resolution.

8. *Interlocal Agreement – Administrative Services.* On September 22, 2017, as amended on August 13, 2019, the City and the Agency entered into an Interlocal Agreement whereby the City agreed to provide administrative services to the Agency through December 31, 2045. Administrative services include personnel, financial, legal, engineering, planning, purchasing, construction, insurance, title and construction services. All personnel assigned by the City are employees of the City and are not officers, employees, or agents of the Agency. As such, the Agency has no pension obligation, other post-employment obligations or other liabilities related to personnel. In consideration of the services, the Agency reimburses the City based on the actual cost of services. Payments for the year ended September 30, 2023 totaled $704,087.

9. *Interlocal Agreement – Urban Core Maintenance Services.* On September 22, 2017, the City and the Agency entered into an Interlocal Agreement whereby the City agreed to provide landscape, park and public space enhancements and accessibility improvement maintenance services on the Agency’s behalf through December 31, 2043. These services include the cost to maintain any improvements to various public facilities within the Urban Core Community Redevelopment Area which, pursuant to the Urban Core Community Redevelopment Plan, the Agency has made. In consideration of the services, the Agency will reimburse the City based on the actual cost of services. Payments for the year ended September 30, 2023 totaled $409.002.

NOTE IV. – OTHER INFORMATION (Continued)

10. *Interlocal Agreement – Eastside Maintenance Services.* On November 15, 2017, the City and the Agency entered into an Interlocal Agreement whereby the City agreed to provide landscape, park, property management, leasing, accessibility improvement, public space enhancement, and facilities maintenance services on the Agency's behalf through December 31, 2045. These services include the cost to maintain any improvements to various public facilities within the Eastside Community Redevelopment Area which, pursuant to the Eastside Community Redevelopment Plan, the Agency has made. In consideration of the services, the Agency will reimburse the City based on the actual cost of services. Payments for the year ended September 30, 2023 totaled $12,916.

11. *Interlocal Agreement – Community Policing Innovations.* On September 23, 2022, the City and the Agency entered into an Interlocal Agreement whereby the City agreed to provide additional policing services within the Urban Core Community Redevelopment Area through September 30, 2023. These services aim to reduce crime by reducing opportunities for, and increasing perceived risk of engaging in, criminal activity through visible presence of police. In consideration of the services, the Agency will reimburse the City based on the actual cost of services. Payments for the year ended September 30, 2023 totaled $116,017.

12. *CRA Interlocal Agreement – Community Maritime Park Stadium Improvements.* On July 23, 2021, the City and the Agency entered into an Interlocal Agreement whereby the Agency agreed to contribute up to $2,000,000 to fund certain improvements at the Vince Whibbs Sr. Community Maritime Park Blue Wahoos Stadium. Such improvements include, but are not limited to, the conversion of the Blue Wahoos Stadium baseball field from natural grass to synthetic turf and any irrigation changes needed to accommodate the conversion, the conversion of the Blue Wahoos Stadium lights to LED, the removal of existing bullpens and construction of new bullpens, the construction of new batting cages, the purchase of additional training tables, dishwashers and surveillance equipment, internet and phone upgrades, replacement of HWC chairs, painting, repairs to seats, flooring, electrical outlets and elevators all in furtherance of maximizing the use and impact of the Vince Whibbs Sr. Community Maritime Park improvements paid for with tax increment revenues derived from the Urban Core Community Redevelopment Area. As of September 30, 2023, $1,713,220 has been paid towards improvements for the project, life-to-date.

NOTE IV. – OTHER INFORMATION (Continued)

B. Risk Management

The Agency is exposed to various risks of loss related to torts, theft of, damage to, and destruction of assets, errors and omissions, and natural disasters. As part of the Interlocal Agreement for administrative services, the City manages the Agency's insurance needs. The City is self-insured with respect to general, auto liability, and workers' compensation claims but does carry public official's liability insurance as well as property insurance. The coverage limits and deductibles are as follows:

Primary Coverage	Coverage	Deductible
Public officials	2,000,000	75,000
Property	200,000,000	100,000/5% named wind storm

C. Litigation

The Agency is contingently liable with respect to other lawsuits and other claims incidental to the ordinary course of its operations. Although the outcome of these lawsuits is not presently determinable, in the opinion of management, based on the advice of counsel, the resolution of these matters will not have a material adverse effect on the financial condition of the Agency.

D. Contractual, Construction, and Equipment Commitments

The Agency has outstanding commitments for contractual services and for the construction and acquisition of property, plant and equipment at year end. The commitments represent the difference between the contract prices of the various projects and the amounts paid on each contract. Outstanding commitments by fund on September 30, 2023 were:

Community Redevelopment Agency	$ 165,237
Total	$ 165,237

NOTE V. – SUBSEQUENT EVENTS

No other significant events occurred subsequent to the balance sheet date, as of the date of this report that would have a material impact on the financial statements.

REQUIRED SUPPLEMENTARY INFORMATION

CITY OF PENSACOLA COMMUNITY REDEVELOPMENT AGENCY
(A Component Unit of the City of Pensacola, Florida)
SCHEDULES OF REVENUES, EXPENDITURES, AND CHANGES IN FUND BALANCES
BUDGET AND ACTUAL
COMMUNITY REDEVELOPMENT AGENCY FUND
FOR THE YEAR ENDED SEPTEMBER 30, 2023

	Original Budget	Final Budget	Actual	Variance with Final Budget - Positive/(Negative)
Revenues:				
Tax increment revenues	$ 9,101,500	$ 9,101,500	$ 9,101,349	$ (151)
Intergovernmental revenues				
Charges for services	16,000	16,000	23,381	7,381
Investment earnings			314,098	314,098
Other		100,000		(100,000)
Total revenues	9,117,500	9,217,500	9,438,828	221,328
Expenditures:				
Current -				
General government	8,849,400	12,217,556	3,649,815	8,567,741
Capital outlay	268,100	2,229,581	271,169	1,958,412
Debt service -				
Principal retirement				
Interest				
Total expenditures	9,117,500	14,447,137	3,920,984	10,526,153
Excess (deficiency) of revenues over (under) expenditures	0	(5,229,637)	5,517,844	10,747,481
Other financing sources (uses):				
Transfers in				
Transfers (out)			(4,030,516)	(4,030,516)
Total other financing sources (uses)	0	0	(4,030,516)	(4,030,516)
Net change in fund balances	$ 0	$ (5,229,637)	1,487,328	$ 6,716,965
Fund balances at beginning of year			6,250,988	
Fund balances at end of year			$ 7,738,316	

CITY OF PENSACOLA COMMUNITY REDEVELOPMENT AGENCY
(A Component Unit of the City of Pensacola, Florida)
SCHEDULES OF REVENUES, EXPENDITURES, AND CHANGES IN FUND BALANCES
BUDGET AND ACTUAL
EASTSIDE TAX INCREMENT FINANCING DISTRICT FUND
FOR THE YEAR ENDED SEPTEMBER 30, 2023

	Original Budget	Final Budget	Actual	Variance with Final Budget - Positive/(Negative)
Revenues:				
Tax increment revenues	$ 377,100	$ 377,100	$ 377,004	$ (96)
Intergovernmental revenues				
Charges for services				
Investment earnings			24,533	24,533
Other				
Total revenues	377,100	377,100	401,537	24,437
Expenditures:				
Current -				
General government	272,300	893,925	152,044	741,881
Capital outlay		201,187	138,044	63,143
Debt service -				
Principal retirement				
Interest	15,000	15,000	15,000	0
Total expenditures	287,300	1,110,112	305,088	805,024
Excess (deficiency) of revenues over (under) expenditures	89,800	(733,012)	96,449	829,461
Other financing sources (uses):				
Transfers in				
Transfers (out)	(89,800)	(89,800)	(89,537)	263
Total other financing sources (uses)	(89,800)	(89,800)	(89,537)	263
Net change in fund balances	$ 0	$ (822,812)	6,912	$ 829,724
Fund balances at beginning of year			822,812	
Fund balances at end of year			$ 829,724	

CITY OF PENSACOLA COMMUNITY REDEVELOPMENT AGENCY
(A Component Unit of the City of Pensacola, Florida)
SCHEDULES OF REVENUES, EXPENDITURES, AND CHANGES IN FUND BALANCES
BUDGET AND ACTUAL
WESTSIDE TAX INCREMENT FINANCING DISTRICT FUND
FOR THE YEAR ENDED SEPTEMBER 30, 2023

	Original Budget	Final Budget	Actual	Variance with Final Budget - Positive/(Negative)
Revenues:				
Tax increment revenues	$ 1,602,200	$ 1,602,200	$ 1,602,654	$ 454
Intergovernmental revenues				
Charges for services				
Investment earnings			71,416	71,416
Other				
Total revenues	1,602,200	1,602,200	1,674,070	71,870
Expenditures:				
Current -				
General government	1,322,700	2,104,103	529,280	1,574,823
Capital outlay		668,380	5,258	663,122
Debt service -				
Principal retirement				
Interest				
Total expenditures	1,322,700	2,772,483	534,538	2,237,945
Excess (deficiency) of revenues over (under) expenditures	279,500	(1,170,283)	1,139,532	2,309,815
Other financing sources (uses):				
Transfers in				
Transfers (out)	(279,500)	(279,500)	(278,666)	834
Total other financing sources (uses)	(279,500)	(279,500)	(278,666)	834
Net change in fund balances	$ 0	$ (1,449,783)	860,866	$ 2,310,649
Fund balances at beginning of year			1,449,783	
Fund balances at end of year			$ 2,310,649	

SUPPLEMENTARY INFORMATION

CITY OF PENSACOLA COMMUNITY REDEVELOPMENT AGENCY
(A Component Unit of the City of Pensacola, Florida)
SCHEDULES OF REVENUES, EXPENDITURES, AND CHANGES IN FUND BALANCES
BUDGET AND ACTUAL
COMMUNITY REDEVELOPMENT AGENCY DEBT SERVICE FUND
FOR THE YEAR ENDED SEPTEMBER 30, 2023

	Original Budget	Final Budget	Actual	Variance with Final Budget - Positive/(Negative)
Revenues:				
Tax increment revenues	$	$	$	$
Intergovernmental revenues				
Charges for services				
Investment earnings			13,683	13,683
Other				
Total revenues	0	0	13,683	13,683
Expenditures:				
Current -				
General government				
Capital outlay				
Debt service -				
Principal retirement	2,248,100	2,248,100	1,948,068	300,032
Interest	2,174,900	2,174,900	2,174,732	168
Total expenditures	4,423,000	4,423,000	4,122,800	300,200
Excess (deficiency) of revenues over (under) expenditures	(4,423,000)	(4,423,000)	(4,109,117)	313,883
Other financing sources (uses):				
Transfers in	4,423,000	4,423,000	4,398,719	(24,281)
Transfers (out)				
Total other financing sources (uses)	4,423,000	4,423,000	4,398,719	(24,281)
Net change in fund balances	$ 0	$ 0	289,602	$ 289,602
Fund balances at beginning of year			3,828,619	
Fund balances at end of year			$ 4,118,221	

COMPLIANCE SECTION

Warren Averett
CPAs AND ADVISORS

350 W Cedar Street, Suite 400
Pensacola, FL 32502
850.435.7400
warrenaverett.com

INDEPENDENT AUDITORS' REPORT ON INTERNAL CONTROL OVER FINANCIAL REPORTING AND ON COMPLIANCE AND OTHER MATTERS BASED ON AN AUDIT OF FINANCIAL STATEMENTS PERFORMED IN ACCORDANCE WITH *GOVERNMENT AUDITING STANDARDS*

Board Members
Community Redevelopment Agency
City of Pensacola, Florida

We have audited, in accordance with auditing standards generally accepted in the United States of America and the standards applicable to financial audits contained in *Government Auditing Standards* issued by the Comptroller General of the United States, the financial statements of the governmental activities and each major fund of the City of Pensacola Community Redevelopment Agency (the "Agency"), as of and for the year ended September 30, 2023, and the related notes to the financial statements, which collectively comprise the Agency's basic financial statements and have issued our report thereon dated March 5, 2024.

Internal Control over Financial Reporting

In planning and performing our audit of the financial statements, we considered the Agency's internal control over financial reporting (internal control) as a basis for designing the audit procedures that are appropriate in the circumstances for the purpose of expressing our opinions on the financial statements, but not for the purpose of expressing an opinion on the effectiveness of Agency's internal control. Accordingly, we do not express an opinion on the effectiveness of the Agency's internal control.

A *deficiency in internal control* exists when the design or operation of a control does not allow management or employees, in the normal course of performing their assigned functions, to prevent, or detect and correct, misstatements on a timely basis. A *material weakness* is a deficiency, or a combination of deficiencies, in internal control, such that there is a reasonable possibility that a material misstatement of the entity's financial statements will not be prevented, or detected and corrected on a timely basis. A *significant deficiency* is a deficiency, or a combination of deficiencies, in internal control that is less severe than a material weakness, yet important enough to merit attention by those charged with governance.

Our consideration of internal control was for the limited purpose described in the first paragraph of this section and was not designed to identify all deficiencies in internal control that might be material weaknesses or significant deficiencies. Given these limitations, during our audit we did not identify any deficiencies in internal control that we consider to be material weaknesses. However, material weaknesses may exist that have not been identified.

Compliance and Other Matters

As part of obtaining reasonable assurance about whether the Agency's financial statements are free from material misstatement, we performed tests of its compliance with certain provisions of laws, regulations, contracts, and grant agreements, noncompliance with which could have a direct and material effect on the financial statements.

However, providing an opinion on compliance with those provisions was not an objective of our audit, and accordingly, we do not express such an opinion. The results of our tests disclosed no instances of noncompliance or other matters that are required to be reported under *Government Auditing Standards*.

Purpose of this Report

The purpose of this report is solely to describe the scope of our testing of internal control and compliance and the results of that testing, and not to provide an opinion on the effectiveness of the entity's internal control or on compliance. This report is an integral part of an audit performed in accordance with *Government Auditing Standards* in considering the entity's internal control and compliance. Accordingly, this communication is not suitable for any other purpose.

Warren Averett, LLC

Pensacola, Florida
March 5, 2024

Warren Averett
CPAs AND ADVISORS

350 W Cedar Street, Suite 400
Pensacola, FL 32502
850.435.7400
warrenaverett.com

INDEPENDENT ACCOUNTANTS' REPORT ON EXAMINATION OF COMPLIANCE REQUIREMENTS IN ACCORDANCE WITH CHAPTER 10.550, *RULES OF THE AUDITOR GENERAL*

Board Members
Community Redevelopment Agency
City of Pensacola, Florida

We have examined the City of Pensacola Community Redevelopment Agency (the "Agency") compliance with the following requirements for the year ended September 30, 2023:

(1) Florida Statute 218.415 in regards to investments
(2) Florida Statutes 163.387(6) and (7) in regards to community redevelopment agencies

Management is responsible for the Agency's compliance with those requirements. Our responsibility is to express an opinion on the Agency's compliance based on our examination.

Our examination was conducted in accordance with attestation standards established by the American Institute of Certified Public Accountants. Those standards require that we plan and perform the examination to obtain reasonable assurance about whether the Agency complied, in all material respects, with the specified requirements referenced above. An examination involves performing procedures to obtain evidence about whether the Agency complied with the specified requirements. The nature, timing, and extent of the procedures selected depend on our judgment, including an assessment of the risks of material noncompliance, whether due to fraud or error. We believe that our examination provides a reasonable basis for our opinion.

We are required to be independent and to meet our ethical responsibilities in accordance with relevant ethical requirements relating to the examination engagement.

Our examination does not provide a legal determination on the Agency's compliance with specified requirements.

In our opinion, the Agency has complied, in all material respects, with the aforementioned requirements for the year ended September 30, 2023.

This report is intended solely for the information and use of the Agency and the Auditor General, State of Florida, and is not intended to be and should not be used by anyone other than these specified parties.

Warren Averett, LLC

Pensacola, Florida
March 5, 2024

Warren Averett
CPAs AND ADVISORS

350 W Cedar Street, Suite 400
Pensacola, FL 32502
850.435.7400
warrenaverett.com

MANAGEMENT LETTER

Board Members
Community Redevelopment Agency
City of Pensacola, Florida

Report on the Financial Statements
We have audited the financial statements of the City of Pensacola Community Redevelopment Agency (the "Agency"), as of and for the year ended September 30, 2023, and have issued our report thereon dated March 5, 2024.

Auditors' Responsibility
We conducted our audit in accordance with auditing standards generally accepted in the United States of America; the standards applicable to financial audits contained in *Government Auditing Standards*, issued by the Comptroller General of the United States; and Chapter 10.550 *Rules of the Florida Auditor General*.

Other Reports Requirements
We have issued our Independent Auditors' Report on Internal Control Over Financial Reporting and Compliance and Other Matters Based on an Audit of Financial Statements Performed in Accordance with *Government Auditing Standards*; and Independent Accountants' Report on Examination of Compliance Requirements in Accordance with Chapter 10.550*, Rules of the Auditor General.* Disclosures in those reports, which are dated March 5, 2024, should be considered in conjunction with this management letter.

Prior Audit Findings
Section 10.554(1)(i)1., *Rules of the Auditor General*, requires that we determine whether or not corrective actions have been taken to address findings and recommendations made in the preceding annual financial audit report. No findings were reported in the City of Pensacola's audit in the prior year.

Financial Condition and Management
Sections 10.554(1)(i)5.a. and 10.556(7), *Rules of the Auditor General*, require that we apply appropriate procedures and report the results of our determination as to whether or not the Agency has met one or more of the conditions described in Section 218.503(1), Florida Statutes, and identification of the specific condition(s) met. In connection with our audit, we determined that the Agency did not meet any of the conditions described in Section 218.503(1), Florida Statutes.

Pursuant to Sections 10.554(1)(i)5.b. and 10.556(8), *Rules of the Auditor General*, we applied financial condition assessment procedures. It is management's responsibility to monitor the Agency's financial condition, and our financial condition assessment was based in part on representations made by management and the review of financial information provided by same.

Section 10.554(1)(i)2., *Rules of the Auditor General*, requires that we communicate any recommendations to improve financial management. In connection with our audit, we did not have any such recommendations.

Specific Information
As required by Section 218.39(3)(c), Florida Statutes, and Section 10.554(1)(i)6, *Rules of the Auditor General*, the CRA reported:

a. The total number of CRA employees compensated in the last pay period of the CRA's fiscal year was 0.
b. The total number of independent contractors to whom nonemployee compensation was paid in the last month of the CRA's fiscal year was 0.
c. All compensation earned by or awarded to employees, whether paid or accrued regardless of contingency was $0.
d. All compensation earned by or awarded to nonemployee independent contractors, whether paid or accrued, regardless of contingency was $0.
e. Each construction project with a total cost of at least $65,000 approved by the CRA that is scheduled to begin on or after October 1 of the fiscal year being reported, together with the total expenditures for such project as: The CRA has budgeted $335,000 for the Legion Streets Project in fiscal year 2024.
f. A budget variance based on the budget adopted under Section 189.016(4), Florida Statutes, before the beginning of the fiscal year being reported if the CRA amends a final adopted budget under Section 189.016(6), Florida Statutes, as included in the Schedule of Revenues, Expenditures, and Changes in Fund Balance- Budget to Actual as listed in the table of contents.

The specific information reported in the previous paragraph has not been subjected to the auditing procedures applied in the audit of the basic financial statements, and accordingly, we do not express an opinion or provide any assurance on it.

Additional Matters
Section 10.554 (1)(i)3., *Rules of the Auditor General*, requires us to communicate noncompliance with provisions of contracts or grant agreements, or abuse, that have occurred, or are likely to have occurred, that have an effect on the financial statements that is less than material but which warrants the attention of those charged with governance. In connection with our audit, we did not have any such findings.

Purpose of this Letter
Our management letter is intended solely for the information and use of the Legislative Auditing Committee, members of the Florida Senate and Florida House of Representatives, the Florida Auditor General, Federal and other granting agencies, and applicable management and is not intended to be and should not be used by anyone other than these specified parties.

Warren Averett, LLC

Pensacola, Florida
March 5, 2024

City of Pensacola

222 West Main Street
Pensacola, FL 32502

Memorandum

File #: 24-388 | Community Redevelopment Agency | 5/6/2024

ACTION ITEM

SPONSOR: Jennifer Brahier - Chairperson

SUBJECT:

AUTHORIZATION TO ISSUE NOTICE OF INTENT TO DISPOSE OF 101 W MAIN STREET

RECOMMENDATION:

That the Community Redevelopment Agency (CRA) authorize staff to issue a notice of intent to dispose of 101 West Main Street, Pensacola Florida (Parcel ID # 000S009100080026) in accordance with Chapter 163, Part III Florida Statutes and substantially pursuant to the project details and terms described herein.

SUMMARY:

On January 16, 2024, the CRA authorized staff to proceed with issuing a Request for Letters of Interest (RLOIs) for the redevelopment of 101 W Main Street. The RLOI for 101 W Main Street was published on February 16, 2024 and closed March 25, 2024. An informational conference and site visit was held on February 29, 2024. Four letters of interest were received. The RLOI was released as a mechanism to:

- Gauge the type and extent of interest in the redevelopment of the property in line with the objectives described in the RLOI
- Provide opportunities for interested parties to identify other entities that may be interested in participating as co-developers, and to
- Inform the preparation and issuance of a formal solicitation for selection of a development partner (or take alternative action at the discretion of the City).

The solicitation was non-binding and intended to inform additional decision-making on the project's scope and extent and in the selection of a development partner. Based on the responses and feedback received, the City administration recommends proceeding with direct negotiation for this project. In accordance with Chapter 163, Part III, Florida Statutes, the City must issue a notice of its intent to dispose of the property and invite proposals from all interested parties for a period of 30 days. Those who have submitted a letter of interest in response to the RLOI will not be required to resubmit. Submission requirements and evaluation criteria will be posted to the City website in conjunction with issuance of the legal ad. A narrative proposal which includes a brief overview of the proposed development program and the development team composition and qualifications as it relates to the City's vision for the project, as outlined in the RLOI issued on February 16, 2024 will be required from any new proposers by the close of the notice period.

Once closed, the City administration will determine which proposers to invite for further negotiation. Those invited will be required to provide additional details for the City to consider in the selection of a development partner. The additional details will include specificity (to the extent it has not already been submitted) about the development entities' qualifications and experience, the development program and design concept, marketing and management experience, project timing and financial capacity. A technical review will be performed to determine each proposer's capability and readiness to proceed, the extent to which the City's goals are met, the development team's experience leasing, managing and operating similar uses, and the project's financial return to the City.

All respondents to the RLOI will be notified of next steps prior to the issuance of the notice of intent to dispose. All respondents invited for further negotiation will have 60 days to submit the additional detail from the close date of the notice of intent to dispose.

The City administration's recommendation will be brought back to the CRA for its consideration along with any corresponding agreements and/or terms. If approved, authorization to dispose of the property in accordance with the agreement will be recommended to the City Council for final approval. Should a public hearing be required pursuant to Chapter 163, Part III, Florida Statutes, the public hearing will be held by the City Council in consideration of its approval to dispose of the property.

PRIOR ACTION:

April 8, 2024 - The CRA received an update on letters of interest received in response to the Request for Letters of Interest (RLOI) solicitation issued on February 16, 2024.

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

FUNDING:

N/A

FINANCIAL IMPACT:

N/A

LEGAL REVIEW ONLY BY CITY ATTORNEY: No

STAFF CONTACT:

David Forte, Deputy City Administrator
Sherry Morris, Development Services Director

Victoria D'Angelo, CRA Division Manager
Hilary Halford, Assistant CRA Division Manager

ATTACHMENTS:

1. 101 W MAIN ST - RLOI

PRESENTATION: No

CITY OF PENSACOLA, FLORIDA

**REQUEST FOR
LETTERS OF INTEREST**

WATERVIEW REDEVELOPMENT
FOR MAXIMUM ECONOMIC IMPACT & PUBLIC USE
AT 101 WEST MAIN STREET, PENSACOLA FLORIDA 32502

Baylen Slip Demonstration Site Rendering

INTRODUCTION

The City of Pensacola and its Community Redevelopment Agency (jointly and separately referred to as “City”) is soliciting Letters of Interest (LOI) from interested developers specializing and/or experienced in commercial real estate redevelopment for redevelopment of publicly owned property at 101 West Main Street (“the Property”). The ideal project will encompass a broader master plan to maximize the reuse of 1-2 parcels located directly adjacent to the Property which are currently listed for sale by a private owner (addressed as 25 West Cedar Street (Harbourview Building along the waterfront and public/private parking garage to the north) (the “Potential Reuse Sites”). The City will consider either single site or broader master planned proposals with the overarching objective of maximizing economic impact and public enjoyment of the waterfront.

The City is requesting letters of interest from qualified developers to:

- Gauge the type and extent of interest in the redevelopment of the property in line with the objectives described in this RLOI
- Provide opportunities for interested parties to identify other entities that may be interested in participating as co-developers, and to
- Inform the preparation and issuance of a formal solicitation for selection of a development partner.

Qualified developers must have the experience and financial and technical capability to design, construct, finance, operate, maintain, and manage the development and to remain operational and compliant over the course of time.

The CRA is vested by the State of Florida pursuant to its powers under Florida Statutes, Chapter 163, Part III, the Community Redevelopment Act of 1969 as amended, with the authority to request proposals for the redevelopment of any area within its District in order to effectuate redevelopment pursuant to the goals and objectives of the Urban Core Community Redevelopment Plan (the "Redevelopment Plan").

Letters of interest will be accepted for a minimum of 30-days ending on March 17, 2024, 5:00 P.M., local time, but may be accepted on an on-going basis until closed at the discretion of City administration.

Submittals may be provided via electronic transmission to
redevelopment@cityofpensacola.com
or at the following location:

City Hall
222 West Main Street
Pensacola, Florida 32502
Attention: CRA Division Manager, 3rd Fl.

The LOI shall **identify the respondent and the RLOI title** (whether hand-delivered, mailed, or via UPS/FedEx or other courier service). Submittals received after the closing time may not be accepted. Multiple submittals from the same entity will not be accepted.

The City will acknowledge the receipt of all LOIs. The City will notify all interested respondents of any pertinent actions taken.

Depending on the number and contents of the LOIs received; the City will determine the appropriate process to proceed. Although, it is the intention of the City to issue a formal solicitation following receipt of the LOIs, the City may also take an alternative action determined by the City to be in its best interest or take no action. Receipt and acknowledgement of any LOI does not imply or provide the interested party with any right or interest in the property or expectation of any on the part of the City.

TIMELINE

The anticipated schedule is as follows:

Issuance of RLOI	February 16, 2024
Informational Conference & Site Visit	February 29, 2024
Deadline for LOIs	March 17, 2024 (subject to extension)
Formal Solicitation (Anticipated)	Upon identification of one or more qualified development partners meeting the goals and objectives set out in this RLOI.

The City reserves the right to advance or delay scheduled dates and/or to modify this schedule in any way.

An *optional* informational conference will be held as detailed below. An *optional* site visit will also follow. Interested parties are strongly encouraged to attend.

Date:
February 29, 2024,

Informational Conference:
2:00-3:00 p.m. local time

Pensacola City Hall,
222 W Main Street, Pensacola Florida

Or via **Microsoft Teams:**

Join on your computer, mobile app or room device

Click here to join the meeting

Meeting ID: 250 263 294 773
Passcode: dDKj8Y

Download Teams | Join on the web

Site Visit:
(Approx.) 3:00-4:00 p.m. local time

101 West Main Street, Pensacola, Florida

The conference will highlight the notable features of the site and will be an opportunity for perspective respondents to ask the City questions regarding the project and the City's goals and objectives.

Documentation associated with this RLOI, if not attached, may be obtained from the City of Pensacola website, www.cityofpensacola.com/bids.aspx. **Any addendum issued will be posted to the City's website. Respondents are responsible for obtaining addenda and are advised to check the website frequently.**

Any questions concerning the RLOI should be addressed and submitted in writing to:

Victoria D'Angelo, CRA Division Manager
City Hall 3rd Floor
222 West Main Street, Pensacola, Florida 32502
redevelopment@cityofpensacola.com

SUBJECT PROPERTY DESCRIPTION

The subject parcel at 101 WEST MAIN STREET, PENSCAOLA FLORIDA (Parcel 000S009100080026) consists of a .62+/- acre parcel of land. The subject site contains 133 feet of frontage along the south side of Main Street and 240 feet of frontage along the west side of South Baylen Street. The property is adjacent to the Baylen Slip promenade on Pensacola Bay, one block to the east of the Pensacola Community Maritime Park and Blue Wahoo's Baseball Stadium and one block to the west of Palafox Street, an active restaurant and retail hub in Downtown Pensacola.

The improvements to the site consist of a one-story office building containing approximately 3,721 square feet of building area. The improvement was originally constructed in 1996 under a development agreement with the CRA and was used as the Pensacola Sports office building until the lease was terminated in September 2023.

***A site map and site survey are included as Appendices A and B, respectively.

The City does not currently have any environmental site assessments on file for the subject property or the potential reuse sites listed below. However, grant funding is currently available to support Phase I and II assessments.

Potential Reuse Sites

Two potential reuse sites exist directly adjacent to the subject parcel to the southeast at 25 West Cedar Street (Harbourview Office Building), and directly east of the subject parcel on the eastside of Baylen Street at 25 West Cedar Street (Shared Harbourview/Public Parking Garage).

25 West Cedar Street (Harbourview Office Building)

The Harbourview Office Building (Parcel ID# 000S00910000203) consists of a .46+/- acre parcel of land. The subject site contains 213 feet of frontage along the south side of Cedar Street and 91.5 feet of frontage along the east side of Baylen Street. The property is located on the Pensacola Bay waterfront at Baylen Slip and includes a prominent elevated promenade overlooking the waterfront and Port Royal marina.

The improvements to the site consist of a 6-story office building with approximately 84,565 square feet of building area. The improvement was originally constructed in 1986 under a development agreement with the City and has been used as an office building ever since. It is currently occupied by office tenants. The 3-level parking garage across the street was constructed in conjunction with the building. *See additional information below on shared parking provisions.* The Lessee leases the land from the City via a long-term ground lease. The term of the lease is 100 years, which commenced in 1984 with a 100-year renewal option. Also, through virtue of the lease, the building is served by a non-exclusive easement on the Baylen Slip promenade.

The building is currently listed for sale by the Lessee (Real Estate Listing) and the lease assignable with consent of the City.

25 West Cedar Street (Shared Harbourview/Public Parking Garage)

The Shared Harbourview/Public Parking Garage (Parcel ID# 000S009100010025) consists of a .72+/- acre parcel of land. The subject site contains 125 feet of frontage along the south side of Main Street, 250 feet of frontage along the east side of Baylen Street and 125 feet of frontage along the north side of Cedar Street. The property is located directly east of the subject parcel across Baylen Street at Main and Baylen intersection and directly to the north of the Harbourview Building across Cedar Street. The site is located along the future Pensacola Baywalk/Hashtag Continuous Waterfront Trail (Cedar Street segment). See the "Community Redevelopment Plan" section for more information on this project.

The improvements to the site consist of a 3-story structured parking garage with approximately 74,000 square feet of parking area and 300 spaces. The garage was originally constructed in 1986 under the Harbourview Building development agreement with the City. The improvement is subject to the provisions of the Harbourview building long-term ground lease. Through virtue of the lease, parking serves the Harbourview building and provides limited public parking. Public parking is permitted on the upper deck and within any non-reserved spaces located on the ground floor with seventy-two (72) hours' notice by the City without charge from the Lessee. The City is responsible for security and any personnel and clean up costs associated with its use. Fees assessed during its use are retained by the City or its designee.

<u>**It is important to note that shared parking to service the downtown area is priority for the City in the potential reuse of this site.**</u>

The parking garage is currently listed for sale by the Lessee in conjunction with the Harbourview building (Real Estate Listing).

<u>Public Improvements and Amenities</u>
The Property and Potential Reuse Sites are located along or within immediate proximity of the following public improvements and amenities:

- Pensacola Baywalk/Hashtag Continuous Waterfront Trail
- Baylen Slip Promenade
- Bruce Beach Park Improvements
- Palafox Pier Day Use Marina at Community Maritime Park

***For more information on these projects see the "Community Redevelopment Plan" section of this RLOI.

A map depicting the location of the Property, the Potential Reuse Sites and directly adjacent public investments are attached as Appendix C. A map of the full extent of the Pensacola Baywalk/Hashtag Continuous Waterfront Trail and catalytic project/activity nodes, as defined by the 2019 Waterfront Framework Plan, is attached as Appendix D.

ZONING AND SITE DEVELOPMENT STANDARDS

The parcel is zoned SPBD, South Palafox Business District allowing for numerous uses. The South Palafox Business District (LDC Sec. 12-3-13) is designed to promote the compatible redevelopment of the City's historic downtown waterfront by encouraging high quality site planning and architectural design that is compatible with both the historic character of the existing structures and the waterfront activities.

Associated land development regulations for this zoning district and additional information are attached as Appendix E.

Density: The density for this parcel is 108 du/acre. However, several mechanisms exist to allow for greater density up to 35% as follows:

- Voluntary green building incentive (Sec. 14-2-296) – 25%
- Residential density bonuses (LDC Sec. 12-3-109) – Up to 35%. *To maximize the use of the Property the City may consider sponsoring density transfers for affordable housing from its donor sites as described in LDC Sec. 12-3-109.*

Height and Setback: Buildings and other structures may be constructed to a maximum height of 80 feet above the required flood plain elevation. There shall be no minimum front, rear or side yard buildings setback requirements, except as may be necessary to comply with applicable fire safety codes (See LDC Sec. 12-3-13(4)a.).

***It is important to note that in January 2024 the Pensacola City Council added a **height bonus** provision to the Land Development Code to allow height to reach up to 150 feet at the property or setback line for this site, subject to Planning Board review and approval. Full details on the height bonus regulation is attached as Appendix E.

Development plan review, including demolition, will be subject to approval of City of Pensacola Planning Board in accordance with LDC Sec. 12-3-13, LDC Sec. 12-3-120 and the applicable design standards described in LDC Sec. 12-3-121. Since the existing office building is less than 50 years old, this project is exempt from Historic Structure Demolition review under Sec. 12-11-5(5).

Potential Reuse Sites

25 West Cedar Street (Harbourview Office Building)

The parcel is zoned WRD, Waterfront Redevelopment District allowing for numerous uses. The Waterfront Redevelopment District (LDC Sec. 12-3-12(3)) is designed to promote redevelopment of the City's downtown waterfront with a compatible mixture of water-dependent and water-related uses that preserve the unique shoreline vista and scenic opportunities, provide public access, create a cultural meeting place for the public, preserve the working waterfront activities historically located in the waterfront area and encourage a high quality of site planning and architectural design. The applicable land lease permits use of the building for office, as well as, restaurant, lounge and other ancillary compatible uses with the consent of the City.

Associated land development regulations for this zoning district and additional information are attached as Appendix E.

Development plan review will be subject to approval of Planning Board in accordance with LDC Sec. 12-3-12(3) and the applicable design standards described in LDC Sec. 12-3-13 and LDC Sec. 12-3-121.

25 West Cedar Street (Shared Harbourview/Public Parking Garage)

The parcel is zoned SPBD, South Palafox Business District (LDC Sec. 12-3-13).

Associated land development regulations for this zoning district and additional information are attached as Appendix E.

Density: The density for this parcel is 17.4 du/acre for single-family residential (attached or detached) or 108 du/acre for multifamily residential. *Density bonus opportunities are the same as the Property.

Height: The height limit for this parcel is 80 feet above the required flood plain elevation (See LDC Sec. 12-3-13(4)a.). *The height bonus opportunity is the same as the Property.

Development plan review, including demolition, will be subject to approval of City of Pensacola Planning Board in accordance with LDC Sec. 12-3-120 and the applicable design standards described in LDC Sec. 12-3-121. Since the existing parking structure is less than 50 years old, this project is exempt from Historic Structure Demolition review under Sec. 12-11-5(5).

DEVELOPMENT TEAM REQUIREMENTS

Respondents may include one entity or a team of several entities. Development teams must include the developer, architect, engineer, and property management company (if applicable to use).

The City anticipates the following requirements of the development team:

- **Lead entity** must have demonstrated experience and capacity in the development and management of commercial real estate development and have successfully completed no less than three (3) projects, of similar size and complexity as the proposed project, within the past ten (10) years.
- **The property management company** (if applicable) must demonstrate experience in the management of at least two projects, of similar size and complexity as the proposed project for at least 2 years each.
- **Team** must have demonstrated experience in:

- Site preparation and infrastructure development on similarly situated sites;
- Successfully applying and closing on the type of financing anticipated to be utilized, or similar; and
- Real estate development and financing strategies relative to the type of project proposed.

COMMUNITY REDEVELOPMENT PLAN

In accordance with Chapter 163, Part III, Florida Statutes, (the "Community Redevelopment Act"), the property must be utilized to further the goals and objectives of the Urban Core Community Redevelopment Plan. The goals include building upon recent success and community strengths, creating strong destinations for development and investments, connecting new investments with existing community fabric and linking destinations to neighborhoods and waterfront to create a multi-dimensional downtown.

A copy of the Urban Core Community Redevelopment Area Plan is accessible via the City website: https://www.cityofpensacola.com/537/Urban-Core-Community-RedevelopmentCRA-Pl

The Redevelopment Plan details the following guiding principles related to implementation of the plan that will be sought for incorporation into proposals received:

- Reinforce and Enhance Recent Successes and Plans
- Strengthen Connectivity
- Fill the Gaps
- Access the Waterfront
- Activate the Waterfront
- Strengthen Neighborhoods
- Increase Downtown Residential
- Identify New Civic, Cultural and Entertainment Needs
- Ensure Quality in Design and Development

Waterfront Accessibility

One of the overarching themes outlined in the Redevelopment Plan is maximizing and leveraging one Pensacola's greatest assets, the waterfront, to produce economic investment, vibrancy and equitable public enjoyment within the district.

A key strategy to achieving the City's goals is implementation of the **Pensacola Baywalk** project, which includes the **"Hashtag" Continuous Waterfront Trail** referenced in the 2019 Waterfront Framework Plan. The "Hashtag" project received its name because the project connects Main Street and Cedar Street to the east and west and Palafox and Jefferson Streets to the north and south forming a hashtag symbol.

A copy of the Waterfront Framework Plan is accessible on the City website: https://www.cityofpensacola.com/DocumentCenter/View/19601/SCAPE-Pensacola-Waterfront-Framework-Plan

The Pensacola Baywalk project strives to connect the public to a lively Pensacola Bay waterfront through walkable and bikeable trails spanning from the Pensacola Bay bridge to the far west of the district at Bruce Beach. Various nodes are identified as targeted reinvestment opportunities along the trail, one of which is the **Baylen Slip Promenade** directly adjacent to the subject parcel.

The **Community Maritime Park (CMP) and Blue Wahoos Stadium** also serves as a point of interest along the trail. The West Main Master Plan was developed to steer infill development within the CMP and the surrounding area. The City is currently in the process of implementing this plan.

Economic Development

The Redevelopment Plan and the 2019 Waterfront Framework Plan also feature recommendations **to create live/work hubs for research and technology clusters in the downtown area**. These "hubs" are intended to attract creative workforces that serve major industries in the area, including but not limited to:

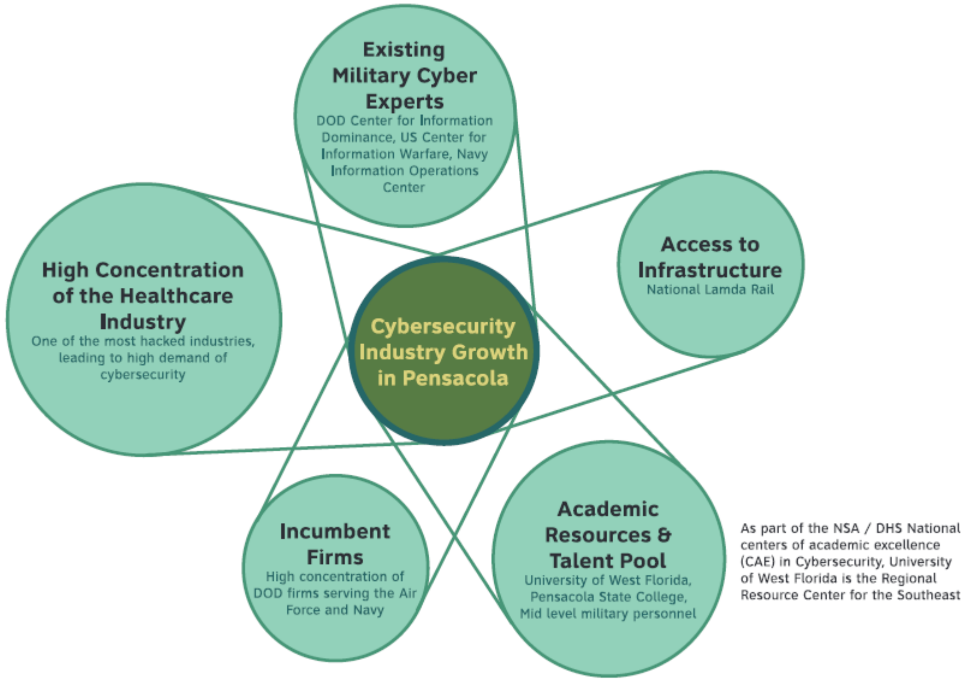
- Healthcare
- Defense and military - aerospace medicine and related sciences
- Computer specialists - cyber security, artificial intelligence, cognitive science, psychology, philosophy, and robotics.
- Finance

The 2019 Waterfront Framework Plan places a specific emphasis on **cybersecurity** as a growing industry with the potential to support economic development along the waterfront.

WATERFRONT FRAMEWORK PLAN, PENSACOLA, FLORIDA PROJECT REPORT JUNE 2019

UNIQUE ADVANTAGE IN CYBERSECURITY

Cybersecurity, a growing industry, can thrive in Pensacola and provide innovation and economic opportunities to the region.



Data source: Florida West Economic Development Alliance; Allied Market Research

SCAPE 195

PROJECT DESCRIPTION

The City seeks impactful proposals that maximize economic impact and public access and enjoyment of the waterfront and contributes to the Pensacola Baywalk/Hashtag project and the Baylen Slip promenade. Uses and site design should contribute to an active daytime environment with moderate evening activation that respects existing and future residential development along the waterfront.

The ideal project will create a vibrantly unique waterfront innovation district at Baylen Slip and Cedar Street along the Pensacola Baywalk leveraging the potential reuse sites to create a transformational effect. However, single site proposals will be accepted as well.

Overall project preferences include:

- Projects with a high economic return on investment to the City.

- High density residential that supports a “live, work, and play” downtown district.

- Active ground-floor uses that create an “everyday” reason for walking and biking along Main Street, visiting the waterfront and connecting Palafox Street, where much of the existing retail and entertainment activity is concentrated, to Baylen Slip, Community Maritime Park and Bruce Beach. Potential uses of interest include retail, restaurant, recreation (particularly serving waterfront uses), entertainment, art gallery, coworking spaces and/or maker space. <u>***Note:** Proposed uses should operate at hours that respect surrounding residential development and should not be reasonably expected to create nuisance conditions, such as excessive noise, trash accumulation or public intoxication.</u>

- Elevated public spaces which allow for enjoyment of waterfront vistas such as rooftop and/or upper floor restaurants and conference spaces. <u>***See note above** regarding uses.</u>

- Job growth, particularly in high paying industries, such as innovation.

- Active and passive outdoor spaces, such as pocket parks, maritime recreation, public plazas and interactive pedestrian zones.

- Features that support waterfront recreation and transport such as pedal boating, kayaking, boating and water taxi service.

- Quality design that contributes to the historic and maritime character of the area, contributes to an urban environment, and preserves water views.

- Creative and strategic applications for parking management/shared parking.

- Elements of public art.

- Inclusion of Minority and Women-owned Business Enterprises (MWBE) vendors.

- Application of green building standards as specified in the City of Pensacola Code of Ordinances Section 14-2-295 “Green Building Standards”.

Design features

Site design must be cohesive, have good connectivity, ease of access, and incorporate, as applicable, the Redevelopment Plan objectives.

An informal building height study was performed to establish a preferred scale for redevelopment/reuse of the Property and the adjacent parking garage site. The study is attached in Appendix F and preferred heights described below.

Design preferences include:

<u>Single Site – Property only</u>

- High residential density and/or productive commercial space that supports a downtown “live, work, play” economy.
- Complementary ancillary uses that promote public enjoyment of the waterfront such as upper floor and/or roof top commercial spaces.
- Main Street – Active ground-floor space (such as restaurant/retail) which serves to connect the Community Maritime Park and Bruce Beach to Palafox Street. Preferred height: ~ 90’
- Cedar Street – Site design that provides a complementary “front face” to the waterfront trail along Cedar (such as green or pocket park space). A scale the respects and complements the massing and height of the adjacent Port Royal development. Preferred height: ~60’ - 80’
- Baylen Street – A pedestrian friendly, creative and exciting urban threshold that acts as the entryway to Baylen Slip Promenade and the waterfront trail.

<u>Broader Master Plan (including one or more adjacent reuse sites)</u>

Harbourview Shared Parking Site

- Shared parking to serve the surrounding sites and the downtown area.
- High residential density and/or productive commercial space that supports a downtown “live, work, play” economy.
- Main Street – Active ground-floor space (such as restaurant/retail) which serves to connect the Community Maritime Park and Bruce Beach to Palafox Street. Preferred height: ~ 90’. Uninterrupted sidewalk connectivity.
- Cedar Street – Site design that provides a complementary “front face” to the waterfront trail along Cedar (such as green or pocket park space). Preferred height: ~ 80’. Uninterrupted sidewalk connectivity and active pedestrian programming.
- Baylen Street – A pedestrian friendly, creative and exciting urban threshold that acts as the entryway to Baylen Slip Promenade, the waterfront trail, and the innovation district

Harbourview Building

- Productive use of existing building
- Ground floor waterfront activation such as restaurant, retail and/or recreation uses and features.

SITE CONTROL

The CRA has owned the site since 1990. It is the City's intent to retain ownership of the parcel and engage in a long-term lease with market lease fee. Lessee will be responsible for payment of all property taxes. The City anticipates that development terms and restrictions will be established and enforced pursuant to a redevelopment agreement and long-term ground lease.

*Note: A brokers opinion of value was produced on December 15, 2023 and is valued between $1,273,000 - $1,694,000, using the Comparable Sales Approach. Comparable sales that were used for this property are properties in Downtown Pensacola primarily used as office space. A copy of this opinion of value is attached in Appendix G.

COMMUNITY ENGAGEMENT & MARKETING

The City anticipates the following requirements for community engagement and marketing of the project:

- An engagement and marketing plan.
- A website, along with regular public information releases, to ensure full public access to project information throughout the development review, approval, construction, and occupancy phases.

INCENTIVE REQUESTS

Consideration of incentive requests will be subject to return-on-investment review and gap analysis. Awards for additional incentives will be subject to negotiation and may only be made at the discretion of the Mayor and the Community Redevelopment Agency and/or City Council.

SUBMITTAL COMPONENTS

The principal intention of this RLOI is to gauge the type and extent of interest in the redevelopment of the property as outlined herein. The process is deliberately intended to be flexible and inviting to all interested developers. It is important to the City that letters submitted provide as much detail as possible to allow the city gauge the anticipated features and timeline of the project, the feasibility and the qualifications of the respondent. At minimum, letters submitted must enable the City to discern these elements. The following submittal components are requested:

- **Identification** – Identify the lead entity and any anticipated development team members. Specify the business type for lead entity and any anticipated development team members.

- **Contact information** – Provide the contact name, address, telephone number and email address for the responding entity.

- **Degree of Interest** – A narrative description of the responding entities' degree of interest in the project. Please provide any feedback as to any particular components described within this RLOI that would increase or decrease your level of interest in the project.

- **Project Description(s) –** A narrative description of the project that the responding entity would anticipate proposing in response to a formal solicitation for this site. If the responding entity may consider more than one option, please describe the details for each. The project description should address all relative goals and preferences described in the "Project Description" and "Community Redevelopment Plan" sections of this RLOI. In particular, please address the following items:

    - **Reuse Type**: Explain what type of property reuse is of greatest interest to you for this site – single site (subject parcel) or master planned (incorporating potential reuse sites). Describe any considerations.

    - **Use:** Describe the proposed use of the building(s) and any site features/amenities.

    - **Development Plan & Design Features:** Please describe how the project would meet any development plan and design preferences described in the "Project Description" section of this RLOI. Include a conceptual plan and/or narrative illustrating the proposed building placement, orientation and massing, including square footages by use type, building height and stories, and any landscaping, streetscape and/or public art features. Specify anticipated number of residential units by bedroom count and architectural style. Indicate any demolition proposed.

- **Land Development Regulatory Compliance** - Indicate whether the responding entity anticipates that the land development requirements for height, density, parking and any other applicable land development regulations will be met. If not, outline the responding entity's intended approach to achieving approval.

- **Timeline**: General timeframe for pre-development, construction and occupancy.

▪ **Financial Information –**

- **Preliminary development budget:** The preliminary development budget should include the following: proposed number of residential units, both for sale and for rent (as applicable), associated maximum rents and/or sales prices according to bedroom size and type, square footage of non-residential spaces and anticipated rental revenue and anticipated fixed expenses to determine the estimated annual rent revenue; the development budget that includes cost estimates of land and buildings, rehabilitation, hard construction, construction contingency, soft costs, reserves, developer fees, and other associated costs.

- **Preliminary Financing Plan**: Include a preliminary financing plan with the anticipated funding sources to be utilized and any financing details, including timelines.

  Respondents are asked to utilize the "Financing Plan Template" as the basis for their response.

- **Incentive:** Describe any additional incentive, including type and amount, that the responding entity may anticipate requesting from the City to support the development or the development options.

▪ **Relevant Experience –**

- Provide a narrative summary describing how the responding entity anticipates meeting the "Development Team Requirements" described in this RLOI. Please explain any requirements that the responding entity does not anticipate being able to meet.

- Provide no less than three (3) examples of completed projects of similar size and scope performed by the lead entity, including the name of the project, picture documentation, total cost, date completed, timeframe from award through occupancy and project reference, including reference name, organizational affiliation and contact information. Also list any anticipated development teams members' involvement in the project.

- **Additional Feedback** – Provide any additional feedback that you believe the City should consider regarding the solicitation of this project.

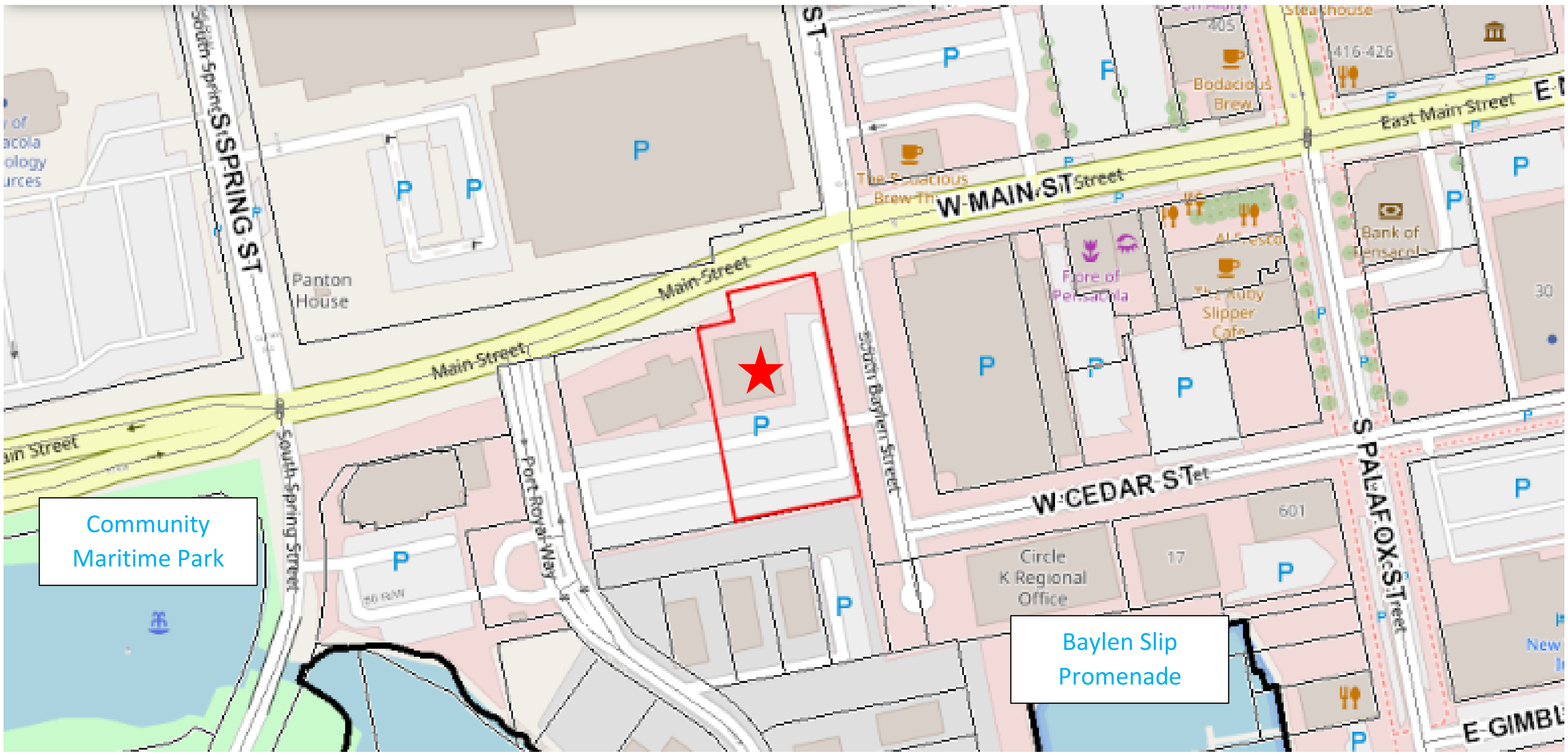
APPENDIX

- **Appendix A** Site Map
- **Appendix B** Site Survey
- **Appendix C** Map of Property, Potential Reuse Sites & Public Investments
- **Appendix D** Map of Continuous Waterfront Trail and Catalytic Sites
- **Appendix E** Associated Land Development Regulations & Residential Density Bonuses, Land Development Green Building Certification, Height Bonus
- **Appendix F** Informal Height Study
- **Appendix G** Brokers Opinion of Cost

Appendix A

Site Map

SITE MAP – 101 West Main Street

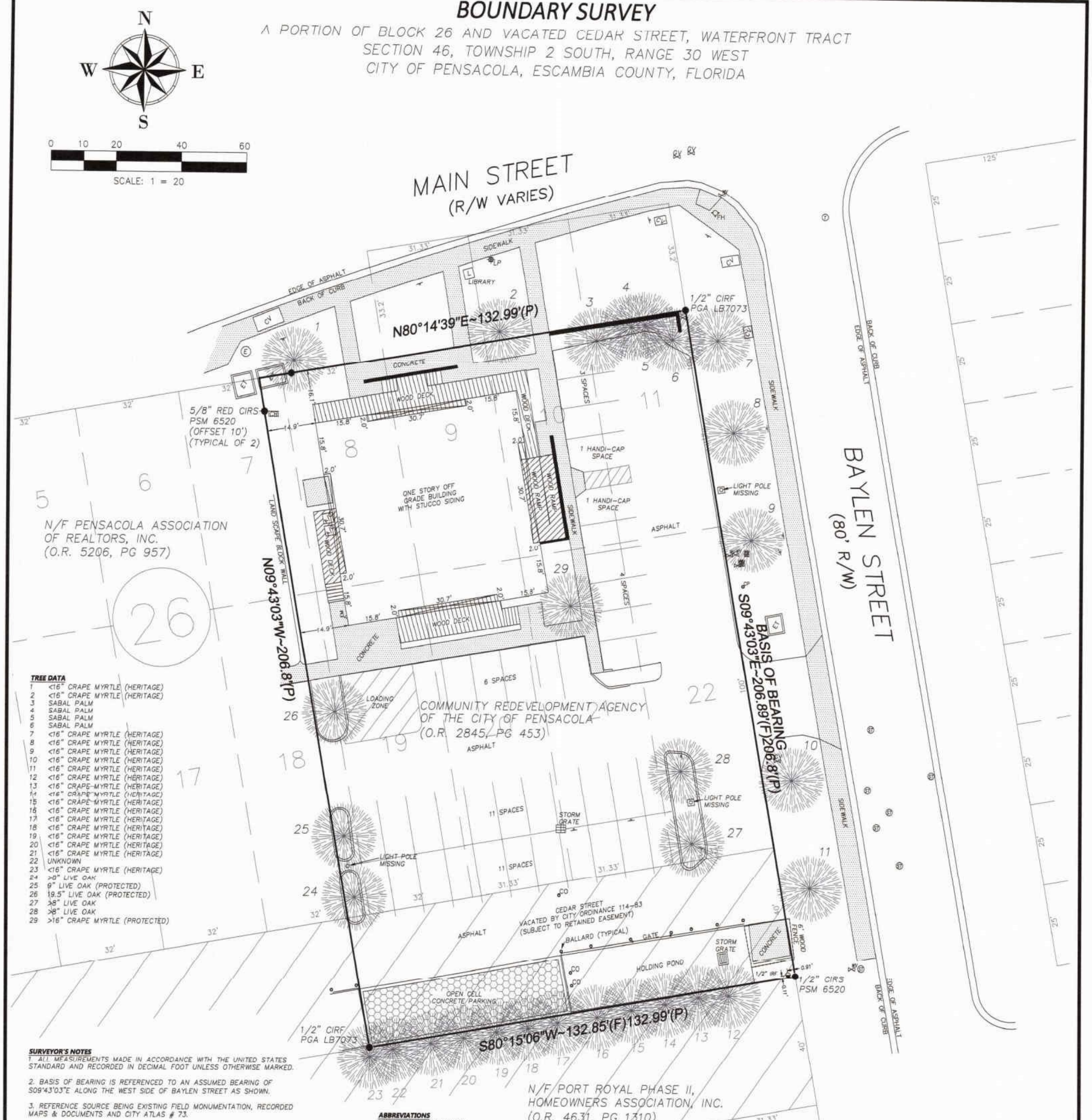


Appendix B

Site Survey

BOUNDARY SURVEY

A PORTION OF BLOCK 26 AND VACATED CEDAR STREET, WATERFRONT TRACT
SECTION 46, TOWNSHIP 2 SOUTH, RANGE 30 WEST
CITY OF PENSACOLA, ESCAMBIA COUNTY, FLORIDA



SURVEYOR'S NOTES

1. ALL MEASUREMENTS MADE IN ACCORDANCE WITH THE UNITED STATES STANDARD AND RECORDED IN DECIMAL FOOT UNLESS OTHERWISE MARKED.
2. BASIS OF BEARING IS REFERENCED TO AN ASSUMED BEARING OF S09°43'03"E ALONG THE WEST SIDE OF BAYLEN STREET AS SHOWN.
3. REFERENCE SOURCE BEING EXISTING FIELD MONUMENTATION, RECORDED MAPS & DOCUMENTS AND CITY ATLAS # 73.
4. LOCATION OF IMPROVEMENTS ARE SHOWN PER THE LAST FIELD DATE OF JANUARY, 2024.
5. NO TITLE SEARCH WAS PERFORMED NOR PROVIDED FOR THIS SURVEY. THIS SURVEY DOES NOT REFLECT NOR DETERMINE OWNERSHIP.
6. NO UNDERGROUND IMPROVEMENTS HAVE BEEN LOCATED EXCEPT AS SHOWN.
7. THE SURVEY AS SHOWN HEREON IS CERTIFIED TO THE CITY OF PENSACOLA ONLY AND IN NO WAY TRANSFERS CERTIFICATION WITHOUT THE EXPRESS WRITTEN CONSENT OF SAID CITY.
8. FEDERAL AND STATE COPYRIGHT ACTS PROTECT THIS MAP FROM UNAUTHORIZED USE. THIS MAP IS NOT TO BE COPIED OR REPRODUCED IN WHOLE OR PART. THIS MAP CANNOT BE USED FOR THE BENEFIT OF ANY OTHER PERSON, COMPANY OR FIRM WITHOUT THE PRIOR WRITTEN CONSENT OF THE COPYRIGHT OWNER AND IS TO BE RETURNED UPON REQUEST.
9. IN ACCORDANCE WITH THE STATE OF FLORIDA ADMINISTRATIVE CODE, ANY ADDITIONS OR DELETIONS TO SURVEY MAPS OR REPORTS BY OTHER THAN THE SIGNING SURVEYOR AND MAPPER ARE PROHIBITED WITHOUT PRIOR WRITTEN CONSENT OF THE SIGNING SURVEYOR AND MAPPER.
10. IT IS THE OPINION OF THE UNDERSIGNED SURVEYOR THAT THE PARCEL OF LAND SHOWN HEREON LOCATES IN ZONE "AE7" PER THE FLOOD INSURANCE RATE MAP NATIONAL FLOOD INSURANCE PROGRAM COMMUNITY NAME: CITY OF PENSACOLA, COMMUNITY NUMBER: 120082, PANEL & SUFFIX NUMBER: 0390G, MAP NUMBER 12033C0390G, DATED 9/29/2006.

ABBREVIATIONS

A/C = AIR CONDITIONER
BK = BOOK
CA = CITY ATLAS
CB = COMMUNICATION BOX
CIRF = CAPPED IRON ROD FOUND
CIRS = CAPPED IRON ROD SET
CO = CLEAN OUT
CP = COMMUNICATION PEDESTAL
CV = COMMUNICATION VAULT
(D) = DEED INFORMATION
Ⓔ = ELECTRIC MANHOLE
EM = ELECTRIC METER
ET = ELECTRIC BOX
(F) = FIELD MEASURMENT
FH = FIRE HYDRANT
GV = GAS VALVE
ICV = IRRIGATION CONTROL VALVE
IPF = IRON PIPE FOUND
IRF = IRON ROD FOUND
LB = LICENSED BUSINESS
LP = LIGHT POLE
NAD = NORTH AMERICAN DATUM
N&DS = NAIL & DISK SET
N/F = NOW/FORMERLY
O.R. = OFFICIAL RECORD
(P) = PLAT OR MAP INFORMATION
PG = PAGE
PID = PARCEL IDENTIFICATION
PSM = PROFESSIONAL SURVEYOR & MAPPER
R/W = RIGHT-OF-WAY
= SIGN
ⓈⓉ = STORMDRAIN MANHOLE
Ⓣ = COMMUNICATION MANHOLE
WM = WATER METER
WV = WATER VALVE

—FO— = FIBER COMMUNICATION
—G— = GAS LINE
—OHW— = OVERHEAD WIRES
—SS— = SANITARY SEWER LINE
—ST— = STORM DRAIN LINE
—W— = WATER LINE
—X— = 6' CHAIN-LINK FENCE

DESCRIPTION OF SUBJECT PARCEL (REFERENCE O.R. 2845, PG 453)

LOTS 8, 9, 10, 11, 19, 20, 21, 22 AND THE EAST 7 FEET OF LOTS 7 AND 18, BLOCK 26, WATERFRONT TRACT, IN THE CITY OF PENSACOLA, ESCAMBIA COUNTY, FLORIDA, ACCORDING TO THE MAP OF SAID CITY COPYRIGHTED BY THOMAS C. WATSON IN 1906 LESS AND EXCEPT THE NORTH 33.2' OF LOTS 9, 10 AND 11. ALSO, THE NORTH 1/2 OF CEDAR STREET ADJACENT TO AND ADJOINING THE ABOVE DESCRIBED PROPERTY. SAID CEDAR STREET WAS VACATED BY CITY ORDINANCE 114.83.SUBJECT TO EASEMENT RESERVED BY THE CITY OF PENSACOLA IN ORDINANCE 114.83.

SURVEYOR'S CERTIFICATE

I HEREBY CERTIFY THAT THIS SURVEY WAS MADE UNDER MY RESPONSIBLE CHARGE AND COMPLIES WITH THE STANDARDS OF PRACTICE AS SET FORTH BY THE FLORIDA BOARD OF PROFESSIONAL LAND SURVEYORS & MAPPERS IN CHAPTERS 5J-17.050 THROUGH 5J-17.053 OF THE FLORIDA ADMINISTRATIVE CODE PURSUANT TO FLORIDA STATUTE SECTION 472.027.

Leslie D. Odom 1-11-24
LESLIE D. ODOM, PSM# 6520 DATE

Leslie D. Odom
License Number 6520
LDO
STATE OF FLORIDA
Professional Surveyor and Mapper

NOT VALID WITHOUT THE ORIGINAL SIGNATURE AND SEAL OF A FLORIDA LICENSED SURVEYOR AND MAPPER

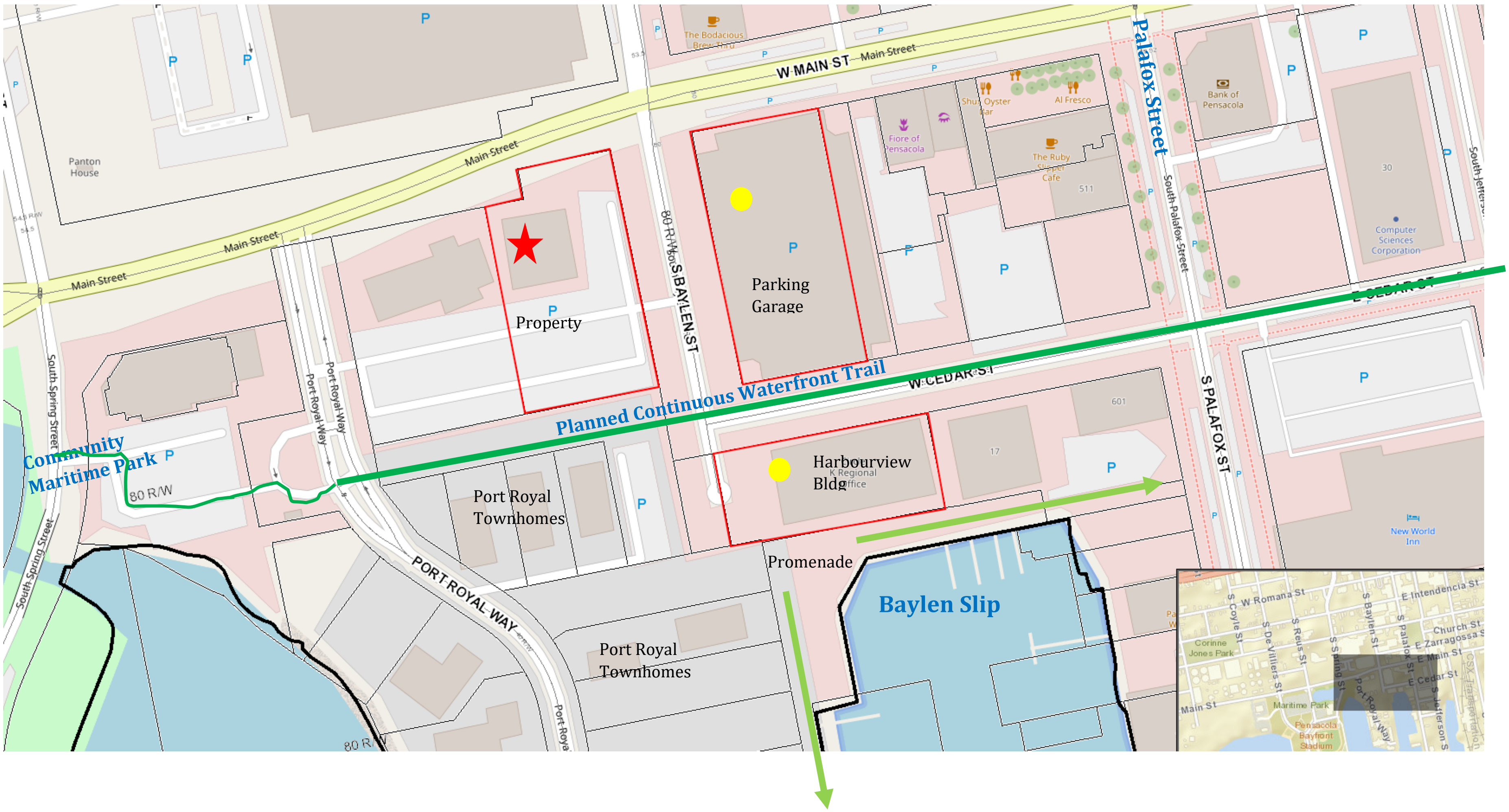
DATE OF SURVEY:
1/11/2024
FIELD BOOK: 383
PAGE(S): 51-55
DRAWN BY: LDO
CHECKED BY: LDO
SHEET 1 OF 1

CITY OF PENSACOLA
ENGINEERING DEPARTMENT
222 WEST MAIN ST
PENSACOLA, FL 32502

Appendix C

Map of Property, Potential Reuse Sites & Public Investments

Relative Site Map



Property – 101 W Main St

Potential Reuse Sites

Appendix D

Map of Continuous Waterfront Trail and Catalytic Sites


BRUCE BEACH PARK
WATERFRONT CONNECTOR
BAYFRONT BOULEVARD

Appendix E

Associated Land Development Regulations & Residential Density Bonuses, Land Development Green Building Certification, Height Bonus

Subject Property – 101 West Main Street

- **ZONING DISTRICT:** This property is located within the SPBD, South Palafox Business District (LDC Sec. 12-3-13).

- **PLANNING BOARD.** This zoning district is subject to development plan review by the Planning Board. Gregg Harding, Assistant Planning & Zoning Division Manager, is the primary point of contact for Planning Board in accordance with LDC Sec. 12-3-13, LDC Sec. 12-3-120, LDC Sec. 12-3-121 and LDC Sec. 12-12-2.

- **DENSITY.** Maximum density of 108 du/acre for multifamily residential use.

    - **Density Bonuses** (up to 35%):

        - Voluntary green building incentive (Sec. 14-2-296) – 25%

          https://library.municode.com/fl/pensacola/codes/code_of_ordinances?nodeId=PTIICOOR_TITXIVBUCOFICO_CH14-2BUCOST_ARTXIIGRBUCE_S14-2-296VOGRBUIN

        - Residential density bonuses (LDC Sec. 12-3-109) – Up to 35%. *The City may consider sponsoring density bonuses for affordable housing from its donor sites as described in LDC Sec. 12-3-109.*

          https://library.municode.com/fl/pensacola/codes/code_of_ordinances?nodeId=PTIICOOR_TITXIILADECO_CH12-3ZODI_ARTVIDEOP_S12-3-109REDEBO

- **BUILDING HEIGHT. Buildings and other structures may be constructed to a maximum height of 80 feet above the required flood plain elevation.**

    - **Height Bonus:** The Pensacola City Council approved a height bonus provision at its January 2024 meeting to the Land Development Code to allow height to reach up to 150 feet at the property or setback line for this site, subject to Planning Board review and approval. Full details on the height bonus provision are listed below at the end of Appendix E.

- **FEMA FLOODPLAIN MAPS.** The FEMA Floodplain maps are subject to an update which will impact this property. The current Flood zone is AE-7, which requires a finished BFE of 10 feet. The *proposed* Flood zone will be an AE-9, which will require a finished BFE of 12 feet. Please note, parking garages are handled differently, specifically in that they are allowed to be constructed below BFE.

- **OTHER RELEVANT INFORMATION**

  Tree/Landscape Regulations – Chapter 12-6:
  https://library.municode.com/fl/pensacola/codes/code_of_ordinances?nodeId=PTIICOOR_TITXIILADECO_CH12-6TRLARE
  Please note, Protected Trees are listed within Appendix A at the end of the Chapter.

  Fee Schedule – Sec. 7-10:
  https://library.municode.com/fl/pensacola/codes/code_of_ordinances?nodeId=PTIICOOR_TITVIILIBURE_CH7-10FE

  NWFWMD (Northwest Florida Water Management District): Depending upon the extent of work initiated on the site, NWFWMD may need to be involved. The NWFWMD has stormwater requirements in addition to the City's requirements.
  https://nwfwater.com/

  ECUA, Commercial Customers: City suggests reaching out to Andre Calaminus in addition to reviewing the information provided on the ECUA site.
  https://ecua.fl.gov/services/commercial-customers

  Green Building Certification (Sec. 14-2-291)

  https://library.municode.com/fl/pensacola/codes/code_of_ordinances?nodeId=PTIICOOR_TITXIVBUCOFICO_CH14-2BUCOST_ARTXIIGRBUCE

- **MY GOVERNMENT ONLINE (MGO).** The City's permitting process is completely online. You will need a minimum of three (3) permits for this project, beginning with the *Demolition Permit Application* and the *Engineering Construction Application (civil/site permit).* Below you will find the link to the online portal as well as the City's informational webpage.

  MGO Portal:
  https://www.mypermitnow.org/login.aspx?ReturnUrl=%2fdefault.aspx

  City's MGO webpage: https://cityofpensacola.com/3037/My-Government-Online

- **FLORIDA BUILDING CODE.** The Florda Building Code (FBC) is being updated, effective January 1, 2024. Plans submitted up to and including December 31, 2023, will be subject to the current FBC. Those submitted on or after January 1, 2024, will be subject to the updated FBC.

Potential Reuse Site (1) – 25 West Cedar Street (Harbourview Office Building)

- **ZONING DISTRICT:** This property is located within the WRD, Waterfront Redevelopment District (LDC Sec. 12-3-12(3)).

- **PLANNING BOARD.** This zoning district is subject to development plan review by the Planning Board. Gregg Harding, Assistant Planning & Zoning Division Manager, is the primary point of contact for Planning Board in accordance with LDC Sec. 12-3-12(3), LDC Sec. 12-3-120, LDC Sec. 12-3-121, and LDC Sec. 12-12-2

- **DENSITY.** Maximum density of 60 du/acre for multifamily residential.

  - **Density Bonuses** (up to 35%):

    - Voluntary green building incentive (Sec. 14-2-296) – 25%

      https://library.municode.com/fl/pensacola/codes/code_of_ordinances?nodeId=PTIICOOR_TITXIVBUCOFICO_CH14-2BUCOST_ARTXIIGRBUCE_S14-2-296VOGRBUIN

    - Residential density bonuses (LDC Sec. 12-3-109) – Up to 35%. *The City may consider sponsoring density bonuses for affordable housing from its donor sites as described in LDC Sec. 12-3-109.*

      https://library.municode.com/fl/pensacola/codes/code_of_ordinances?nodeId=PTIICOOR_TITXIILADECO_CH12-3ZODI_ARTVIDEOP_S12-3-109REDEBO

- **USES PERMITTED.** See LDC Sec. 12-3-13(3)b. for a full list of land use options.

- **BUILDING HEIGHT.** No buildings shall exceed a maximum height of 60 feet in the waterfront redevelopment district.

  - **Height Bonus:** The Pensacola City Council approved a height bonus provision at its January 2024 meeting to the Land Development Code to allow height to reach up to 150 feet at the property or setback line for this site, subject to Planning Board review and approval. Full details on the height bonus provision are listed below at the end of Appendix E.

- **FEMA FLOODPLAIN MAPS.** The FEMA Floodplain maps are subject to an update which will impact this property. The current Flood zone is AE-7, which requires a finished BFE of 10 feet. The *proposed* Flood zone will be an AE-9, which will require a finished BFE of 12 feet. Please note, parking garages are handled differently, specifically in that they are allowed to be constructed below BFE.

- **OTHER RELEVANT INFORMATION**

  Tree/Landscape Regulations – Chapter 12-6:
  https://library.municode.com/fl/pensacola/codes/code_of_ordinances?nodeId=PTIICOOR_TITXIILADECO_CH12-6TRLARE
  Please note, Protected Trees are listed within Appendix A at the end of the Chapter.

  Fee Schedule – Sec. 7-10:
  https://library.municode.com/fl/pensacola/codes/code_of_ordinances?nodeId=PTIICOOR_TITVIILIBURE_CH7-10FE

  NWFWMD (Northwest Florida Water Management District): Depending upon the extent of work initiated on the site, NWFWMD may need to be involved. The NWFWMD has stormwater requirements in addition to the City's requirements.
  https://nwfwater.com/

  ECUA, Commercial Customers: City suggests reaching out to Andre Calaminus in addition to reviewing the information provided on the ECUA site.
  https://ecua.fl.gov/services/commercial-customers

  Green Building Certification (Sec. 14-2-291)

  https://library.municode.com/fl/pensacola/codes/code_of_ordinances?nodeId=PTIICOOR_TITXIVBUCOFICO_CH14-2BUCOST_ARTXIIGRBUCE

- **MY GOVERNMENT ONLINE (MGO).** The City's permitting process is completely online. You will need a minimum of three (3) permits for this project, beginning with the *Demolition Permit Application* and the *Engineering Construction Application (civil/site permit).* Below you will find the link to the online portal as well as the City's informational webpage.

  MGO Portal:
  https://www.mypermitnow.org/login.aspx?ReturnUrl=%2fdefault.aspx

  City's MGO webpage: https://cityofpensacola.com/3037/My-Government-Online

- **FLORIDA BUILDING CODE.** The Florda Building Code (FBC) is being updated, effective January 1, 2024. Plans submitted up to and including December 31, 2023, will be subject to the current FBC. Those submitted on or after January 1, 2024, will be subject to the updated FBC.

Potential Reuse Site (2) – 25 West Cedar Street (Shared Harbourview /Public Parking Garage)

- **ZONING DISTRICT:** The property is located in the SPBD, South Palafox Business District (LDC Sec. 12-3-13).

- **PLANNING BOARD.** This zoning district is subject to development plan review by the Planning Board. Gregg Harding, Assistant Planning & Zoning Division Manager, is the primary point of contact for Planning Board in accordance with LDC Sec. 12-3-13, LDC Sec. 12-3-120 ,LDC Sec. 12-3-121, and LDC Sec. 12-12-2.

- **DENSITY.** Maximum density of 108 du/acre for multifamily residential use.

  - **Density Bonuses** (up to 35%):

    - Voluntary green building incentive (Sec. 14-2-296) – 25%

      https://library.municode.com/fl/pensacola/codes/code_of_ordinances?nodeId=PTIICOOR_TITXIVBUCOFICO_CH14-2BUCOST_ARTXIIGRBUCE_S14-2-296VOGRBUIN

    - Residential density bonuses (LDC Sec. 12-3-109) – Up to 35%. *The City may consider sponsoring density bonuses for affordable housing from its donor sites as described in LDC Sec. 12-3-109.*

      https://library.municode.com/fl/pensacola/codes/code_of_ordinances?nodeId=PTIICOOR_TITXIILADECO_CH12-3ZODI_ARTVIDEOP_S12-3-109REDEBO

- **BUILDING HEIGHT.** Buildings and other structures may be constructed to a maximum height of 80 feet above the required flood plain elevation.

  - **Height Bonus:** The Pensacola City Council approved a height bonus provision at its January 2024 meeting to the Land Development Code to allow height to reach up to 150 feet at the property or setback line for this site, subject to Planning Board review and approval. Full details on the height bonus provision are listed below at the end of Appendix E.

- **FEMA FLOODPLAIN MAPS.** The FEMA Floodplain maps are subject to an update which will impact this property. The current Flood zone is AE-7, which requires a finished BFE of 10 feet. The *proposed* Flood zone will be an AE-9, which will require a finished BFE of 12 feet. Please note, parking garages are handled differently, specifically in that they are allowed to be constructed below BFE.

- **OTHER RELEVANT INFORMATION**

  Tree/Landscape Regulations – Chapter 12-6:
  https://library.municode.com/fl/pensacola/codes/code_of_ordinances?nodeId=PTIICOOR_TITXIILADECO_CH12-6TRLARE
  Please note, Protected Trees are listed within Appendix A at the end of the Chapter.

  Fee Schedule – Sec. 7-10:
  https://library.municode.com/fl/pensacola/codes/code_of_ordinances?nodeId=PTIICOOR_TITVIILIBURE_CH7-10FE

  NWFWMD (Northwest Florida Water Management District): Depending upon the extent of work initiated on the site, NWFWMD may need to be involved. The NWFWMD has stormwater requirements in addition to the City's requirements.
  https://nwfwater.com/

  ECUA, Commercial Customers: City suggests reaching out to Andre Calaminus in addition to reviewing the information provided on the ECUA site.
  https://ecua.fl.gov/services/commercial-customers

  Green Building Certification (Sec. 14-2-291)

  https://library.municode.com/fl/pensacola/codes/code_of_ordinances?nodeId=PTIICOOR_TITXIVBUCOFICO_CH14-2BUCOST_ARTXIIGRBUCE

- **MY GOVERNMENT ONLINE (MGO).** The City's permitting process is completely online. You will need a minimum of three (3) permits for this project, beginning with the *Demolition Permit Application* and the *Engineering Construction Application (civil/site permit).* Below you will find the link to the online portal as well as the City's informational webpage.

  MGO Portal:
  https://www.mypermitnow.org/login.aspx?ReturnUrl=%2fdefault.aspx

  City's MGO webpage: https://cityofpensacola.com/3037/My-Government-Online

- **FLORIDA BUILDING CODE.** The Florda Building Code (FBC) is being updated, effective January 1, 2024. Plans submitted up to and including December 31, 2023, will be subject to the current FBC. Those submitted on or after January 1, 2024, will be subject to the updated FBC.

PROPOSED
ORDINANCE NO. 22-23

ORDINANCE NO. 1-24

AN ORDINANCE
TO BE ENTITLED:

AN ORDINANCE AMENDING SECTION 12-3-121 OF THE CODE OF THE CITY OF PENSACOLA, FLORIDA, DEVELOPMENT STANDARDS AND GUIDELINES, CREATING SECTION 12-3-121(D)(9), BUILDING HEIGHT BONUSES; PROVIDING FOR SEVERABILITY; REPEALING CLAUSE; PROVIDING AN EFFECTIVE DATE.

BE IT ORDAINED BY THE CITY OF PENSACOLA, FLORIDA:

SECTION 1. Section 12-3-121 of the Code of the City of Pensacola, Florida, is hereby amended to read as follows:

(a) *Purpose.* The requirements set forth in this section are intended to coordinate land development in accordance with orderly physical patterns; to implement goals, objectives and policies of the comprehensive plan; to provide for adequate access to building sites for ingress and egress; to improve the physical appearance of the city; and to preserve the environmental character of the city.

(b) *Applicability.* This section shall be applicable to all new construction, additions to existing structures or additional structures on a developed site. For the purposes of this section, the term "shall" indicates a regulatory requirement or standard, and the term "should" indicates a suggested guideline that is not considered a regulatory requirement.

(c) *Design standards.* Except where specific approval is granted by the city engineer and planning services department due to unique and peculiar circumstances or needs resulting from the size, configuration or location of a site requiring a modification of the standards as set forth below, the minimum standards shall be as follows:

   (1) *Streets and rights-of-way.* Whenever public or private streets, rights-of-way, pedestrian ways, bikeways or driveway approaches are to be constructed as part of any development after the effective date of this chapter, they shall be designed in accordance with the requirements of this subsection. Whenever existing public or private streets, rights-of-way, pedestrian ways, bikeways or driveway approaches abutting a development do not meet the requirements of this subsection, the city engineer may require that they be improved to conform to these requirements.

   a. *Driveway approaches and curb cuts.*

1. *Width (residential except multifamily).* In properties developed for residential use (except multifamily), curb cuts and driveway approach shall conform to the following requirements:

	Minimum Driveway	Maximum Driveway
Driveway	12 feet	24 feet
Joint-use driveway	20 feet	24 feet

2. *Width (residential multifamily).* Properties developed for residential multifamily use shall have curb cuts for driveways not less than 24 feet wide and not more than 40 feet wide.
3. *Width (nonresidential).* Properties developed for commercial use shall have curb cuts for driveways not less than 12 feet nor more than 40 feet wide.
4. *Distance from drainage inlet.* No curb cut shall be made within three feet of a drainage inlet.
5. *Spacing.* Where more than one curb cut is to be located on any single property, the minimum distance between such curb cuts on local streets shall be 42 feet, and on all arterial and collector streets shall be in accordance with the requirements set forth in subsection (c)(2) of this section.
6. *Number and location on midblock properties.* Except where specific approval is granted as provided above, there shall be no more than two curb cuts for the use of any single property fronting any single local street, and no more than one curb cut for the use of any single property fronting on any single arterial or collector.
7. *Number and location on corner properties.* Where property is located on a corner lot fronting more than one street, not more than one curb cut for the benefit of such property shall be made on each street except where specific approval is granted as provided above. Corner safety islands shall be provided at all corners and no curb cuts or driveway shall be constructed or maintained on the radius of any curved curbing nor closer to the point of curvature than 15 feet on a local street and not within 30 feet on the point of curvature of an intersecting arterial or collector street.
8. *Sidewalk section.* All driveway approaches constructed in areas of the city with existing or required sidewalks shall contain a sidewalk section of the width and grade and minimum construction standards established by the city engineer for sidewalks in such areas.
9. *Pavers.* Any new pavers to be set in the City right-of-way shall be underlain with six (6) inches of concrete.
10. *Removal.* All existing driveways or aprons not being reused shall be removed from the site.
11. *Joint use driveways.* No curb cut for a driveway approach shall be made within one foot of the extended side property line of the property to be serviced by the driveway unless a joint-use driveway for the two adjoining properties shall be located on the common property line by written

agreement running with the land, recorded in the public records of the county and signed by all the owners of the adjoining property using the common driveway. The execution of the said agreement must be notarized. The city engineer shall be authorized to require the establishment of joint-use driveways in connection with the reduction of the driveway spacing requirements of subsection (c)(1)a.5 of this section and of subsection (c)(2) of this section.

12. *Authority to alter curb cuts.* Where the use, convenience and necessity of the public require, the city engineer shall have the authority to order the owners or agents in charge of property adjacent to which curb cuts are maintained, to alter the curb cut in such manner as he or she shall find reasonably necessary under the circumstances. The notice required by this section shall require compliance by permittee within 30 days of such notice; be in writing; and be served upon permittee as required by law.
13. *Right-of-way construction.* Nothing shall be constructed in the city's right-of-way without first obtaining either a right-of-way permit or a License-to-Use permit (LTU). Any work done in the city's right-of-way must meet the specifications of the city engineer and the city's standard details. It is the responsibility of the individual to ensure that they have the most recent city standard detail.
14. *Duty to repair and replace.* Any existing curb or sidewalk, along the frontage of a parcel, which was damaged before or during construction shall be the responsibility of the property owner to repair or replace during construction.

b. *Vehicular access for multifamily, office, commercial or industrial developments.* Direct or indirect vehicular access to local residential streets shall not be permitted, other than from corner lots, for the uses described above when adequate access is available from either collector or arterial streets.

c. *Dedication of streets and rights-of-way.* No site plan shall be approved unless it is accompanied by a dedication of all streets and rights-of-way that are required to be dedicated under this section. The exception to this is private streets, which shall be provided for by the developer in accordance with the requirements of section 12-3-61. Any land lying within a proposed development that is necessary to widen or extend local streets, arterials or collectors as required to meet city standards shall be dedicated.

d. *Street improvements.* All streets and public ways shall be paved and curbed in accordance with standards established by the city engineer and the following requirements:

1. *Additional improvements for existing thoroughfares.* Where any existing arterial or collector lying within or abutting a proposed development requires construction of additional lanes or other improvements to meet the standards of the city engineer, the amount of construction required (or money escrowed) for such improvements shall be commensurate with the impact of the proposed development.

2. *Missing arterial or collector links.* Where there are missing segments in the arterial or collector system or new arterials or collectors are to be constructed that are designated in the comprehensive plan, such segments lying within or abutting the proposed development shall be improved (or money escrowed in an appropriate manner) by the developer along with other required improvements. Where such construction creates an undue hardship in a particular case, appeals are available in accordance with chapter 12-12.
3. *Traffic control devices.* Intersection improvements and traffic control devices such as acceleration, deceleration, and turning lanes, signalization devices, and other traffic control devices required by the development shall be installed at the developer's expense in accordance with the State of Florida Manual for Uniform Traffic Control Devices.
4. *Improvements required to nearest acceptable paved public street.* Each development shall abut, or have as its primary access, a street improved to the minimum requirements of the city engineer. Wherever the abutting street does not meet these requirements, the developer shall construct the street where it abuts the development and to the nearest structurally acceptable paved public street as determined by the city engineer.
5. *Street cut and patch.* The cut and patch of city streets shall comply with the city standard cut and patch detail. Should there be multiple adjacent patches, the entire road (width and length) shall be milled and overlaid in accordance with the city standard cut and patch detail. The contractor shall provide density testing results from a certified geotechnical laboratory for each cut and patch inspection prior to final approval.

e. *Sidewalks.* For any new nonresidential, commercial, and industrial developments, all street frontages are required to have five feet (minimum) wide sidewalks with handicap ramps in the right-of-way adjacent to the proposed project. Proposed sidewalks shall be designed and constructed in accordance with the Florida Accessibility Code, City Standards, and any other state laws applicable to sidewalk design and construction. In addition, the physical location of the proposed sidewalks shall be depicted on the site plans submitted to the city.

(2) *Driveway and curb cut design along arterial and collector streets.* Recognizing that the traffic movement function of arterial and collector streets can be compromised by the provision of unlimited access to individual properties. Whenever any building site will require vehicular access from an arterial or collector street as designated on the city's adopted Future Traffic Circulation Map, the development shall be designed in accordance with the requirements of this subsection.

a. *Driveways and curb cuts.* In addition to any applicable driveway approach and curb cut requirements of subsection (c)(1) of this section, the following standards shall apply:

1. *Curb cut spacing.* The minimum distance between curb cuts on any one block face, whether or not such curb cuts are located on the same property, shall be based upon the posted speed of the thoroughfare, in accordance with the following schedule:

Posted Speed	Minimum Spacing
30 mph	125 ft.
30 mph	125 ft.
30 mph	125 ft.
45 mph	200 ft.
50+ mph	200 ft.

2. *Spacing reductions and joint-use driveways.* Where the existing configuration of properties and curb cuts in the vicinity of the building site precludes spacing of a curb cut access in accordance with the schedule above, the city engineer shall be authorized to reduce the spacing requirement if he or she finds that all of the following conditions have been met: wherever feasible, the city engineer shall require the establishment of a joint-use driveway serving two abutting building sites, with cross-access easements provided; the property owner shall agree to close and eliminate any pre-existing curb cuts on the building site after the construction of both sides of the joint-use driveway; and where feasible, the building site shall incorporate unified access and circulation in accordance with the requirements of subsection (c)(2)a.3 of this section.
3. *Unified access and circulation.* The planning services director, in coordination with the city engineer, shall be authorized to designate cross-access corridors on properties adjacent to arterial or collector streets. Such designation may be made in connection with the approval of any site plan within the affected area, or as part of an overall planning program. The planning services director, in coordination with the city engineer, shall be authorized to modify the requirements of this subsection where he or she finds that abutting properties have been so developed that it is clearly impractical to create a unified access and circulation system within part or all of the affected area.

(3) *Public facilities.* All developments shall be provided with sufficient utility easements including potable water, sanitary sewer, electric power and light, telephone, natural gas, cable television, and any other franchised utilities, including access for maintenance. Sufficient easements shall be provided for stormwater management facilities, including access for maintenance. All public and private street networks and parking lots shall be designed to allow easy access for solid waste disposal and emergency service vehicles. In addition to new development, any remodeling, enlargement, reconstruction or redesign of

any existing building site for specific uses and within the gateway redevelopment district and the resource protection overlay districts shall require submittal of a drainage plan to ensure that stormwater management requirements are met pursuant to chapter 12-8.

(4) *Private recreation and open space facilities for multifamily residential developments.* Multifamily residential developments, with the exception of those located within the boundaries of the city's dense business area, are required to reserve five percent of the total lot area for recreation and open space facilities. This land area requirement shall be provided in addition to the 20 percent landscaping area requirement established in section 12-6-4. In the event a buffer yard is required between the multifamily development and an adjacent single-family land use or zoning district, the buffer yard land area requirements may be credited toward the recreation/open space land area requirement.

(5) *Solid waste disposal facilities for multifamily residential, nonresidential, office, commercial or industrial developments.*

a. Dumpsters, centralized garbage storage areas, compactors and similar solid waste disposal facilities associated with the land uses described above shall not be allowed any closer than ten feet to either the property line or zoning district boundary line of a single-family or duplex residential development or zoning district.
b. Solid waste disposal facilities shall not be located within public street rights-of-way of arterial or collector streets in any zoning district, and they shall not be located within local street rights-of-way in mixed residential/office, residential/commercial or redevelopment zoning districts without the mayor's approval.
c. Solid waste facilities must be screened from adjoining property and from public view.

(6) *Mechanical equipment.* Mechanical equipment for multifamily residential, nonresidential, office, commercial or industrial developments shall not be allowed any closer than ten feet to either the property line or zoning district boundary line of a single-family or duplex residential development or zoning district; and shall be screened from adjoining property and from public view. Roof-mounted electrical, mechanical, air conditioning and communications equipment shall be completely screened from adjacent properties and public view from the public right-of-way. The equipment screening shall be such that the equipment is not visible within a 200-foot radius. The radius shall be measured from the exterior side of the screen to a point ten feet above finished grade.

(7) *Parking.*

a. The city discourages construction of more than the minimum number of parking spaces required by this title, in order that more natural vegetation may be preserved and in order to control stormwater runoff in a more natural manner. Parking in excess of more than ten spaces or ten percent (whichever is greater) above the parking total dictated by chapter 12-4 will require an administrative waiver as described in this subsection (c).

b. The use of permeable paving materials is encouraged for use in parking lots, especially for "overflow" parking or parking spaces in excess of the requirements of this title.

Site design should minimize the impact of automobile parking and driveways on the pedestrian environment, adjacent properties and pedestrian safety.

c. The following are some examples of techniques used to minimize the impacts of driveways and parking lots:

1. Locate surface parking at the rear or side of the zoning lot.
2. Break large parking lots into multiple smaller ones.
3. Minimize the number and width of driveways and curb cuts.
4. Share driveways with abutting zoning lots.
5. Locate parking in less visible areas of the site.
6. Locate driveways so they are visually less dominant.
7. Provide special pavers or other surface treatments to enhance and separate pedestrian areas from vehicle maneuvering and parking areas.
8. Parking located along a commercial street front where pedestrian traffic is desirable lessens the attractiveness of the area to pedestrians and compromises the safety of pedestrians along the street. On-site surface parking on a commercial street front should be minimized and where possible should be located behind a building.

(8) *Building facade finish.* Metal curtain walls shall be limited to a maximum of 30 percent per elevation of a building in the R-2 and R-NC districts, 40 percent per elevation in the remaining commercial districts (with the exception of historic and special aesthetic districts which have their own guidelines for review), and 75 percent per elevation of a building in industrial districts. The remaining percentage of each facade elevation shall have a finish treatment. Planning board may grant requests to exceed this maximum standard on a case-by-case basis with consideration being given to developments that incorporate design guidelines suggested in this section and exhibit superior site design.

(9) *Nonresidential site lighting.* Nonresidential and multiple-family developments shall be designed to provide safe and efficient lighting for pedestrians and vehicles. Lighting shall be designed in a consistent and coordinated manner for the entire site (including outparcels). Lighting shall be designed so as to enhance the visual impact of the project and/or should be designed to blend into the surrounding landscape. Lighting design and installation shall ensure that lighting accomplishes on-site lighting needs without intrusion on adjacent properties and shall meet the following design requirements:

a. *Fixture (luminaire).* When feasible, the light source shall be completely concealed within an opaque housing and shall not be visible from any street right-of-way or adjacent properties.

b. *Light source (lamp).* Only florescent, LED, metal halide, or color corrected high-pressure sodium may be used. The same light source type must be used for the same or similar types of lighting on any one site throughout any development.
c. *Mounting.* Fixtures shall be mounted in such a manner that the maximum candela from each fixture is contained on-site and does not cross any property line of the site.
d. *Limit lighting to periods of activity.* The use of controls such as, but not limited to, photocells, occupancy sensors or timers to activate lighting during times when it will be needed may be required by the planning services department to conserve energy, provide safety, and promote compatibility between different land uses.
e. *Illumination levels.*

    1. All site lighting levels shall be designed per the most recent IESNA (Illumination Engineering Society of North America) recommended standards and guidelines.
    2. Minimum and maximum levels are measured on the pavement within the lighted area. Average level is the overall, generalized ambient light level, and is measured as a not-to-exceed value calculated using only the area of the site intended to receive illumination.
    3. Lighting for automated teller machines shall be required to meet the standards of F.S. § 655.962.

f. *Excessive illumination.*

    1. Lighting unnecessarily illuminates another lot if it clearly exceeds the requirements of this section.
    2. All outdoor lighting shall be designed and located such that the maximum illumination measured in footcandles at the property line does not exceed 0.2 on adjacent residential sites, and 0.5 on adjacent commercial sites and public rights-of-way. These values may be adjusted based on unique and/or unusual needs of specific projects.
    3. Lighting shall not be oriented so as to direct glare or excessive illumination onto streets in a manner that may distract or interfere with the vision of drivers on such streets.
    4. Fixtures used to accent architectural features, landscaping or art shall be located, aimed or shielded to minimize light spill into the night sky.
    5. Reflectors and/or refractors within fixtures or fixtures with a top shield shall be utilized to assist in eliminating "sky glow."

(d) *Design guidelines.* Most development in the city is located on infill or redevelopment sites; therefore, projects should take their surroundings into account. These recommended design guidelines are intended as suggested methods to improve the character and fit of new development and to encourage respect for how architecture, landscape features, and public improvements help establish context, and steadily improve the quality of the city's residential and commercial neighborhoods. These guidelines are intended for designers and developers to look closely at the area surrounding their specific project and create developments that enhance and complement the built and natural environment. The design guidelines are flexible in their application and may be applied to specific projects during review by city staff and any applicable review boards. The intent is to create the highest level of design quality while providing the needed flexibility for creative site design. Use of the following design guidelines is a means for addressing aesthetic and environmental concerns in the development process:

(1) Site planning.

a. The construction of roads across isolated wetlands shall be limited, and any roads that are built should be constructed on pilings or with adequate culverts to allow the passage of flood waters.
b. Runoff shall not be discharged directly into open waters. Vegetated buffers, swales, vegetated watercourses, wetlands, underground drains, catch basins, ponds, porous pavements and similar systems for the detention, retention, treatment and percolation of runoff should be used as appropriate to increase time of concentration, decrease velocity, increase infiltration, allow suspended solids to settle and remove pollutants.
c. Natural watercourses shall not be filled, dredged, cleared, deepened, widened, straightened, stabilized or otherwise altered.
d. The use of drainage facilities and vegetated buffer zones as open space, recreation and conservation areas is encouraged.

(2) Building design and architectural elements. The placement of buildings should respond to specific site conditions and opportunities such as irregular-shaped lots, location on prominent intersections, views, or other natural features. On-site surface parking should be visually minimized and where possible should be located behind a building. Site characteristics to consider in building design include, but are not limited to, the following:

a. Site buildings to avoid or lessen the impact of development on environmentally sensitive and critical areas such as wetlands, stream corridors, fragile vegetation and wildlife areas, etc.
b. The design and placement of a structure and its massing on the site should enhance solar exposure for the project and consider the shadow impacts on adjacent buildings and public areas.
c. The placement of buildings and other development features should enable the preservation of significant or important trees or other vegetation.
d. Where a new structure shares a site with an existing structure, or a major addition to an existing structure is proposed, the design of the new should be designed to be compatible with the original structure. This is particularly important if the original structure has historical or architectural merit to the community.
e. The placement and massing of a building should preserve desirable public views that would otherwise be blocked by the new development.
f. The placement and orientation of buildings should acknowledge and reinforce the existing desirable spatial characteristics of the public right-of-way. For example, a multi-story mixed-use building proposed for a downtown corner zoning lot should reinforce the existing streetscape by utilizing the ground

level for pedestrian oriented retail and restaurants and maintaining a consistent building edge abutting the sidewalk.

g. Building entrances should be clearly visible from the street. Using entries that are visible from the street makes a project more approachable and creates a sense of association with neighboring structures.
h. New development should be sited and designed to encourage human activity on the street. To accomplish this end, entrances, porches, balconies, decks, seating and other elements can be designed to promote use of the street front and provide places for human interaction. For example, for commercial developments such elements can include shop front windows, outdoor seating/dining, rooftop decks, balconies, and canopies that protect pedestrians from the elements.
i. Development projects that are adjacent to a less-intensive zoning district with differing development standards, may create substantial adverse impacts that result from inappropriate height, bulk and scale relative to their neighbors. Careful siting and design treatments can help mitigate some height, bulk and scale impacts; in other cases, actual reduction in the height, bulk and scale of a project are advisable to adequately mitigate adverse effects. In some instances, careful siting and design treatment may be sufficient to achieve reasonable transition and mitigation of height, bulk and scale differences. Some techniques for achieving compatibility are:
    1. Use of architectural style, details (such as rooflines or fenestration), exterior colors or materials that derive from the less intensive zone district.
    2. Creative use of landscaping or other screening.
    3. Location of features on-site to facilitate transition, such as locating required open space on the zone district edge so the building is located farther from the lesser intensity zone district.
    4. In a mixed-use project, siting the more compatible uses near the zone district edge.
j. The exterior architectural elements of buildings and structures (i.e., components which define the appearance of a building, such as roofs, windows, porches, modulations, entries, materials, balconies and details). New buildings developed in an established neighborhood with an identifiable character may be viewed as undesirable intrusions unless they respond positively to the architectural characteristic of existing buildings. Therefore, guidelines for architectural elements encourage new development in established neighborhoods to complement neighboring buildings and consider how design gives a neighborhood its identity. This does not mean that new buildings must excessively mimic older existing buildings. Rather, the guidelines suggest that new buildings use some traditional building concepts or elements. New buildings can successfully relate to older buildings while still looking contemporary, not stifling the designer's creativity and responding to changing societal needs and design opportunities.
k. Architectural context. New buildings proposed for existing neighborhoods with a well-defined and desirable character should be compatible with or

complement the architectural character and siting pattern of neighboring buildings.

1. Architectural features. Taking note of the architectural characteristics of surrounding buildings can help new buildings be compatible with their neighbors when a consistent pattern is already established by similar building articulation; building scale and proportions; architectural styles; roof forms, building details and fenestration patterns; or materials. Even when there is no consistent architectural pattern, building design and massing can be used to complement and enhance certain physical conditions of existing surrounding development.
2. In cases where an existing context is either not well defined, or may be undesirable, a well-designed new project has the opportunity to establish a pattern or identity that future redevelopment can build on.

(3) Human scale. The design of new buildings should incorporate architectural features, elements and details that achieve a desirable human scale through the use of human-proportioned architectural features and site design elements clearly oriented to human activity. Building elements that may be used to achieve human scale are as follows:

a. Pedestrian-oriented storefront windows and doors directly facing the street or publicly accessible open space such as courtyards, gardens, patios, or other unified landscaped areas.
b. Window patterns, building articulation and other exterior treatments that help identify individual units in a multifamily building or mixed-use building.
c. Stepping back upper stories (generally above the third or fourth floor).
d. Porches or covered entries that offer pedestrian weather protection such as canopies, awnings, arcades, or other similar elements wide enough to protect at least one person.

(4) Structured parking garages.

a. The presence and appearance of structured parking garages and their entrances should be minimized so they do not dominate the street frontage. Ramps should be visually screened from streets and adjacent residential zoning districts and oriented towards the interior of the lot within a project where possible. Ramps profiles should be hidden on the exterior elevations. Roof top parking should be visually screened with articulated parapet walls or other architectural treatment. Exterior lighting should utilize fixtures provided with cut off shielding in order to eliminate glare and spillage onto adjacent properties and roadways. The openings of the garage should be designed in a manner that obscures parked vehicles. Decorative architectural elements on the ground floor level should be designed to accommodate the pedestrian scale. Parking levels above the ground floor should maintain the same vertical and horizontal articulation or rhythm and incremental appearance established on the ground floor.
b. Due to the requirements of a particular land use or structural needs, parking garages or the garage portion of the building may request an increase from

the building frontage requirements (to a maximum of 100 percent for all floors) or a waiver from the setback requirements for portions of the structure subject to the following: The garage or garage portion of the building elevation provides unified design elements with the main building through the use of similar materials and color, vertical and horizontal elements, and architectural style.

c. Architectural features should be incorporated into the facade to mitigate the building's mass and bulk and along portions of the building adjacent to street rights-of-way.

(5) Rooftop mechanical equipment. All rooftop mechanical equipment should be screened from public view from both above and below by integrating it into building and roof design.

(6) Blank walls. Buildings should avoid large blank walls facing the street, especially near sidewalks. Where blank walls are unavoidable, due to the requirements of a particular land use or structural needs, they shall not exceed a length of 50 feet, or 20 percent of the length of the building facing the street, whichever is less, and should receive design treatment to increase pedestrian comfort and interest.

(7) Utilities and service areas. Building sites should locate service elements like trash dumpsters, loading docks and mechanical equipment away from the street front wherever possible. When elements such as dumpsters, utility meters, mechanical units and service areas cannot be located away from the street front, they should be situated and screened from view and should not be located near pedestrian routes.

(8) All telephones, vending machines, or any facilities dispensing merchandise, or a service on private property, should be confined to a space built into the building or buildings or enclosed in a separate structure compatible with the main building. All exterior forms, attached or not to buildings should be in conformity to and secondary to the building. They should be an asset to the aesthetics of the site and to the neighborhood.

(9) Building height bonuses. Building height bonuses above the limit otherwise established by a zoning district may be approved, so long as the overall height of the building does not exceed 150 feet, in exchange for the construction of affordable housing or as an incentive to achieve superior building and site design, preserve environmentally sensitive lands and open space, or provide public benefit uses. Standards for approval shall be as follows:

a. Building height bonuses for superior building and site design, preservation of environmentally sensitive lands and open space, or provision of public benefit uses shall be based upon clear and convincing evidence that the proposed design will result in a superior product that is compatible with the surrounding land uses and produce a more desirable product than the same development without the bonus~~.~~ and shall be in accordance with section 12-3-121(9)(c).

b. Building height bonuses for the provision of affordable housing shall be based upon ratios of the amount of affordable housing to market rate housing within a proposed residential development; provided, however, that this bonus is contingent upon approval by the City Council of a development agreement that includes mechanisms to assure that the units remain affordable for a minimum of ten years as well as provisions such as resale and rental restrictions and rights of first refusal as appropriate considering the project and shall be in accordance with section 12-3-121(9)(c).

c. All height bonus applications shall be submitted for review and approval by the City Planning Board~~.~~ and shall be subject to the following review criteria:

1. The construction of roads across isolated wetlands shall be limited, and any roads that are built shall be constructed on pilings or with adequate culverts to allow the passage of flood waters.
2. Runoff shall not be discharged directly into open waters. Vegetated buffers, swales, vegetated watercourses, wetlands, underground drains, catch basins, ponds, porous pavements and similar systems for the detention, retention, treatment and percolation of runoff shall be used as appropriate to increase time of concentration, decrease velocity, increase infiltration, allow suspended solids to settle and remove pollutants.
3. Natural watercourses shall not be filled, dredged, cleared, deepened, widened, straightened, stabilized or otherwise altered.
4. Drainage facilities and vegetated buffer zones shall be used as open space, recreation or conservation areas.
5. Buildings shall be sited to avoid or lessen the impact of development on environmentally sensitive and critical areas such as wetlands, stream corridors, fragile vegetation and wildlife areas, etc.
6. The design and placement of a structure and its massing on the site shall enhance solar exposure for the project and shall consider the shadow impacts on adjacent buildings and public areas.
7. The placement of buildings and other development features shall enable the preservation of significant or important trees or other vegetation.
8. Where a new structure shares a site with an existing structure, or a major addition to an existing structure is proposed, the design of the new shall be designed to be compatible with the original structure. This is particularly important if the original structure has historical or architectural merit to the community.
9. The placement and massing of a building shall preserve desirable public views that would otherwise be blocked by the new development.
10. The placement and orientation of buildings shall acknowledge and reinforce the existing desirable spatial characteristics of the public right-of-way. For example, a multi-story mixed-use building proposed for a downtown corner zoning lot shall reinforce the existing streetscape by utilizing the ground level for pedestrian oriented retail and restaurants and maintaining a consistent building edge abutting the sidewalk.

11. Building entrances shall be clearly visible from the street. Using entries that are visible from the street makes a project more approachable and creates a sense of association with neighboring structures.
12. New development shall be sited and designed to encourage human activity on the street. To accomplish this end, entrances, porches, balconies, decks, seating and other elements shall be designed to promote use of the street front and provide places for human interaction. For example, for commercial developments such elements can include shop front windows, outdoor seating/dining, rooftop decks, balconies, and canopies that protect pedestrians from the elements
13. Development projects that are adjacent to a less-intensive zoning district with differing development standards, may create substantial adverse impacts that result from inappropriate height, bulk and scale relative to their neighbors. Careful siting and design treatments shall help mitigate some height, bulk and scale impacts; in other cases, actual reduction in the height, bulk and scale of a project may be required to adequately mitigate adverse effects. In some instances, careful siting and design treatment may be sufficient to achieve reasonable transition and mitigation of height, bulk and scale differences. Some techniques for achieving compatibility are:
    1. Use of architectural style, details (such as rooflines or fenestration), exterior colors or materials that derive from the less intensive zone district.
    2. Creative use of landscaping or other screening.
    3. Location of features on-site to facilitate transition, such as locating required open space on the zone district edge so the building is located farther from the lesser intensity zone district.
    4. In a mixed-use project, siting the more compatible uses near the zone district edge.
14. The exterior architectural elements of buildings and structures (i.e., components which define the appearance of a building, such as roofs, windows, porches, modulations, entries, materials, balconies and details). New buildings developed in an established neighborhood with an identifiable character may be viewed as undesirable intrusions unless they respond positively to the architectural characteristic of existing buildings. Therefore, guidelines for architectural elements shall encourage new development in established neighborhoods to complement neighboring buildings and shall consider how design gives a neighborhood its identity. This does not mean that new buildings must excessively mimic older existing buildings. Rather, the guidelines shall require that new buildings use some traditional building concepts or elements. New buildings can successfully relate to older buildings while still looking contemporary, not stifling the designer's creativity and responding to changing societal needs and design opportunities.

15. Architectural context. New buildings proposed for existing neighborhoods with a well-defined and desirable character shall be compatible with or complement the architectural character and siting pattern of neighboring buildings.
16. The design of new buildings shall incorporate pedestrian-oriented storefront windows and doors directly facing the street or publicly accessible open space such as courtyards, gardens, patios, or other unified landscaped areas.
17. The design of new buildings shall incorporate window patterns, building articulation and other exterior treatments that help identify individual units in a multifamily building or mixed-use building.
18. The design of new buildings shall incorporate stepping back upper stories (generally above the third or fourth floor).
19. The design of new buildings shall incorporate porches or covered entries that offer pedestrian weather protection such as canopies, awnings, arcades, or other similar elements wide enough to protect at least one person.
20. The presence and appearance of structured parking garages and their entrances shall be minimized so they do not dominate the street frontage. Ramps shall be visually screened from streets and adjacent residential zoning districts and oriented towards the interior of the lot within a project where possible. Ramps profiles shall be hidden on the exterior elevations. Roof top parking shall be visually screened with articulated parapet walls or other architectural treatment. Exterior lighting shall utilize fixtures provided with cut off shielding in order to eliminate glare and spillage onto adjacent properties and roadways. The openings of the garage shall be designed in a manner that obscures parked vehicles. Decorative architectural elements on the ground floor level shall be designed to accommodate the pedestrian scale. Parking levels above the ground floor shall maintain the same vertical and horizontal articulation or rhythm and incremental appearance established on the ground floor.
21. Due to the requirements of a particular land use or structural needs, parking garages or the garage portion of the building may request an increase from the building frontage requirements (to a maximum of 100 percent for all floors) or a waiver from the setback requirements for portions of the structure subject to the following: The garage or garage portion of the building elevation provides unified design elements with the main building through the use of similar materials and color, vertical and horizontal elements, and architectural style.
22. Architectural features shall be incorporated into the facade to mitigate the building's mass and bulk and along portions of the building adjacent to street rights-of-way.
23. Rooftop mechanical equipment. All rooftop mechanical equipment shall be screened from public view from both above and below by integrating it into building and roof design.

24. Blank walls. Buildings shall avoid large blank walls facing the street, especially near sidewalks. Where blank walls are unavoidable, due to the requirements of a particular land use or structural needs, they shall not exceed a length of 50 feet, or 20 percent of the length of the building facing the street, whichever is less, and shall receive design treatment to increase pedestrian comfort and interest.
25. Utilities and service areas. Building sites shall locate service elements like trash dumpsters, loading docks and mechanical equipment away from the street front. When elements such as dumpsters, utility meters, mechanical units and service areas cannot be located away from the street front, they shall be situated and screened from view and should not be located near pedestrian routes.
26. All telephones, vending machines, or any facilities dispensing merchandise, or a service on private property, shall be confined to a space built into the building or buildings or enclosed in a separate structure compatible with the main building. All exterior forms, attached or not to buildings should be in conformity to and secondary to the building. They shall be an asset to the aesthetics of the site and to the neighborhood.

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

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

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

Adopted: January 18, 2024

Approved: ______________________
President of City Council

Attest:

Ericka L. Burnett
City Clerk

Business Impact Estimate

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

Proposed ordinance's title/reference: Building Height Bonuses

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

☐ The proposed ordinance is required for compliance with Federal or State law or regulation;

☐ The proposed ordinance relates to the issuance or refinancing of debt;

☐ The proposed ordinance relates to the adoption of budgets or budget amendments, including revenue sources necessary to fund the budget;

☐ The proposed ordinance is required to implement a contract or an agreement, including, but not limited to, any Federal, State, local, or private grant, or other financial assistance accepted by the

☐ The proposed ordinance is an emergency ordinance;

☐ The ordinance relates to procurement; or

☒ The proposed ordinance is enacted to implement the following:

a. Part II of Chapter 163, *Florida Statutes*, relating to growth policy, county and municipal planning, and land development regulation, including zoning, development orders, development agreements and development permits;
b. Sections 190.005 and 190.046, *Florida Statutes*, regarding community development districts;
c. Section 553.73, *Florida Statutes*, relating to the *Florida Building Code*; or
d. Section 633.202, *Florida Statutes*, relating to the *Florida Fire Prevention Code*.

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

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

Building height bonuses. Building height bonuses above the limit otherwise established by a zoning district may be approved, so long as the overall height of the building does not exceed 150 feet, in exchange for the construction of affordable housing and/or as an incentive to achieve superior building and site design, preserve environmentally sensitive lands and open space, and/or provide public benefit uses. Standards for approval shall be as follows and in accordance with design guidelines of section 12-3-121(d):

a. Building height bonuses for superior building and site design, preservation of environmentally sensitive lands and open space, and/or provision of public benefit uses shall be based upon clear and convincing evidence that the proposed design will result in a superior product that is compatible with the surrounding land uses and produce a more desirable product than the same development without the bonus.

b. Building height bonuses for the provision of affordable housing shall be based upon ratios of the amount of affordable housing to market rate housing within a proposed residential development and shall include mechanisms to assure that the units remain affordable for a reasonable timeframe such as resale and rental restrictions and rights of first refusal.

c. All height bonus applications shall be submitted for review and approval by the City Planning Board.

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

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

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

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

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

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

The building height bonuses are **optional** and if adopted would incentivize superior site design and affordable housing. Therefore, the proposed ordinance would not have an adverse economic impact on a private, for-private business in the city.

LocaliQ
Florida
GANNETT

PO Box 631244 Cincinnati, OH 45263-1244

PROOF OF PUBLICATION

Robyn Tice
222 West Main Street
Pensacola FL 32502

STATE OF WISCONSIN, COUNTY OF BROWN

Before the undersigned authority personally appeared, who on oath says that he or she is the Legal Advertising Representative of the Pensacola News Journal, a newspaper published in Escambia County, Florida; that the attached copy of advertisement, being a Legal Ad in the matter of Govt Public Notices, was published on the publicly accessible website of Escambia County, Florida, or in a newspaper by print in the issues of, on:

01/08/2024

Affiant further says that the website or newspaper complies with all legal requirements for publication in chapter 50, Florida Statutes.
Subscribed and sworn to before me, by the legal clerk, who is personally known to me, on 01/08/2024

Legal Clerk

Vicky Felty

Notary, State of WI, County of Brown

9-9-28

My commision expires

Publication Cost:	$303.98	
Order No:	9642421	# of Copies:
Customer No:	1264502	0
PO #:	LSAR0043559	

THIS IS NOT AN INVOICE!

Please do not use this form for payment remittance.

VICKY FELTY
Notary Public
State of Wisconsin

NOTICE OF PROPOSED ORDINANCES

Please be advised that Proposed Ordinance Nos. 22-23, 23-23, 24-23 and 26-23 were presented to the City Council of the City of Pensacola for first reading on Thursday, December 14, 2023, and will be presented for final reading and adoption on Thursday, January 18, 2024, at 5:30 p.m., in Council Chambers on the First Floor of City Hall, 222 West Main Street, Pensacola, Florida.

The title(s) of the proposed ordinance(s) are as follows:

P.O. #22-23:

AN ORDINANCE AMENDING SECTION 12-3-121 OF THE CODE OF THE CITY OF PENSACOLA, FLORIDA, DEVELOPMENT STANDARDS AND GUIDELINES, CREATING SECTION 12-3-121(D)(9), BUILDING HEIGHT BONUSES; PROVIDING FOR SEVERABILITY; REPEALING CLAUSE; PROVIDING AN EFFECTIVE DATE.

P.O. #23-23:

AN ORDINANCE CREATING SECTION 11-2-11, 11-2-12, 11-2-13, 11-2-14, 11-2-15, 11-2-16, 11-2-17, 11-2-18, 11-2-19, OF THE CODE OF THE CITY OF PENSACOLA, FLORIDA; PROVIDING FOR A TRAFFIC INFRACTION DETECTION PROGRAM IN ACCORDANCE WITH FLORIDA STATUTES; PROVIDING FOR SEVERABILITY; REPEALING CLAUSE; AND PROVIDING AN EFFECTIVE DATE.

P.O. #24-23:

AN ORDINANCE CREATING SECTION 11-4-4, SECTION 11-4-5, AND SECTION 11-4-6 OF THE CODE OF THE CITY OF PENSACOLA, FLORIDA DANGEROUS USE OF PUBLIC RIGHTS OF WAY; PROVIDING FOR SEVERABILITY; REPEALING CLAUSE; AND PROVIDING AN EFFECTIVE DATE.

P.O. #26-23:

AN ORDINANCE CREATING CHAPTER 7-13 OF THE CODE OF THE CITY OF PENSACOLA, FLORIDA, RELATED TO THE REGULATION OF BUSINESSES ENGAGED IN PRUNING AND REMOVING TREES; ADOPTING APPROPRIATE INDUSTRY STANDARDS; PROVIDING FOR PENALTIES FOR DEVIATION FROM INDUSTRY STANDARDS; PROVIDING FOR SEVERABILITY; REPEALING CLAUSE; PROVIDING AN EFFECTIVE DATE.

A copy of proposed ordinances may be inspected by the public by calling the City Clerk's office to request a copy (850) 435-1606, or may be inspected in the City Clerk's office located on the 3rd floor of City Hall, 222 West Main Street, Pensacola, Florida or on-line with the agenda package on the City's website: https://pensacolafl.portal.civicclerk.com/. Interested parties may appear at the meeting and be heard with respect to the proposed ordinances. The meeting may also be viewed live stream at: https://pensacolafl.portal.civicclerk.com/.

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

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

CITY OF PENSACOLA, FLORIDA

By: Ericka L. Burnett, City Clerk

Visit www.cityofpensacola.com to learn more about City activities. Council agendas posted on-line before meetings.

January 8 2024

LSAR0043559

Appendix F

Informal Height Study

Informal Height Study

Staff conducted an informal building height study to better understand the architectural context adjacent to the 101 W Main and the 25 West Cedar project sites. The purpose of this study is to inform the design of potential new developments and to encourage new building massings that are respectful to the existing context and follow the city's stance on protecting waterfront views and access.

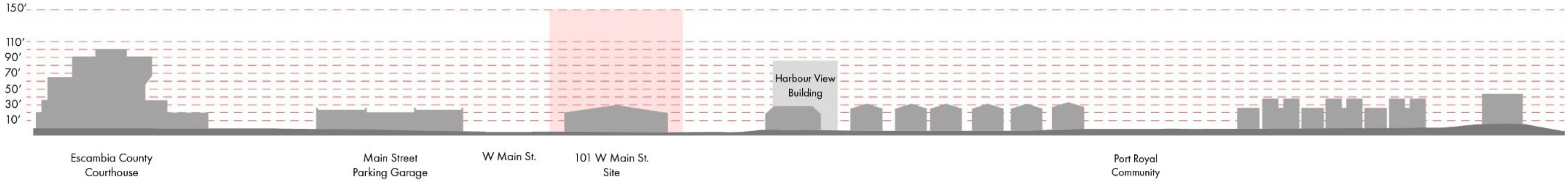
Existing Context

To increase density, proposals should consider the city's potential height bonus and be inspired by the heights of adjacent buildings, specifically the Escambia County Courthouse, which has an estimated building height of 90', and the Harbour View building, which has an estimated building height of 85'. However, proposals should also be cognizant of and non-imposing toward the existing Port Royal residential community to the site's South. This community includes building massings with estimated heights of 35' -45'.

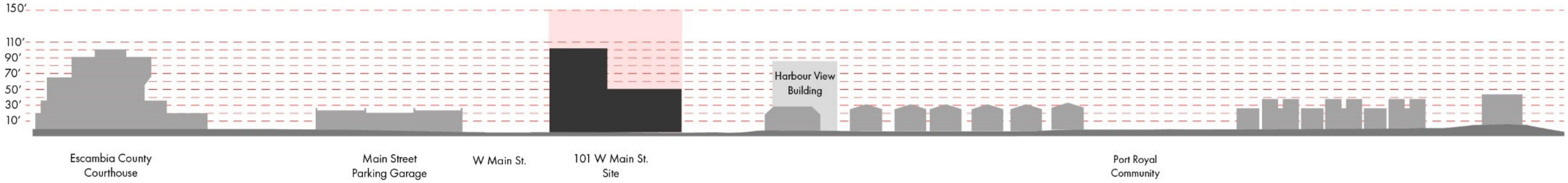
Potential Building Massing Examples

The conceptual building massing examples provided in the attached diagram envision height potentials and building massing treatments for new development on the site in question. Proposals should consider building massings that have their tallest elevations towards the W Main Street frontage, and shorter elevations towards the Port Royal Community. A step-down effect towards the water and the Port Royal community is preferred to create opportunities for creative public roof programming and to avoid imposing upon the existing residential community.

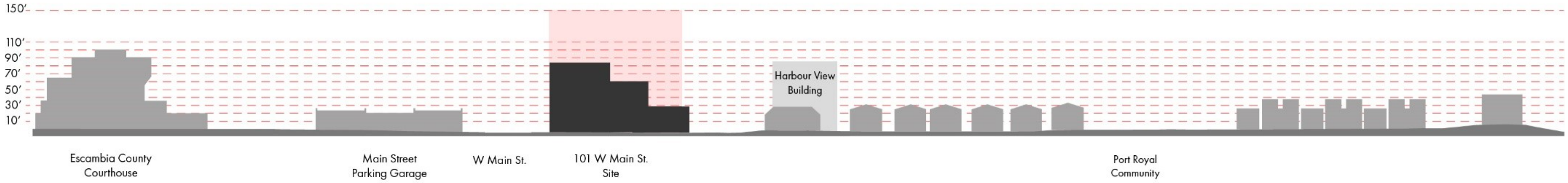
Building Height Study - Existing Context



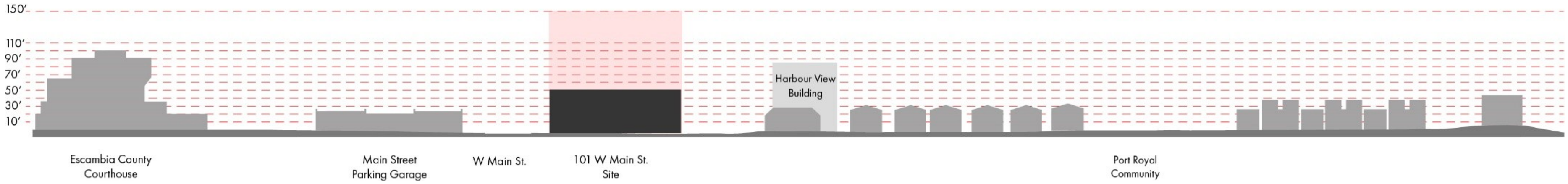
Potential Building Massing Example 1



Potential Building Massing Example 2



Potential Building Massing Example 3



Appendix G

Broker's Opinion of Cost

101 W Main Street, Pensacola, FL 32502

B.O.V - Comparable Sales Approach (Sale)

PREPARED FOR: City of Pensacola

Address: 101 W Main Street

#VALUE!

Subject Property Information

Tax Map Parcel ID # (PIN):	000S009100080026	Type of Construction:	stucco building
Taxing Jurisdiction:	CITY	Est. Bldg. Gross SF:	3,721 SF
Assessed Value, Land+Bldg	$1,218,404	Site Acreage:	0.69 acres
Intended Use:	Office	Building Condition:	good
Premises Type:		# Drive-Thru Lanes:	No
No. of stories:	1	Outside ATM?	No
Est. Actual/Effective Age:	1996	On-Site Parking (#spaces):	Ample

Comments (below): *explain strengths, weaknesses, zoning and use restrictions, etc.*

The property is located offMain Street, one of the major roadways in downtown Pensacola. The property is a little under 1 acres. Total square footage is 3,721. Buildings and land are zoned SPBD (South Palafox Business District).

Comps (minimum of two)

	COMP A	COMP B	COMP C
			#VALUE!
Address:	100 W Garden St Pensacola, FL	850 S Palafox units 103-105 Pensacola, FL	449/455 W Main Pensacola, FL
Property Description:	office, commercial	office, commercial	office, commercial
Size (SF):	11,900	3,500	20,500
Site Acreage:	1.89 acres	0.5	11.1
Sale Price	$5,420,365	$1,195,000	$7,000,000
Sales Price/PSF	$455.49	$341.43	$341.46
Transaction Date:	12/30/2020	pending	10/14/2022
Distance from Subject:	.6 miles	.4 miles	.5 miles
Comments (below):			

The approach to value used is the *Comparable Sales Approach* . Evaluating the property based upon recent sales for like-type properties will dictate the market value of the subject. The comparable sales that were used for this property are properties in Downtown Pensacola and primarily used as office space. Following this approach, we find the value to be in the range of **$1,273,000 and $1,694,000**

4

DATE OF BOV :	12/15/2023	High BOV:	$1,694,000
Est. Market Time (range):	Within 12-months	Low BOV:	$1,273,000

PREPARER INFORMATION

Prepared By:	Jenny Noonan		
Company Name:	NAI Pensacola		
Email:	jnoonan@naipensacola.com	Date Prepared:	12/15/2023