



City of Pensacola

222 West Main Street
Pensacola, FL 32502

Agenda - Final

Community Redevelopment Agency

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.)

Monday, February 6, 2023

3:30 PM

Council Chambers, 1st Floor

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

Members of the public may attend the meeting in person.

Members of the public may also attend and participate via live stream or phone.
Live meeting video: cityofpensacola.com/428/Live-Meeting-Video. Public input form here: www.cityofpensacola.com/CRAInput.

CALL MEETING TO ORDER

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

BOARD MEMBER DISCLOSURE

Board Members disclose ownership or control of interest directly or indirectly of property in the Community Redevelopment Area

CHAIRMAN'S REPORT

APPROVAL OF MINUTES

1. [23-00123](#) CRA MEETING MINUTES - 1/17/2023

Attachments: [CRA MEETING MINUTES - 1/17/2023](#)

PRESENTATIONS

2. [23-00107](#) 200 WEST GARDEN STREET REDEVELOPMENT PROJECT

Recommendation: That the Community Redevelopment Agency (CRA) receive a presentation from 200 West Garden Inc. regarding the planned redevelopment project at Garden and Spring Street.

Sponsors: Teniade Broughton

Attachments: [Site Map - 4.78 Acres](#)
[Site Map - 0.70 Acres](#)

ACTION ITEMS**3. [23-00105](#) WAIVER OF DOCKING FEES FOR PLAZA DE LUNA - SCHOONER HARVEY GAMAGE - SAILING SCHOOL VESSEL**

Recommendation: That the Community Redevelopment Agency (CRA) consider a request from Sailing Ships Maine (Charterer) to approve a fee waiver for docking of the Schooner Harvey Gamage, a sailing school vessel, at Plaza de Luna from February 26, 2023 to February 27, 2023 and from March 17, 2023 to March 27, 2023.

Sponsors: Teniade Broughton

Attachments: [Waiver Request](#)
[Sample Tall Ship Sail Training Flyer](#)
[Berth Applications](#)
[Cost Estimate](#)

4. [23-00002](#) REQUEST TO NEGOTIATE THE SPECIAL WARRANTY DEED RESTRICTION REQUIREMENTS RELATED TO 100 W INTENDENCIA ST.

Recommendation: That the Community Redevelopment Agency (CRA) consider authorizing staff to negotiate the deed restrictions set forth in the special warranty deed for the property addressed as 100 West Intendencia Street (formally 120 W. Government Street) per a request from G Squared Pensacola LLC.

Sponsors: Teniade Broughton

Attachments: [Development Proposal - G. Squared LLC](#)
[Special Warranty Deed](#)
[Amendment Extending Construction Commencement](#)
[Accepted Plans](#)
[Location Map](#)
[Developer's Request Letter](#)

DISCUSSION ITEMS

5. [23-00106](#) GARDEN STREET LIGHTS DISCUSSION

Sponsors: Teniade Broughton

Attachments: [Supplemental Budget Resolution No. 2023-01](#)
[Supplemental Budget Explanation No. 2023-01 CRA](#)

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 436-5640 (or TDD 435-1666) for further information. Request must be made at least 48 hours in advance of the event in order to allow the City time to provide the requested services.

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 #: 23-00123

Community Redevelopment Agency

2/6/2023

SUBJECT:

CRA MEETING MINUTES - 1/17/2023

City of Pensacola



COMMUNITY REDEVELOPMENT AGENCY

Meeting Minutes

January 17, 2023,

4:51 P.M.

Council Chambers

The Community Redevelopment Agency (CRA) Board meeting was called to order by Chairperson Broughton at 4:51 P.M. (Immediately following the 3:30 P.M. City Council Agenda Conference).

CALL MEETING TO ORDER

CRA MEMBERS PRESENT: Teniade Broughton, Jennifer Brahier, Charles Bare, Casey Jones, Jared Moore, Allison Patton, Delarian Wiggins

CRA MEMBERS ABSENT: None

Public participation was available as follows:

Members of the public may also attend and participate via live stream or phone.

Live meeting video: cityofpensacola.com/428/Live-Meeting-Video. Public input form here: www.cityofpensacola.com/CRAInput.

BOARD MEMBER DISCLOSURE

BOARD MEMBERS DISCLOSE OWNERSHIP OR CONTROL OF INTEREST DIRECTLY OR INDIRECTLY OF PROPERTY IN THE COMMUNITY REDEVELOPMENT AREA

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

CHAIRMAN'S REPORT

Chairperson Broughton notified Board Members of a Special CRA meeting that will be held on February 23, 2023 at 5:00 p.m., immediately preceding the City Council meeting, to award bid of the Clubbs Street Reconstruction Project. City Deputy Administrator David Forte provided extra details. Assistant CRA Manager Victoria D'Angelo confirmed the date and time of the special meeting.

APPROVAL OF MINUTES

1. [23-00051](#) CRA MEETING MINUTES -12/12/2022

A motion was made by CRA Member Charles Bare, seconded by CRA Member Jennifer Brahier.

The motion carried by the following vote:

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

No: 0 None

PRESENTATIONS

None.

ACTION ITEMS

2. [23-00004](#) AMENDMENT NO. 1 TO INTERLOCAL AGREEMENT FOR COMMUNITY POLICING FOR FISCAL YEAR 2023

Recommendation: That the Community Redevelopment Agency (CRA) approve Amendment No. 1 to the Interlocal Agreement for Community Policing for the Fiscal Year 2023 with the City of Pensacola to increase the allocation to an amount not to exceed \$291,700 to increase police presence within the Urban Core Community Redevelopment Area, particularly during night and weekend hours.

A motion was made by CRA Member Jennifer Brahier, seconded by CRA Member Jared Moore.

Assistant CRA Manager Victoria D'Angelo gave an overview of the item. Pensacola Police Chief Eric Randall, Police Officer David Partrick and City Deputy Administrator David Forte all spoke to the item. Staff answered questions accordingly.

The motion carried by the following vote:

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

No: 0 None

3. [2023 -01 CRA SUPPLEMENTAL BUDGET RESOLUTION NO. 2023-01 CRA - NON-ENCUMBERED CARRYOVER RESOLUTION](#)

Recommendation: That the Community Redevelopment Agency adopt Supplemental Budget Resolution No. 2023-01 CRA.

A RESOLUTION OF THE PENSACOLA COMMUNITY REDEVELOPMENT AGENCY APPROVING AND CONFIRMING REVISIONS AND APPROPRIATIONS FOR THE FISCAL YEAR ENDING SEPTEMBER 30, 2023; PROVIDING FOR AN EFFECTIVE DATE.

A motion was made by CRA Member Jared Moore, seconded by CRA Member Casey Jones.

Assistant CRA Manager Victoria D'Angelo provided an overview of the item. City Deputy David Forte spoke to the item. Staff responded accordingly to questions.

The motion carried by the following vote:

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

No: 0 None

DISCUSSION ITEMS

None.

OPEN FORUM

None.

ADJOURNMENT

APPROVED _____



Memorandum

File #: 23-00107

Community Redevelopment Agency

2/6/2023

PRESENTATION ITEM

FROM: Teniade Broughton, Chairperson

SUBJECT:

200 WEST GARDEN STREET REDEVELOPMENT PROJECT

REQUEST:

That the Community Redevelopment Agency (CRA) receive a presentation from 200 West Garden Inc. regarding the planned redevelopment project at Garden and Spring Street.

SUMMARY:

Developer, 200 West Garden Inc., will provide a presentation regarding its planned redevelopment project located at Garden and Spring Street. This mixed-use project includes approximately 328 residential rental units, 54 condominium units, 37,000 square feet of grocery retail space, as well as, structured parking. A public-private partnership is requested to facilitate the construction of streetscape improvements along Spring Street from Garden to Romana Street. It is anticipated that this request will come forward to the Community Redevelopment Agency (CRA) for consideration during its March 6th meeting.

PRIOR ACTION:

None.

STAFF CONTACT:

David Forte, Deputy City Administrator - Community Development

Sherry Morris, Development Services Director

Victoria D'Angelo, CRA Assistant Manager

[Click or tap here to enter text.](#)

ATTACHMENTS:

- 1) Site Map - 4.78 Acres
- 2) Site Map - .70 Acres

PRESENTATION: Yes



GARDEN STREET (150' PUBLIC, R/W)

DESCRIPTION: (PREPARED BY REBOL-BATTLE & ASSOCIATES, INC.)

COMMENCE AT THE INTERSECTION OF THE SOUTHERLY RIGHT-OF-WAY (R/W) LINE OF GARDEN STREET (150' WIDE PUBLIC R/W) AND THE EASTERLY R/W LINE OF REUS STREET (50' WIDE PUBLIC R/W); THENCE PROCEED NORTH 80°12'33" EAST ALONG SAID SOUTHERLY R/W LINE FOR A DISTANCE OF 183.50 FEET TO THE POINT OF BEGINNING; THENCE CONTINUING LAST COURSE PROCEED NORTH 80°12'33" EAST ALONG SAID SOUTHERLY R/W LINE FOR A DISTANCE OF 503.70 FEET TO THE INTERSECTION OF SAID SOUTHERLY R/W LINE AND THE WESTERLY R/W LINE OF SPRING STREET (PUBLIC R/W VARIES); THENCE DEPARTING SOUTHERLY R/W LINE PROCEED SOUTH 09°42'05" EAST ALONG SAID SOUTHERLY R/W LINE FOR A DISTANCE OF 294.79 FEET TO THE POINT OF CURVATURE OF A CIRCULAR CURVE CONCAVE WESTERLY, SAID CURVE HAVING A RADIUS OF 230.00 FEET; THENCE PROCEED SOUTHERLY ALONG THE ARC OF SAID CURVED R/W LINE FOR AN ARC DISTANCE OF 25.58 FEET (DELTA ANGLE = 06°22'25", CHORD DISTANCE = 25.57 FEET, CHORD BEARING = SOUTH 06°30'53" EAST); THENCE DEPARTING SAID WESTERLY R/W LINE PROCEED SOUTH 80°19'07" WEST FOR A DISTANCE OF 158.39 FEET; THENCE PROCEED SOUTH 09°40'53" EAST FOR A DISTANCE OF 79.42 FEET; THENCE PROCEED SOUTH 80°19'07" WEST FOR A DISTANCE OF 117.00 FEET; THENCE PROCEED SOUTH 09°40'53" EAST FOR A DISTANCE OF 81.04 FEET TO A POINT ON THE NORTHERLY R/W LINE OF ROMANA STREET (45' WIDE PUBLIC R/W); THENCE PROCEED SOUTH 80°12'18" WEST ALONG SAID NORTHERLY R/W LINE FOR A DISTANCE OF 233.48 FEET; THENCE DEPARTING SAID NORTHERLY R/W LINE PROCEED NORTH 09°51'44" WEST FOR A DISTANCE OF 149.00 FEET; THENCE PROCEED NORTH 80°12'18" EAST FOR A DISTANCE OF 7.00 FEET; THENCE PROCEED NORTH 09°51'44" WEST FOR A DISTANCE OF 91.13 FEET; THENCE PROCEED SOUTH 80°12'26" WEST FOR A DISTANCE OF 4.50 FEET; THENCE PROCEED NORTH 09°51'44" WEST FOR A DISTANCE OF 116.02 FEET; THENCE PROCEED NORTH 80°08'16" EAST FOR A DISTANCE OF 5.50 FEET; THENCE PROCEED NORTH 09°51'44" WEST FOR A DISTANCE OF 124.10 FEET TO THE POINT OF BEGINNING.

LYING IN AND BEING A PORTION OF SECTIONS 43, 45 & 46, TOWNSHIP 2 SOUTH, RANGE 30 WEST, ESCAMBIA COUNTY, FLORIDA, AND CONTAINING 4.78 ACRES MORE OR LESS.

GENERAL NOTES:

1. NORTH AND THE SURVEY DATUM SHOWN HEREON IS BASED ON THE NORTHERLY RIGHT-OF-WAY LINE OF ROMANA STREET HAVING A BEARING OF SOUTH 80°12'18" WEST; A COPY OF A BOUNDARY SURVEY PREPARED BY PITTMAN, GLAZE AND ASSOCIATES, INC. (JOB No. 39068-21, DATED 3-5-2021) & DEEDS OF RECORD.
2. MEASUREMENTS AS SHOWN HEREON WERE MADE TO UNITED STATES STANDARDS AND ARE EXPRESSED IN DECIMAL OF FEET.
3. THIS IS A NEW PARCEL DESCRIBED PER THE CLIENTS REQUEST. THE PARENT TRACT DESCRIPTION IS RECORDED IN OFFICIAL RECORD BOOK 8816 AT PAGE 1777 OF THE PUBLIC RECORDS OF ESCAMBIA COUNTY, FLORIDA.
4. IT IS THE OPINION OF THE UNDERSIGNED SURVEYOR & MAPPER THAT THE PARCEL OF LAND SHOWN HEREON IS IN ZONE "X", AREAS DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOODPLAIN, BASED ON THE FEDERAL EMERGENCY MANAGEMENT AGENCY FLOOD INSURANCE RATE MAP FOR ESCAMBIA COUNTY, FLORIDA, COMMUNITY PANEL NUMBER 12033C0390G, EFFECTIVE DATE OF SEPTEMBER 29, 2006.
5. GRAPHIC SYMBOLISM FOR FEATURES SUCH AS MONUMENTATION, FENCES, TREES, TREE LINES, UTILITIES ET CETERA MAY BE EXAGGERATED IN SIZE FOR CLARITY PURPOSES. DIMENSIONS TO EXAGGERATED FEATURES WILL SUPERSEDE SCALED MEASUREMENTS.
6. NO TITLE SEARCH WAS PERFORMED BY NOR PROVIDED TO THIS FIRM FOR THE SUBJECT PROPERTY. THERE MAY BE DEEDS OF RECORD, UNRECORDED DEEDS, EASEMENTS, RIGHTS-OF-WAY, BUILDING SETBACKS, RESTRICTIVE COVENANTS OR OTHER INSTRUMENTS WHICH COULD AFFECT THE BOUNDARIES OR USE OF THE SUBJECT PROPERTY.

SURVEYOR'S CERTIFICATE:

I HEREBY CERTIFY THAT THE DESCRIPTION AND SKETCH SHOWN HEREON WAS MADE UNDER MY RESPONSIBLE CHARGE AND MEETS THE STANDARDS OF PRACTICE AS SET FORTH BY THE FLORIDA BOARD OF PROFESSIONAL SURVEYORS AND MAPPERS IN CHAPTER 5J-17.050, 5J-17.051 AND 5J-17.052 FLORIDA ADMINISTRATIVE CODE, PURSUANT TO SECTION 472.027 FLORIDA STATUTES TO THE BEST OF MY KNOWLEDGE AND BELIEF.

Mark A. Norris 01/22/22
 MARK A. NORRIS DATE
 FLORIDA REGISTRATION No. 6211

INTERSECTION OF SOUTHERLY R/W LINE OF GARDEN STREET & WESTERLY R/W LINE OF SPRING STREET

SECTION 43
SECTION 45

SPRING STREET
(PUBLIC, R/W VARIES)

S 09°42'05" E 294.79'
WESTERLY R/W LINE

R=230.00'
L=25.58'
Δ=6°22'25"
Ch=25.57'
Ch Brg=S 06°30'53" E

SECTION 45
SECTION 46

0.70± ACRES

4.78± ACRES

ROMANA STREET (45' PUBLIC, R/W)

BLOCK 1 DONELSON TRACT

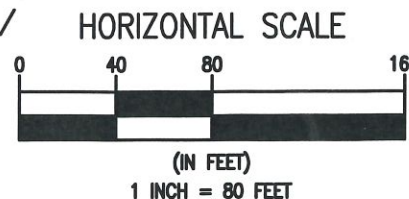
INTERSECTION OF WESTERLY R/W LINE OF SPRING STREET & NORTHERLY R/W LINE OF ROMANA STREET

SECTION 43
SECTION 46

EAST LINE BLOCK 1
WESTERLY R/W LINE SPRING STREET
(PREVIOUSLY KNOWN AS BARCELONA STREET)

LEGEND:

L	DENOTES ARC LENGTH	O.R.	DENOTES OFFICIAL RECORDS BOOK
Ch Brg	DENOTES CHORD BEARING	PG	DENOTES PAGE NUMBER
Ch	DENOTES CHORD LENGTH	PC	DENOTES POINT OF CURVATURE
Δ	DENOTES DELTA ANGLE	R	DENOTES RADIUS
±	DENOTES MORE OR LESS	R/W	DENOTES RIGHT-OF-WAY
No.	DENOTES NUMBER		



RBA
 REBOL-BATTLE & ASSOCIATES
 Civil Engineers and Surveyors
 2301 N. Ninth Avenue, Suite 300
 Pensacola, Florida 32503
 Telephone: 850.438.0400 Fax: 850.438.0448
 EB 00006857 LB7916

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

215 WEST GARDEN STREET
 PENSACOLA, FLORIDA 32502
 A PORTION OF SECTION 43, 44, 45, 46 TOWNSHIP 2 SOUTH RANGE 30 WEST COUNTY: ESCAMBIA STATE: FLORIDA

NO.	DATE	APPR.	REVISION/ACTION TAKEN

PROJECT: 2021.158
 DRAWN BY: DFB
 CHKD BY: MAN
 SCALE: 1" = 80'
 FB: N/A
 PG: N/A
 DATE: 08/18/2022

DESCRIPTION & SKETCH
 PREPARED FOR: 200 WEST GARDEN, LLC.
 REQUESTED BY: 200 WEST GARDEN, LLC.



GARDEN STREET
(150' PUBLIC, R/W)

DESCRIPTION: (PREPARED BY REBOL-BATTLE & ASSOCIATES, INC.)

COMMENCE AT THE INTERSECTION OF THE SOUTHERLY RIGHT-OF-WAY (R/W) LINE OF GARDEN STREET (150' WIDE PUBLIC R/W) AND THE EASTERLY R/W LINE OF REUS STREET (50' WIDE PUBLIC R/W); THENCE PROCEED SOUTH 09°51'44" EAST ALONG SAID EASTERLY R/W LINE FOR A DISTANCE OF 480.28 FEET TO THE INTERSECTION OF SAID EASTERLY R/W LINE AND NORTHERLY R/W LINE OF ROMANA STREET (45' WIDE PUBLIC R/W); THENCE DEPARTING SAID EASTERLY R/W LINE PROCEED NORTH 80°12'18" EAST ALONG SAID NORTHERLY R/W LINE FOR A DISTANCE OF 408.98 FEET TO THE POINT OF BEGINNING; THENCE DEPARTING SAID NORTHERLY R/W LINE PROCEED NORTH 09°40'53" WEST FOR A DISTANCE OF 81.04 FEET; THENCE PROCEED NORTH 80°19'07" EAST FOR A DISTANCE OF 117.00 FEET; THENCE PROCEED NORTH 09°40'53" WEST FOR A DISTANCE OF 79.42 FEET; THENCE PROCEED NORTH 80°19'07" EAST FOR A DISTANCE OF 158.39 FEET TO THE WESTERLY R/W LINE OF SPRING STREET (PUBLIC R/W VARIES) SAID POINT ALSO BEING THE NON-TANGENT POINT OF CURVATURE OF A CIRCULAR CURVE CONCAVE NORTHWESTERLY, SAID CURVE HAVING A RADIUS OF 230.00 FEET; THENCE PROCEED SOUTHERLY ALONG THE ARC OF SAID CURVED R/W LINE FOR AN ARC DISTANCE OF 94.84 FEET (DELTA ANGLE = 23°37'38", CHORD DISTANCE = 94.17 FEET, CHORD BEARING = SOUTH 08°29'07" WEST) TO THE POINT OF TANGENCY; THENCE PROCEED SOUTH 20°17'55" WEST ALONG SAID WESTERLY R/W LINE FOR A DISTANCE OF 81.47 FEET TO THE INTERSECTION OF SAID WESTERLY R/W LINE AND THE AFORESAID NORTHERLY R/W LINE; THENCE DEPARTING SAID WESTERLY R/W LINE PROCEED SOUTH 80°12'18" WEST ALONG SAID NORTHERLY R/W LINE FOR A DISTANCE OF 205.32 FEET TO THE POINT OF BEGINNING.

LYING IN AND BEING A PORTION OF SECTIONS 43, 45 & 46, TOWNSHIP 2 SOUTH, RANGE 30 WEST, ESCAMBIA COUNTY, FLORIDA, AND CONTAINING 0.70 ACRES MORE OR LESS.

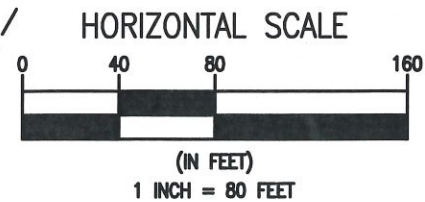
GENERAL NOTES:

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Mark A. Norris
MARK A. NORRIS
FLORIDA REGISTRATION No. 6211
DATE: 8/22/22



LEGEND:

L	DENOTES ARC LENGTH	PG	DENOTES PAGE NUMBER
Ch Brg	DENOTES CHORD BEARING	NT	DENOTES NON-TANGENT POINT OF CURVATURE
Ch	DENOTES CHORD LENGTH	PC	DENOTES POINT OF CURVATURE
Δ	DENOTES DELTA ANGLE	PT	DENOTES POINT OF TANGENCY
±	DENOTES MORE OR LESS	R	DENOTES RADIUS
No.	DENOTES NUMBER	R/W	DENOTES RIGHT-OF-WAY
O.R.	DENOTES OFFICIAL RECORDS BOOK		

POINT OF COMMENCEMENT
INTERSECTION OF SOUTHERLY R/W LINE OF GARDEN STREET & EASTERLY R/W LINE OF REUS STREET

INTERSECTION OF SOUTHERLY R/W LINE OF GARDEN STREET & WESTERLY R/W LINE OF SPRING STREET

00-05-00
9070-170-004

00-05-00
9070-230-004

4.78± ACRES

00-05-00-9070-161-004
O.R. 8816, PG 1777
(PARCEL 1)

00-05-00-9070-260-004
O.R. 8816, PG 1777
(PARCEL 4)

00-05-00-9070-270-004
O.R. 8816, PG 1777
(PARCEL 3)

00-05-00-9070-222-004
O.R. 8816, PG 1777
(PARCEL 5)

00-05-00-9070-222-004
O.R. 8816, PG 1777
(PARCEL 2)

0.70± ACRES

(REFERENCE BEARING)
S 80°12'18" W 205.32'

ROMANA STREET (45' PUBLIC, R/W)

BLOCK 1 DONELSON TRACT

POINT OF BEGINNING

P:\2021\2021.158 BEARING POINT-GARDEN ST\SURVEY\2021.158_215 WEST GARDEN.DWG

RBA
REBOL-BATTLE & ASSOCIATES
Civil Engineers and Surveyors
200 N. U.S. Highway 90, Suite 300
Pensacola, Florida 32503
Telephone 850.438.0400 Fax 850.438.0448
EB 0009567

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

215 WEST GARDEN STREET
PENSACOLA, FLORIDA 32502

A PORTION OF
SECTION: 43, 44, 46 TOWNSHIP: 2 SOUTH RANGE: 30 WEST
COUNTY: ESCAMBIA STATE: FLORIDA

NO.	DATE	APPR.	REVISION/ACTION TAKEN

PROJECT: 2021.158
DRAWN BY: DFS
CHKD BY: MAN
SCALE: 1" = 80'
F.B.: N/A
P.G.: N/A
DATE: 08/18/2022

DESCRIPTION & SKETCH

PREPARED FOR: 200 WEST GARDEN, LLC.
REQUESTED BY: 200 WEST GARDEN, LLC.

1 of 1



City of Pensacola

222 West Main Street
Pensacola, FL 32502

Memorandum

File #: 23-00105

Community Redevelopment Agency

2/6/2023

ACTION ITEM

SPONSOR: Teniade Broughton, Chairperson

SUBJECT:

WAIVER OF DOCKING FEES FOR PLAZA DE LUNA - SCHOONER HARVEY GAMAGE - SAILING SCHOOL VESSEL

RECOMMENDATION:

That the Community Redevelopment Agency (CRA) consider a request from Sailing Ships Maine (Charterer) to approve a fee waiver for docking of the Schooner Harvey Gamage, a sailing school vessel, at Plaza de Luna from February 26, 2023 to February 27, 2023 and from March 17, 2023 to March 27, 2023.

SUMMARY:

Sailing Ships Maine (Charterer) is requesting a fee waiver for docking of the Schooner Harvey Gamage, a sailing school vessel at Plaza de Luna from February 26, 2023 to February 27, 2023 and from March 17, 2023 to March 27, 2023 (11 days). Sailing Ships Maine plans to offer two weekend days of free pubic open ship tours on March 19th and March 25th and one weekday of free school tours between March 20th and March 24th.

The value of the waiver request is estimated at \$689.78 for the February stay and \$5,232.82 for the March stay for a total of \$5,922.60. The waiver request, berth applications and cost estimates are attached.

PRIOR ACTION:

None.

FUNDING:

N/A

FINANCIAL IMPACT:

If approved, an estimated \$689.78 for the February stay and \$5,232.82 for the March stay for a total of \$5,922.60 in docking fees will be waived.

LEGAL REVIEW ONLY BY CITY ATTORNEY: Choose an item.

[Click here to enter a date.](#)

STAFF CONTACT:

David Forte, Deputy City Administrator - Community Development

Sherry Morris, Development Services Director

Victoria D'Angelo, CRA Assistant Manager

[Click or tap here to enter text.](#)

ATTACHMENTS:

- 1) Waiver Request
- 2) Sample Tall Ship Sail Training Flyer
- 3) Berth Applications
- 4) Cost Estimate

PRESENTATION: No



25 January 2023

Dear Tiffany and Victoria,

I am writing to request free dockage for the Sailing School Vessel Schooner Harvey Gamage, operated by Sailing Ships Maine, a 501(c)3 non-profit organization. Our mission is to provide hands-on educational opportunities for people of all ages to learn about teamwork, leadership, marine science, sailing, and maritime history.

The Schooner Harvey Gamage is a beautiful and well-maintained vessel that would be a great attraction to your dock. In exchange for free dockage, we are willing to offer free deck tours to the public on March 19th and 25th, as well as school tours during one weekday of your choice (March 20, 21, 22, 23, or 24) These tours would provide students and visitors with a unique and educational experience, and would help to promote your facility and the community.

We understand that dockage is a valuable resource, and we are willing to work with you to ensure that our vessel does not take up space that is needed for other boats. We would be happy to provide any additional information or documentation that you may need to make a decision.

We look forward to hearing from you, and we hope that we can work together to provide a valuable educational experience for the community.

Requested dates for dockage are: one night in February arriving on the 26th, departing the 27th; and up to ten nights alongside in March arriving on the 17th and departing on the 27th.

Sincerely,

Pamela Coughlin,
Port Captain
Sailing Ships Maine

pamela@sailingshipsmaine.org

Mobile: 415-787-2178



Introducing Three Tall Ships to the SSM Fleet for Summer/Fall 2022

Introduction

Sailing Ships Maine has provided accredited sail training programs on multiple tall ships during our seven year history. In addition to operating Schooner Harvey Gamage, this year we have expanded summer programming to include a flotilla of three smaller tall ships voyaging along the Maine coast.

About the Program

Each ship has a Captain and a Mate to operate the vessel and teach with overnight bunks for student sail trainees. There is room for one or two additional adult instructors on each vessel if needed. One week voyages take place along the coast of Maine with an opportunity to explore the islands. The tall ships sail together during the day, anchor in the evenings, and provide small boats for crews to meet and gam. The voyage takes place along the [Maine Island Trail](#) system.

Highlights

- 3:1 student to instructor ratio
- Students have the opportunity to meet and learn in small groups
- The size of the vessels allows for more island exploration.
- Students will join together for an island lobster-bake during the one week voyage.
- Students and crew live, cook and operate the tall ships.

Outcomes

- Sail trainees earn a semester credit in Nautical Science, accredited by Falmouth High School of Falmouth, Maine.
- Sail trainees build skills in teamwork, responsibility, and accountability.
- Sail trainees engage in hands-on learning in the natural environment in a technology free 24/7 outdoor experience.



Sample Voyage Itinerary

Portland Harbor
Chebeague Island
Monhegan Island
Christmas Cove
Boothbay Harbor
Portland Harbor
Chandler Cove
Rockland
Camden Harbor
Harpwell Cove



ABOUT THE VESSELS

Schooner Tyrone is a gaff rigged schooner launched in 1939 and owned and operated by Captain and mechanical engineer, Rayford Chew.

About the schooner:

- 47 Gross Tons
- 73' length overall 60' on deck
- 15' Beam
- 9' Draft
- Carries two small boats one 11' rowing and the other a 10' sailing dinghy





Schooner Sara Jane is a gaff-rigged Murray Peterson Coastal III Schooner built in 1980 and then rebuilt in 2008 by Walter Schulz of the famed Shannon Boat Company in Rhode Island. The schooner is now owned and operated by Sailing Ships Maine.

About the schooner:

- 17 Gross Tons
- 53' length overall 41' on deck
- 12' beam
- 6'3" draft
- 8' rowing dinghy





Gaff-Rigged Sloop, Vela is a plank-on-frame, gaff sloop designed and built in 1996 in Rockport, ME.

About the vessel:

- 20 Gross Tons
- 50' length overall
- 14'6" beam
- 5'6" draft
- 12' Inflatable Small Boat





SAILING SHIPS MAINE

Sail Training Curriculum

(Aligned with the Guiding Principles of
The State of Maine Learning Results)

Watch keeping:

- Demonstrate knowledge of watch procedures and an ability to follow them.
- Demonstrate the ability to execute a “boat check” during a watch.
- Demonstrate the ability to steer a vessel by:
 - Compass.
 - Sail.
 - Visual mark
- Explain and demonstrate the procedures for relieving the watch.
- Demonstrate the ability to execute helm orders.
- Demonstrate the ability to stand a lookout and to correctly report hazards and approaching vessels.

Safety Procedures:

- Locate and explain the station bill.
- Identify and explain your position during any drill.
- Locate and explain fire control and life-saving plan.
- Identify the alarms and what they mean.
- Locate and explain:
 - Abandon ship supply location.
 - Life rafts, rings, lines and buoys.
 - Fire stations.
 - Crew overboard station.
 - Life jackets and immersion suits.
 - Cold water survival equipment and techniques.

Sail Handling:

- Demonstrate how to utilize a belaying pin to properly make off, coil and hang a line.
- Demonstrate how to properly slack, haul and sweat a line.
- Demonstrate proper technique for working in the rig and sail furling
- Visually identify and explain running rigging.
- Visually identify and explain all standing rigging.
- Explain and execute commands for setting and dousing sails.



Marlinspike

- Demonstrate how to tie each of the following knots and their uses:
 - Belaying line.
 - Figure eight.
 - Square (reef) knot.
 - Bowline.
 - Clove hitch.
 - Rolling hitch.
 - Sheet bend.
 - Round turn and two half hitches.

Advanced Sailing:

- Define and describe the following terms:
 - Port tack/Starboard tack
 - Heading up
 - Falling off
- Explain how the ship sails into the wind (airfoil effect). Explain how wind will push vessel from aft of the beam and the reasons for choosing one or the other.
- Describe the different points of sail:
 - Close hauled
 - Beam reach
 - Broad reach
 - Running
 - In Irons
- Explain wearing and tacking, how each is accomplished and why one might choose to do one or the other.

Basic Navigation:

- Explain latitude and longitude.
- Plot a fix from a given latitude and longitude.
- Plot a fix from compass bearings.
- Explain deviation and variation and correct for both.
- Plot pilotage in both magnetic and true from a given fix.
- Maintain an accurate DR position.
- Maintain an accurate Log of all navigation and shipboard activities.

Victoria D'Angelo

From: Thomas Coggin
Sent: Wednesday, January 25, 2023 12:59 PM
To: Victoria D'Angelo; Tiffany Whiting
Subject: FW: [EXTERNAL] Online Form Submittal: City of Pensacola, Florida / Plaza de Luna Berth Application (Berth 13-14-15-16)

Here you go!

Thanks,

Thomas Coggin

Port Commercial Development & Seaport Security Manager

Visit us at <https://www.portofpensacola.com>

700 S. Barracks St.

Pensacola, FL 32502

Office: 850.436.5070

Cell: 850.426.2519

tcoggin@cityofpensacola.com



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

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

Sent: Tuesday, January 24, 2023 5:38 PM

To: Thomas Coggin <tcoggin@cityofpensacola.com>; Kenny Emberton <KEmberton@cityofpensacola.com>; Jamie Mclaughlin <jmclaughlin@cityofpensacola.com>; Nikki Gray <NGray@cityofpensacola.com>; Rick Bates <RBates@cityofpensacola.com>; Tiffany Whiting <TWhiting@cityofpensacola.com>; PortGuard <PortGuard@cityofpensacola.com>; Victoria D'Angelo <VDangelo@cityofpensacola.com>

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

THIS EMAIL IS FROM AN EXTERNAL EMAIL ACCOUNT

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

City of Pensacola, Florida / Plaza de Luna

Berth Application (Berth 13-14-15-16)

The vessel agent for any vessel shall file a berth application request form with the Community Redevelopment Agency (CRA) of the City of Pensacola at least ten (10) business days prior to the arrival of the vessel. No cargo, hazardous materials, or international cruise operations are permitted at Berths 13-16.

In requesting a berth application, 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, vessel agents or 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 vessel agents or crew contact the Port Security Office to check in upon arrival.

In making a berth application, the vessel agent 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's/CRA's property caused by the owner, its agent, and employees.

Chapter 376.071 Florida Statutes provides that any vessel operating in state waters with a storage capacity to carry 10,000 gallons or more of pollutants as fuel and cargo shall maintain an adequate written ship-specific Spill Prevention and Control Contingency Plan. Violators are subject to fine as administered by the State of Florida.

For Official Use Only:	Berth Assignment Approved:	_____	_____
		(Signature)	(Date)
	CRA/Port Revenue Account for Posting	105.345910	_____

Vessel Information

Vessel: **Schooner Harvey Gamage**

Call Letters: WDK4794

Flag: USA

IMO Number: NA

Maximum Draft: 10 FEET

Arrival Draft: 10 FEET

Lloyd's Registration
Tonnage: NA

N/T 91

G/T: 94

(Section Break)

Arrival / Departure Information

ARRIVL DATE: 02/26/2023

TIME: * 1000

(central time)

LAST PORT: BILOXI, MS

NEXT PORT: MOBILE, AL

DEPARTURE DATE: 02/27/2023

TIME: * 1000

(central time)

*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.

(Section Break)

Operational Information

Vessel will Conduct: (check all that apply) *Field not completed.*

Description of Visit: (for use in response to media/public inquires. attach description if necessary) Sailing School Vessel, Schooner Harvey Gamage will be arriving with her 19 students who will be within the last final week of their 65-day Ocean Classroom Semester.

See Dockage application for 17 through 27 March, 2023
In exchange for zero fee dockage, Sailing Ships Maine would like to offer the Port of Pensacola:
two weekend days of public open ship tours (19 and 26 March),
and one weekday of school tours for a day of your choice
between 20 and 25 March).

On Board Contact: John Bebee-Center

Title/Position: Captain

Phone: 860-460-2688

E-mail: Captain@sailingshipsmaine.org

check box if generally available while underway E-mail

Operational Details

Vessel: (check all that apply)

Will receive: *Field not completed.*

Will Change crew: No

Requests: Fresh Water (1)

(1) To coordinate these services, please contact Kenny Emberton with the Port of Pensacola at (850) 982-0071.

Layberth: Vehicle Parking or other landside transportation accommodation needs if not addressed below: *Field not completed.*

(Section Break)

1. FOR MULTI-DAY/OVERNIGHT PASSENGER OPERATIONS:

Total Passengers:	<i>Field not completed.</i>
Embarking:	<i>Field not completed.</i>
Disembarking:	<i>Field not completed.</i>
Embarkation date:	<i>Field not completed.</i>
Time From:	<i>Field not completed.</i>
To:	<i>Field not completed.</i>
Disembarkation Date	<i>Field not completed.</i>
Time From:	<i>Field not completed.</i>
To:	<i>Field not completed.</i>
Vehicle Parking or other landside transportation accommodation needs:	<i>Field not completed.</i>

2. FOR DAY, HARBOR OR DINNER CRUISES:

Total Capacity:	<i>Field not completed.</i>
Day/Harbor:	<i>Field not completed.</i>
Dinner	<i>Field not completed.</i>
Water Taxi:	<i>Field not completed.</i>
Days of Operation: (check all that apply)	<i>Field not completed.</i>
Scheduled Departure Time(s): (please list)	<i>Field not completed.</i>
Scheduled Return Time(s): (please list)	<i>Field not completed.</i>
Vehicle Parking or other landside transportation accommodation needs:	<i>Field not completed.</i>

3. FOR PUBLIC TOURS & SPECIAL EVENTS:

Please list all scheduled events including event type/description, date, start time, end time, and estimated number of guests/attendees.

Field not completed.

Owner / Agent and Billing Information:

Vessel Owner: Sailing Ships Maine (Charterer)

Owner Phone: 2074505363

Owner Fax: *Field not completed.*

Owner Email: aagnew@sailinghipsmaine.org

Owner Address: PO Box 517, Portland, ME 04112

Vessel Agent: *Field not completed.*

Agent Phone: 2074058485

Agent Fax: *Field not completed.*

Agent Email: *Field not completed.*

Agent Address: *Field not completed.*

P&I Club: (including name and phone number of local rep): *Field not completed.*

Billing Contact/ Address: Owner, Other (information below)
(check one)

Additional Billing Instructions (Other Billing Contact/Address): finance@sailinghipsmaine.org
Amy Martin

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 (agent/owner) agree to the terms and conditions stated herein with the City of Pensacola

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

Victoria D'Angelo

From: Thomas Coggin
Sent: Wednesday, January 25, 2023 1:00 PM
To: Victoria D'Angelo; Tiffany Whiting
Subject: FW: [EXTERNAL] Online Form Submittal: City of Pensacola, Florida / Plaza de Luna Berth Application (Berth 13-14-15-16)

Here is the second one!

Thanks,

Thomas Coggin

Port Commercial Development & Seaport Security Manager

Visit us at <https://www.portofpensacola.com>

700 S. Barracks St.

Pensacola, FL 32502

Office: 850.436.5070

Cell: 850.426.2519

tcoggin@cityofpensacola.com



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

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

Sent: Tuesday, January 24, 2023 5:57 PM

To: Thomas Coggin <tcoggin@cityofpensacola.com>; Kenny Emberton <KEmberton@cityofpensacola.com>; Jamie

Mclaughlin <jmclaughlin@cityofpensacola.com>; Nikki Gray <NGray@cityofpensacola.com>; Rick Bates

<RBates@cityofpensacola.com>; Tiffany Whiting <TWhiting@cityofpensacola.com>; PortGuard

<PortGuard@cityofpensacola.com>; Victoria D'Angelo <VDangelo@cityofpensacola.com>

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

THIS EMAIL IS FROM AN EXTERNAL EMAIL ACCOUNT

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

City of Pensacola, Florida / Plaza de Luna

Berth Application (Berth 13-14-15-16)

The vessel agent for any vessel shall file a berth application request form with the Community Redevelopment Agency (CRA) of the City of Pensacola at least ten (10) business days prior to the arrival of the vessel. No cargo, hazardous materials, or international cruise operations are permitted at Berths 13-16.

In requesting a berth application, 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, vessel agents or 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 vessel agents or crew contact the Port Security Office to check in upon arrival.

In making a berth application, the vessel agent 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's/CRA's property caused by the owner, its agent, and employees.

Chapter 376.071 Florida Statutes provides that any vessel operating in state waters with a storage capacity to carry 10,000 gallons or more of pollutants as fuel and cargo shall maintain an adequate written ship-specific Spill Prevention and Control Contingency Plan. Violators are subject to fine as administered by the State of Florida.

For Official Use Only:	Berth Assignment Approved:	_____ (Signature)	_____ (Date)
	CRA/Port Revenue Account for Posting	105.345910 _____	

Vessel Information

Vessel:	Schooner Harvey Gamage
Call Letters:	WDK4794
Flag:	USA
IMO Number:	NA
Maximum Draft:	10 FEET

Arrival Draft:	10 FEET
Lloyd's Registration Tonnage:	NA
N/T	91
G/T:	94

(Section Break)

Arrival / Departure Information

ARRIVL DATE:	03/17/2023
TIME: *	1000
(central time)	
LAST PORT:	MOBILE, AL
NEXT PORT:	BILOXI, MS
DEPARTURE DATE:	03/27/2023
TIME: *	1200
(central time)	

*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.

(Section Break)

Operational Information

Vessel will Conduct: (check all that apply)	<i>Field not completed.</i>
Description of Visit: (for use in response to media/public inquires. attach description if necessary)	3/18/2023 Close the US Navy Sea Cadets program and disembark students. In exchange for dockage fees, Sailing Ships Maine would like

to offer to the Port of Pensacola:
two weekend days of free public open ship tours (19 and 25
March), and one weekday of free school tours for a day of your
choice between 20 and 24 March).

On Board Contact: Scott Watts

Title/Position: Captain

Phone: 904-540-2291

E-mail: Captain@sailingshipsmaine.org

check box if generally available while underway E-mail

Operational Details

Vessel: (check all that apply)

Will receive: Stores (1), 3 Cubic Yard Dumpster (1), Bunkers (1)

Will Change crew: Yes

Requests: Fresh Water (1)

(1) To coordinate these services, please contact Kenny Emberton with the Port of Pensacola at (850) 982-0071.

Layberth: Vehicle Parking or Fuel truck, food purveyors trucks
other landside
transportation
accommodation needs if
not addressed below:

(Section Break)

1. FOR MULTI-DAY/OVERNIGHT PASSENGER OPERATIONS:

Total Passengers: *Field not completed.*

Embarking:	<i>Field not completed.</i>
Disembarking:	<i>Field not completed.</i>
Embarkation date:	<i>Field not completed.</i>
Time From:	<i>Field not completed.</i>
To:	<i>Field not completed.</i>
Disembarkation Date	<i>Field not completed.</i>
Time From:	<i>Field not completed.</i>
To:	<i>Field not completed.</i>
Vehicle Parking or other landside transportation accommodation needs:	<i>Field not completed.</i>

2. FOR DAY, HARBOR OR DINNER CRUISES:

Total Capacity:	Portland
Day/Harbor:	<i>Field not completed.</i>
Dinner	<i>Field not completed.</i>
Water Taxi:	<i>Field not completed.</i>
Days of Operation: (check all that apply)	<i>Field not completed.</i>
Scheduled Departure Time(s): (please list)	<i>Field not completed.</i>
Scheduled Return Time(s): (please list)	<i>Field not completed.</i>
Vehicle Parking or other landside transportation accommodation needs:	<i>Field not completed.</i>

3. FOR PUBLIC TOURS & SPECIAL EVENTS:

Please list all scheduled events including event type/description, date, start	Free public open ship tours with up to 50 guests on deck at any time during public tours
--	---

time, end time, and estimated number of guests/attendees.

19 March 1000 to 1600

25 March 1000 to 1600

One weekday for free school tours on a day of your choice between 20 and 24 March 0900 to 1100 and 1300 to 1500

Owner / Agent and Billing Information:

Vessel Owner: Sailing Ships Maine (Charterer)

Owner Phone: 2074058485

Owner Fax: *Field not completed.*

Owner Email: aagnew@sailinghipsmaine.org

Owner Address: PO Box 517

Vessel Agent: *Field not completed.*

Agent Phone: 2074058485

Agent Fax: *Field not completed.*

Agent Email: *Field not completed.*

Agent Address: *Field not completed.*

P&I Club: (including name and phone number of local rep): *Field not completed.*

Billing Contact/ Address: Other (information below)
(check one)

Additional Billing Instructions (Other Billing Contact/Address): finance@sailinghipsmaine.org
Amy Martin

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 (agent/owner) agree to the terms and conditions stated herein with the City of Pensacola

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



Memorandum

File #: 23-00002

Community Redevelopment Agency

2/6/2023

ACTION ITEM

SPONSOR: Teniade Broughton, Chairperson

SUBJECT:

REQUEST TO NEGOTIATE THE SPECIAL WARRANTY DEED RESTRICTION REQUIREMENTS RELATED TO 100 W INTENDENCIA ST.

RECOMMENDATION:

That the Community Redevelopment Agency (CRA) consider authorizing staff to negotiate the deed restrictions set forth in the special warranty deed for the property addressed as 100 West Intendencia Street (formally 120 W. Government Street) per a request from G Squared Pensacola LLC.

SUMMARY:

On December 5, 2016 the CRA declared the property located at 120 West Government Street surplus and available for redevelopment. Subsequently, a Notice of Disposition/Request for Proposals (RFP) was published in the Pensacola News Journal for redevelopment of the property in accordance with Chapter 163, Part III, Florida Statutes. A contract for sale of the property was awarded to Steven and Paul Grimes, managers of G Squared Pensacola, LLC (as later assigned) on September 11, 2017 in response to a development proposal received by the developer. Requirements for redevelopment of the property were secured by deed restrictions within the special warranty deed. The restrictions require that the property be used only for a professional office and residential mixed use development including no less than 10 units.

Subsequent to the sale, the property was split into two parcels. The parcel to the south remains addressed as 120 West Government Street, while the parcel to the north is addressed as 100 West Intendencia Street. A Notice of Commencement was issued on August 22, 2018 for construction of a 6-unit mixed use building now known as the Imperium building. The building includes 3 commercial units with 3 two-level condominium units located above them. A certificate of occupancy was issued for completion of the Imperium on October 23, 2019. No further construction has been performed to date, leaving 4 units still to be developed. The deadline for completion of the 10 units was January 5, 2020. Since only 6 of the 10 units have been completed to-date, liquidated damages are accruing at a rate of \$1,000 per day in accordance with the restrictions.

G Squared Pensacola, LLC is requesting the following modifications:

- Revise Exhibit A regarding number of units to be built on 100 West Intendencia to 4 units

- Remove paragraphs 2b, 2c, 3 and 5 of Exhibit A
- Extend date in paragraph 4, Exhibit A to June 30, 2025
- Waive accrued liquidated damages

A letter further detailing the developer's request is attached.

If the CRA chooses to permit further negotiation and based on its guidance, staff will bring back a draft amendment to the restrictions at a future meeting. It is anticipated that the amendment will be brought back in March.

PRIOR ACTION:

December 5, 2016 - The CRA declared the property located at 120 W Government Street surplus.

September 11, 2017 - The CRA approved an award of contract to G. Squared LLC. for the sale of 120 West Government Street.

September 14, 2017 - The City Council approved an award of contract to G. Squared LLC. for the sale of 120 West Government Street.

May 10, 2018 - The CRA approved a 150-day extension of the construction commencement deadline set forth in the deed conveying 120 W Government Street, terminating on September 2, 2018.

FUNDING:

N/A

FINANCIAL IMPACT:

If the developer's request is approved, the CRA will waive liquidated damages accruing at a rate of \$1,000 per day since June 5, 2020.

LEGAL REVIEW ONLY BY CITY ATTORNEY: Yes

1/31/2023

STAFF CONTACT:

David Forte, Deputy City Administrator - Community Development

Sherry Morris, Development Services Director

Victoria D'Angelo, CRA Assistant Manager

[Click or tap here to enter text.](#)

ATTACHMENTS:

- 1) Development Proposal - G. Squared LLC
- 2) Special Warranty Deed

- 3) Amendment Extending Construction Commencement
- 4) Accepted Plans
- 5) Location Map
- 6) Developer's Request Letter

PRESENTATION: No

DEVELOPMENT BRIEF FOR 120 WEST GOVERNMENT STREET

The buying entity is a family group comprised of life-long residents of Pensacola. They are well capitalized and foresee a completed project within two years of the land purchase. The prospective development would be mixed-use in nature with 10 to 12 eventual units. It would be a blend of small professional spaces on the ground floor fronting Government Street with two or three very good quality attached townhomes on the upper floor(s). Phase II would be two or three detached single family or townhome lots to the rear (Intendencia), hopefully with lots large enough for greenspace or courtyards.

The overriding emphasis will be for high quality construction with a design that reflects the history of Pensacola. This would include very high ceilings, all brick construction (possibly all reclaimed), exposed brick interior walls, wood beams and heavy architectural detailing with highlights of modern/industrial design.

Great effort will be made to have as much green area as possible and the entire site plan will center on the historic oak tree present today.

The end result would be a project that offers small, high quality, individual professional space for single tenants (virtually non-existent downtown), high quality attached townhomes for part-time and full-time residents, and detached townhomes with outdoor spaces.

Recorded in Public Records 1/8/2018 10:34 AM OR Book 7835 Page 887,
Instrument #2018001690, Pam Childers Clerk of the Circuit Court Escambia
County, FL Recording \$35.50 Deed Stamps \$5,040.00

This instrument prepared by:
A ALAN MANNING, Esquire
Clark Partington
125 West Romana Street, Suite 800
Pensacola, Florida 32502
CPH File No. 17-1018

Parcel ID Number: 00-0S-00-9001-020-120

STATE OF FLORIDA
COUNTY OF ESCAMBIA

SPECIAL WARRANTY DEED

THIS SPECIAL WARRANTY DEED is made the 5th day of January, 2018, **Community Redevelopment Agency of the City of Pensacola, a public body, corporate and politic, of the State of Florida**, whose address is 220 W. Main Street, Pensacola, Florida 32502 (the "Grantor"), to **G Squared Pensacola, LLC, a Florida limited liability company**, whose address is 2222 Whaley Avenue, Pensacola, Florida 32503 ("Grantee").

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

Lot 121 and the West 29 feet of Lot 120 and the West 60 feet of Lot 134, Block 14, Old City Tract, according to the Map of the City of Pensacola, copyrighted by Thos C. Watson in 1906.

TOGETHER with all the tenements, hereditaments and appurtenances thereto belonging or in anywise appertaining, to have and to hold, the same in fee simple forever.

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

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

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

[Signature Page To Follow On The Next Page].

BK: 7835 PG: 888

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


Signed, sealed and delivered in the presence of:

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

[Signature]
Victoria D'Angelo
Print/Type Name of Witness

By: [Signature]
Name: Jewel Cannada-Wynn
Its: Vice-Chairperson

[Signature]
John P. Daniel
Print/Type Name of Witness

ATTEST:
[Signature]
Print Name: Enche [unclear]
Title: City Clerk


STATE OF FLORIDA
COUNTY OF ESCAMBIA

The foregoing instrument was acknowledged before me this 4th day of January, 2018, by Jewel Cannada-Wynn, as Vice-Chairperson of Community Redevelopment Agency of the City of Pensacola, a public body, corporate and politic, of the State of Florida, on behalf of said Agency, who is personally known to me or has produced a driver's license as identification.

[Signature]
NOTARY PUBLIC
Commission number: _____
My Commission expires: _____

(NOTARIAL  JOHN P. DANIEL
Notary Public, State of Florida
My Comm. Expires October 22, 2020
Commission No. GG 30364

EXHIBIT "A"

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

- (1) Subject to compliance with applicable zoning, land use and other local, state and federal ordinances, rules and regulations, the Property shall be used only for a professional office and residential mixed use development containing not less than a total of ten units (the "Project"), and for no other use without the prior written consent of the Grantor.
- (2) The plans and specifications of the Project shall be subject to the prior approval of the Grantor, such approval not to be unreasonably withheld provided that the Project complies with the following:
 - a. The Project must comply in all respects with (1) the Community Redevelopment Act of 1969 as amended, as set forth in Chapter 163, Part III, Florida Statutes and (2) the City of Pensacola Urban Core Community Redevelopment Plan (2010).
 - b. The Project shall be of high quality construction and shall reflect the history of Pensacola by including, without limitation, very high ceilings, all brick construction (using reclaimed brick to the extent reasonably feasible), exposed brick interior walls, wood beams and heavy architectural detailing with highlights of modern/industrial design.
 - c. The Project shall maximize green spaces and the entire site plan shall center on the existing historic oak tree, which shall not be removed or materially altered.
 - d. The Project shall comply with all applicable zoning, land use, land development, building, fire, safety and other local, state and federal statutes, rules and regulations.
- (3) Properly and fully completed development and building permit applications, including without limitation plans and specifications for the Project meeting the foregoing requirements (collectively, the "Application") shall be submitted to the Grantor and to the City of Pensacola no later than March 6, 2018 (the "Application Submittal Deadline") and construction of the improvements contemplated by the approved Application shall commence no later than thirty (30) days after written approval of the Application by both the Grantor and the City of Pensacola (the "Construction Commencement Deadline"); provided that the Application Submittal Deadline may be extended for up to sixty (60) days by reason of delays caused, through no fault of the Grantee, by Acts of God, force majeure or other reasonably unforeseeable circumstances. If the Grantee does not submit the Application to the Grantor and the City of Pensacola on or before the Application Submittal Deadline, or commence construction on or before the Construction Commencement Deadline, then the Grantor shall have a one hundred eighty (180) day

*Excluded to
Sept 2, 2018*

right to repurchase the Property, commencing from the Application Submittal Deadline or the Construction Commencement Deadline, as the case may be. The Grantor shall provide written notice to the Grantee of the Grantor's election to exercise its repurchase right within sixty (60) days after the Application Submittal Deadline or the Construction Commencement Deadline as the case may be. If the Grantor elects to exercise this right to repurchase the Property, the Grantor will pay the Grantee an amount equal to the purchase price paid by the Grantee to the Grantor for Grantee's purchase of the Property. If the Grantor has not repurchased the Property by the end of the applicable 180-day repurchase period, as evidenced by a recorded warranty deed from the Grantee to the Grantor, then the "right to repurchase" granted in this deed is expressly extinguished, released, void and of no further force and effect without necessity for any further action of the Grantor or the Grantee, it being understood, however, that all other covenant, conditions and restrictions set forth in this Deed shall be and remain in full force and effect. Notwithstanding the forgoing, on or after the end of the applicable 180-day repurchase period, upon request of the Grantee, the Grantor expressly agrees to enter into, grant, and deliver any instrument that the Grantee, or any title insurance company insuring the Property, reasonably deems necessary to clear the title to the Property from the aforesaid right to repurchase thereby making title to the Property marketable without further rights reserved herein. The rights herein are for the benefit of the Grantor and shall be enforceable by the Grantor, and no other.

- (4) The improvements shall be completed (as evidenced by the issuance of a Certificate of Occupancy by the City of Pensacola) substantially in accordance with the Application no later than January 5, 2020 (the "Completion Deadline"); provided that the Completion Deadline shall be extended by reason of delays caused, through no fault of the Grantee, by Acts of God, force majeure or other reasonably unforeseeable circumstances. The Grantee shall pay to the Grantor liquidated damages in the amount of \$1,000 per day for each day after the Completion Deadline until such improvements are completed.
- (5) The prevailing party in any action brought to enforce any of the foregoing covenants, conditions and restrictions shall be entitled to recover reasonable attorney's fees and costs of the action.

IN ACCORDANCE with Section 270.11, Florida Statutes, the Grantor reserves for itself, its successors, and assigns, an undivided three-fourths interest in, and title in and to an undivided three-fourths interest in, all the phosphate, mineral and metals that are or may be in, on, or under the Property, and an undivided one-half interest in all the petroleum that is or may be in, on, or under the Property without any right of entry to mine, explore or develop for same.

Recorded in Public Records 6/8/2018 9:17 AM OR Book 7913 Page 1496,
Instrument #2018044711, Pam Childers Clerk of the Circuit Court Escambia
County, FL Recording \$35.50

3550

THIS INSTRUMENT PREPARED BY
AND RETURN TO:
John P. Daniel, Esq.
Beggs & Lane, RLLP
501 Commendencia Street
Pensacola, Florida 32502

STATE OF FLORIDA
COUNTY OF ESCAMBIA

AGREEMENT EXTENDING CONSTRUCTION COMMENCEMENT DEADLINE

THIS AGREEMENT EXTENDING CONSTRUCTION COMMENCEMENT DEADLINE (this "Agreement") is made this 04th day of June, 2018, by and between COMMUNITY REDEVELOPMENT AGENCY OF THE CITY OF PENSACOLA, a public body, corporate and politic, of the State of Florida ("CRA"), whose address is 222 West Main Street, Pensacola, Florida 32502, and G SQUARED PENSACOLA, LLC, a Florida limited liability company ("Owner"), whose address is 2222 Whaley Avenue, Pensacola, Florida 32503.

WITNESSETH:

WHEREAS, Owner is the owner in fee simple of that certain parcel of land situated in Escambia County, Florida, described as Lot 121 and the West 29 feet of Lot 120 and the West 60 feet of Lot 134, Block 14, Old City Tract, according to the Map of the City of Pensacola copyrighted by Thos. C. Watson in 1906 (the "Property");

WHEREAS, the Property was conveyed to Owner by CRA by that certain Special Warranty Deed from CRA, as grantor, to Owner, as grantee, dated January 5, 2018, as recorded in O.R. Book 7835, Page 887, Public Records of Escambia County, Florida (the "Deed") subject to the covenants, conditions and restrictions contained in the Deed;

WHEREAS, the "Construction Commencement Deadline" as defined in the Deed was April 5, 2018, and, at Owner's request, CRA has agreed to extend such Construction Commencement Deadline to and including September 2, 2018;

WHEREAS, this Agreement has been duly authorized by action taken by CRA at a duly called special meeting of CRA held on May 10, 2018;

NOW, THEREFORE, for and in consideration of the premises and the mutual covenants and conditions hereinafter set forth, the sum of Ten Dollars (\$10.00) cash in hand paid by each party to the other, and other good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged, CRA and Owner hereby agree as follows:

- (1) Recitals. The foregoing recitals are true and correct and are hereby incorporated herein by reference.
- (2) Definitions. Capitalized terms in this Agreement shall have the respective meanings assigned to them in the Deed unless another meaning is clearly required by the express terms of this Agreement.
- (3) Extension of Construction Commencement Deadline. The Construction Commencement Deadline as defined in the Deed shall be, and hereby is, extending to and including September 2, 2018.
- (4) Limited Waiver of CRA's Right to Repurchase Property. CRA hereby waives any right it has or may have to repurchase the Property under the terms of the Deed by reason of any circumstances or events existing, arising or occurring on or before September 2, 2018, including but not limited to any such right to repurchase the Property that accrued or may have accrued by reason of Owner's failure to meet any deadline under the Deed that arose on or before the date of this Agreement. However, CRA and Owner agree that CRA retains, and does not waive, the right to repurchase the Property in accordance with the terms of the Deed in the event that construction of improvements on the Property in accordance with the terms of the Deed has not commenced on or before the Construction Commencement Deadline, as hereby extended to and including September 2, 2018.
- (5) Ratification. The terms, covenants, conditions and restrictions contained in the Deed, as hereby expressly modified and amended, are hereby ratified and affirmed.
- (6) Savings. If any provision or provisions of this Agreement, or any article, section, sentence, clause, phrase, or word herein, or the application thereof, is in any circumstances held invalid, the validity of the remainder of this Agreement and the application thereof shall not be affected thereby.
- (7) Entire Agreement. This Agreement contains the entire agreement and understanding between the parties with respect to the extension of the Construction Commencement Deadline, and all prior negotiations, understandings and agreement with respect thereto are hereby superseded.
- (8) Captions. The captions in this Agreement are for convenience only and are not a part of this Agreement and do not in any way limit or amplify the terms and provisions of this Agreement.
- (9) Applicable Law. The laws of the State of Florida shall govern this Agreement. All actions or proceedings in any way, manner or respect, arising out of or from or related to this Agreement shall be litigated only in courts having situs within Escambia County, Florida.

BK: 7913 PG: 1498

IN WITNESS WHEREOF, CRA and Owner have executed this Agreement by and through their respective duly authorized representative as of the date first set forth above.

Signed, sealed and delivered in the presence of:

COMMUNITY REDEVELOPMENT AGENCY OF THE CITY OF PENSACOLA, a public body, corporate and politic, of the State of Florida

Mithbc
M. Helen Gibson
Print/Type Name of Witness

By: Jewel Cannada Wynn
Jewel Cannada Wynn, its Vice Chairperson

JD
Victoria D'Angelo
Print/Type Name of Witness

ATTEST:

Erica L. Burnett
Print Name: ERICA L. BURNETT
Title: CITY CLERK



Signed, sealed and delivered in the presence of:

G SQUARED PENSACOLA, LLC, a Florida limited liability company

Kim Johnson
Kimberly C. Johnson
Print/Type Name of Witness

By: SPG
Steven P. Grimes, its Manager

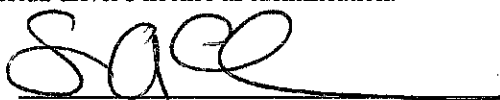
Katrina Gahmer
KATRINA GAHMER
Print/Type Name of Witness

By: Paul A. Grimes
Paul A. Grimes, its Manager

BK: 7913 PG: 1499 Last Page

STATE OF FLORIDA
COUNTY OF ESCAMBIA

The foregoing instrument was acknowledged before me this 5th day of June, 2018, by Jewel Cannada Wynn, as Vice Chairperson of Community Redevelopment Agency of the City of Pensacola, a public body, corporate and politic, of the State of Florida, on behalf of said agency. Said person is personally known to me or has produced a current Florida driver's license as identification.



NOTARY PUBLIC
Commission number: _____
My Commission expires: _____

(NOTARIAL SEAL)

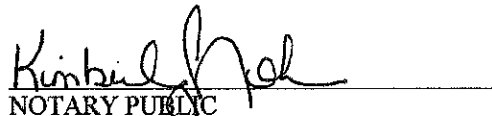
Stephanie A. Chwastyk
Notary Public-State of Florida
My Comm. Expires: April 5, 2020
Notary Comm. No. FF979104

STATE OF FLORIDA
COUNTY OF ESCAMBIA

The foregoing instrument was acknowledged before me this 6th day of June, 2018, by Steven P. Grimes and Paul A. Grimes, the Managers of G Squared Pensacola, LLC, a Florida limited liability company, on behalf of said company. Said persons are personally known to me or have produced their respective current Florida driver's licenses as identification.



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



NOTARY PUBLIC
Commission number: _____
My Commission expires: _____

(NOTARIAL SEAL)

Helen Gibson

From: Steve Grimes <steve_grimes_1999@yahoo.com>
Sent: Wednesday, August 15, 2018 5:02 PM
To: Helen Gibson; DeeDee Davis; Brian Spencer
Cc: Linda Hoffman; Paul Grimes
Subject: Re: G Squared

Hi Helen;

Thank you for closure on this item.

I will arrange for the PDF version to be sent. Should they go to your attention?

Steve

[Sent from Yahoo Mail for iPhone](#)

On Wednesday, August 15, 2018, 2:10 PM, Helen Gibson <HGibson@cityofpensacola.com> wrote:

Mr. Grimes, if possible, it would be helpful to receive a pdf of the building plans for our CRA files. The full sized sets submitted for permitting are difficult to copy and it takes a while for them to be scanned into our system.

Many thanks, for your consideration.

Regards,

Helen

M. Helen Gibson, AICP

CRA Administrator

City of Pensacola

222 W Main St.

Pensacola, FL 32502

[\(850\) 436-5650](tel:8504365650)



For Non-Emergency Citizen Requests, Dial [311](tel:311) or visit Pensacola311.com.

Notice: Florida has a very broad public records law. Most written communications to or from state and local officials regarding government business are public records available to the public and media upon request. Your email communications may be subject to public disclosure.

From: Helen Gibson
Sent: Wednesday, August 15, 2018 4:05 PM
To: 'DeeDee Davis' <ddavis@naipensacola.com>; Brian Spencer <brian@smp-arch.com>
Cc: Steve Grimes <steve_grimes_1999@yahoo.com>; Linda Hoffman <hoffman@carverdarden.com>; Paul Grimes <paul@grimesappraisal.com>
Subject: RE: G Squared

DeeDee I have taken another look at the sale agreement. There is no stipulation that the plans be re-submitted to the CRA.

Thank you.

M. Helen Gibson, AICP

CRA Administrator

City of Pensacola

222 W Main St.

Pensacola, FL 32502

[\(850\) 436-5650](tel:8504365650)



For Non-Emergency Citizen Requests, Dial [311](tel:311) or visit Pensacola311.com.

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From: DeeDee Davis <ddavis@naipensacola.com>
Sent: Wednesday, August 15, 2018 3:49 PM
To: Brian Spencer <brian@smp-arch.com>
Cc: Steve Grimes <steve_grimes_1999@yahoo.com>; Linda Hoffman <hoffman@carverdarden.com>; Paul Grimes <paul@grimesappraisal.com>; Helen Gibson <HGibson@cityofpensacola.com>
Subject: Re: G Squared

I did speak with Helen and she said the process does require the documents to be submitted to CRA. This is a bit different as a construction permit has been issued. She is looking into it now and will respond.



DeeDee Davis, SIOR | CEO Broker

NAI Pensacola | www.naipensacola.com |

Ddavis@naipensacola.com

Commercial Real Estate Services

24 W. Chase Street | Suite 100 | Pensacola, FL 32502
tel [1 850 433 0577](tel:18504330577) | direct [850 430 1503](tel:8504301503) | cell [850 380 6150](tel:8503806150)

Please Note My New Email

Personal. Global. Professional.

400+ local offices. 7,000+ local market leaders.

All working in unison to provide clients with exceptional solutions.

From: Brian Spencer <brian@smp-arch.com>
Date: Wednesday, August 15, 2018 at 3:39 PM
To: Theresa Davis <ddavis@naipensacola.com>
Cc: Steve Grimes <steve_grimes_1999@yahoo.com>, Linda Hoffman <hoffman@carverdarden.com>, Paul Grimes <paul@grimesappraisal.com>
Subject: Fwd: G Squared

City received and approved all documents and has issued a construction permit. The CRA can access these documents that “reside” in the Building Department.

Just my thought ...

Brian

From: Steve Grimes <steve_grimes_1999@yahoo.com>
Date: August 15, 2018 at 9:40:57 AM CDT
To: Brian Spencer <brian@smp-arch.com>
Subject: G Squared

Hi Brian;

Can you help me understand if there is a specific action on my part for this. The CRA is the grantor to the sale of the property; and, the warranty deed says plans and specifications are to be submitted to the Grantor and the city.

Does the fact that we have an active and current permit mean plans and specs have routed appropriately...including the CRA (and no further action on my part)?

Thanks,

Steve

----- Forwarded Message -----

From: Linda Hoffman <hoffman@carverdarden.com>

To: Steve Grimes <steve_grimes_1999@yahoo.com>; Paul Grimes <paul@grimesappraisal.com>

Cc: Johnnie Wright <johnnie.wright@smartbank.com>; 'Cindy Sowers (cindy.sowers@smartbank.com)' <cindy.sowers@smartbank.com>; Lindsay Martin <martin@carverdarden.com>; George Biggs <george@gabiggs.com>

Sent: Wednesday, August 15, 2018, 6:27:51 AM PDT

Subject: RE: G Squared

Steve-

I do have the extension agreement and that is what requires that work start by September 2. However, the actual Special Warranty Deed specifies that the plans and specifications shall be submitted to the Community Redevelopment Agency and the City of Pensacola...I just wanted to make sure that this has been done...See paragraph 3 of attached Special Warranty Deed...

Linda

LINDA A. HOFFMAN, ESQ.

Carver Darden Koretzky Tessier Finn Blossman & Areaux LLC

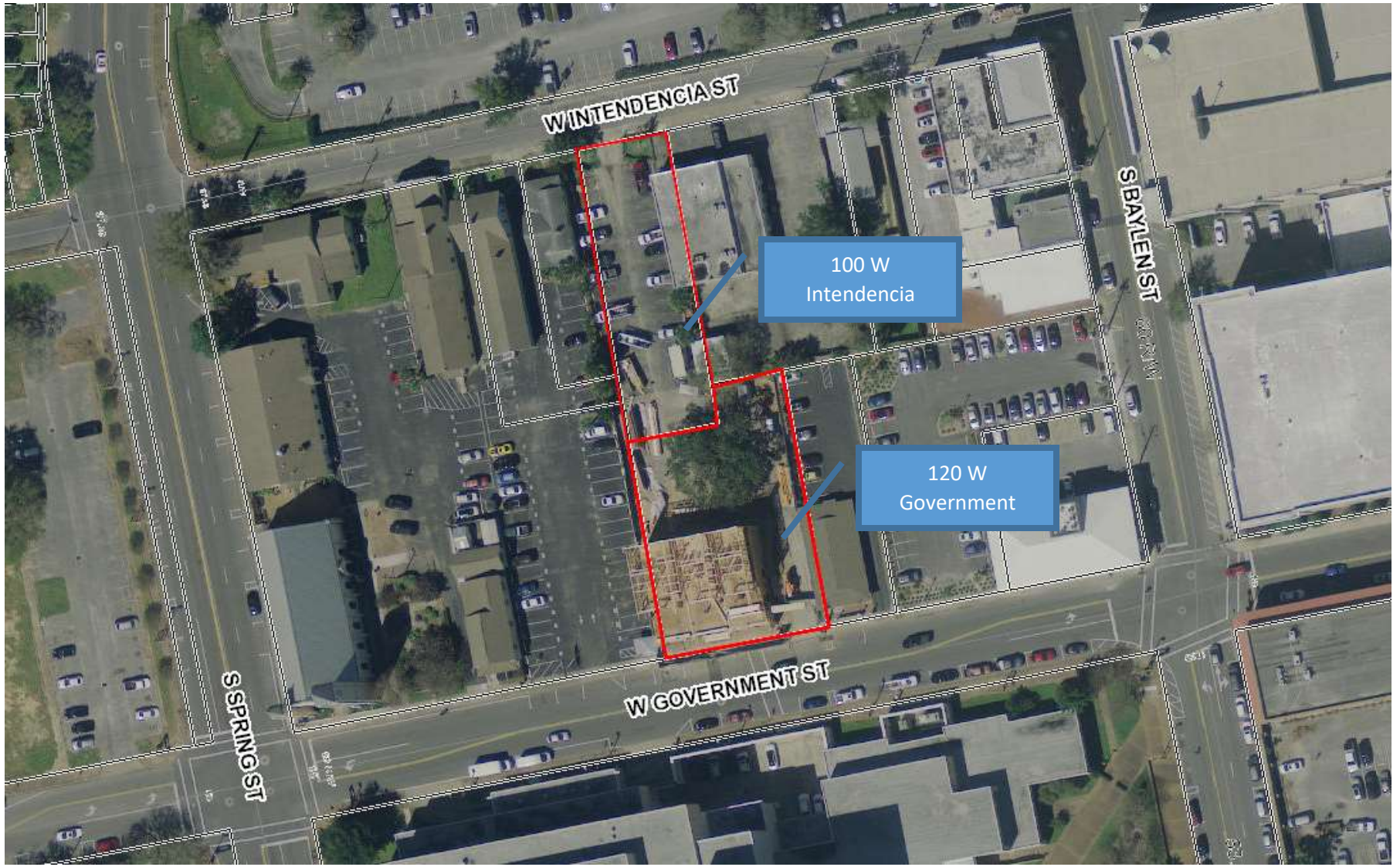
801 W. Romana St., Suite A

Pensacola, FL 32502

T: (850) 266.2302 F: (850) 266.2301

hoffman@carverdarden.com | carverdarden.com

120 W Government & 100 W Intendencia Location Map



January 29, 2023

To:

Mayor DC Reeves

Pensacola Community Redevelopment Agency (CRA)

Subject:

100 W INTENDENCIA ST DEED RESTRICTION REQUIREMENTS

Recommendation:

That the Community Redevelopment Agency (CRA) revise the restrictions set forth in the special warranty deed conveying the CRA-owned property located at 120 W Government Street, as was subsequently subdivided to include 100 W Intendencia Street. Additionally, to extend the completion date in paragraph 4, Exhibit A to be June 30, 2025.

Summary:

On January 5, 2018 G Squared Pensacola, LLC (developer) acquired the CRA-owned surplus property at 120 W Government Street. Per paragraph 3 of the special warranty deed, developers submitted an Application to build the 6-unit mixed-use building known as Imperium.

Developer asks that the Mayor and CRA recognize the risk undertaken to build in an area/site that has challenges from a number of viewpoints. Developer built a beautiful building, highly complimentary to the downtown government district. Developer also self-funded all underground utilities for Imperium and adjacent property as well as planters/Olive trees placed on courthouse sidewalk on Government Street. Government Street between Baylen and Spring is a better place. (3) new families and (2) new businesses are now part of the downtown core. \$75K + in annual property taxes are generated with Imperium and the adjoining parcel at 100 W Intendencia St.

Numerous factors prevented additional development (beyond construction of Imperium).

- Concerns with development plans by owners of adjacent property (Hixart building). Owners wanted to build a dance club (working on permits during our inquiry)
- Escalating costs with Imperium (Imperium was 30% + over budget)
- Covid hit (2) months after completion of Imperium
- Both developer partners have personal health issues that prevented further development.

Developer believes the 100 W Intendencia parcel can support (4) additional townhouse-style units. Developer will either develop the site for these (4) units or will sell the property with the revised deed restrictions attached.

Action Requested:

Developer respectfully asks that the Mayor/CRA revise the current warranty deed for 100 W Intendencia St to:

- Correct the mistake in paragraph 1, Exhibit A regarding number of units. Revise to (4).
- Remove paragraphs 2b, 2c, 3 and 5 of Exhibit A
- Extend date in paragraph 4, Exhibit A to June 30, 2025 (date extension nullifies any accrued liquidated damages the City believes could apply).

Thank you in advance for your attention to and resolution of this matter.



City of Pensacola

222 West Main Street
Pensacola, FL 32502

Memorandum

File #: 23-00106

Community Redevelopment Agency

2/6/2023

DISCUSSION ITEM

FROM: Teniade Broughton, Chairperson

SUBJECT:

GARDEN STREET LIGHTS DISCUSSION

SUMMARY:

On January 17, 2023, the Community Redevelopment Agency (CRA) approved Supplemental Budget Resolution No. 2023-01 CRA, Non-Encumbered Carryover, which included an allocation for Garden Street streetlights. The CRA requested further discussion of the plans for streetlight replacement at a future meeting. Public Works and Facilities staff will provide an update.

PRIOR ACTION:

January 17, 2023 - The CRA approved Supplemental Budget Resolution No. 2023-01 CRA, Non-Encumbered Carryover Resolution which included an allocation for Garden Street streetlights.

STAFF CONTACT:

David Forte, Deputy City Administrator - Community Development
Sherry Morris, Development Services Director
Victoria D'Angelo, CRA Assistant Manager
Amy Tootle, Public Works Director

ATTACHMENTS:

- 1) Supplemental Budget Resolution No. 2023-01 CRA
- 2) Supplemental Budget Explanation No. 2023-01 CRA

PRESENTATION: Yes

CRA RESOLUTION NO: 2023-01 CRA

A RESOLUTION OF THE PENSACOLA COMMUNITY REDEVELOPMENT AGENCY APPROVING AND CONFIRMING REVISIONS AND APPROPRIATIONS FOR THE FISCAL YEAR ENDING SEPTEMBER 30, 2023; PROVIDING FOR AN EFFECTIVE DATE.

BE IT RESOLVED BY THE GOVERNING BOARD OF THE COMMUNITY REDEVELOPMENT REDEVELOPMENT AGENCY AS FOLLOWS:

SECTION 1. The following appropriations from funds on hand in the fund accounts stated below, not heretofore appropriated, and transfer from funds on hand in the various accounts and funds stated below, heretofore appropriated, be, and the same are hereby made, directed and approved to-wit:

A. COMMUNITY REDEVELOPMENT AGENCY FUND

	Fund Balance	4,522,777
To:	Hawkshaw Deposit Recognition	100,000
As Reads: Amended	Operating Expenses	3,784,838
To Read:	Operating Expenses	6,198,206
As Reads: Amended	Capital Outlay	508,152
To Read:	Capital Outlay	1,741,155
As Reads: Amended	Grants & Aids	558,870
To Read:	Grants & Aids	1,535,276

B. EASTSIDE TAX INCREMENT FINANCING DISTRICT FUND

	Fund Balance	786,971
As Reads: Amended	Operating Expenses	210,591
To Read:	Operating Expenses	538,680
As Reads: Amended	Capital Outlay	16,439
To Read:	Capital Outlay	118,068
As Reads: Amended	Grants & Aids	17,011
To Read:	Grants & Aids	374,264

C. WESTSIDE TAX INCREMENT FINANCING DISTRICT FUND

	Fund Balance	1,419,345
To:	Capital Outlay	405,525
As Reads: Amended	Operating Expenses	1,018,538
To Read:	Operating Expenses	1,459,826
As Reads: Amended	Grants & Aids	230,200
To Read:	Grants & Aids	802,732

D. CRA SERIES 2017 CAPITAL PROJECTS FUND

	Fund Balance	5,068,867
As Reads: Amended	Capital Outlay	263,312
To Read:	Capital Outlay	5,332,179

E. CRA SERIES 2019 CAPITAL PROJECTS FUND

	Fund Balance	8,430,790
As Reads: Amended	Capital Outlay	6,180,407
To Read:	Capital Outlay	14,611,197

SECTION 2. All resolutions or parts of resolutions in conflict herewith are hereby repealed to the extent of such conflict.

SECTION 3. This resolution shall become effective immediately upon adoption.

Adopted: 11/17/2023

Approved: *Demas Bray*
Chairperson, CRA

Attest:
Cricket L. Burnett
City Clerk

**THE CITY OF PENSACOLA
COMMUNITY REDEVELOPMENT AGENCY
JANUARY 2023 - NON-ENCUMBERED CARRYOVER RESOLUTION NO. 2023-01 CRA**

FUND	AMOUNT	DESCRIPTION
A. COMMUNITY REDEVELOPMENT AGENCY FUND		
Estimated Revenues		
Misc Revenues	100,000	Appropriate estimated revenue from Misc Revenues- Hawkshaw Liquidated damages
Total Estimated Revenues	100,000	
Fund Balance	<u>4,522,777</u>	Increase appropriated fund balance
Total Estimated Revenues and Fund Balance	<u><u>4,622,777</u></u>	
Appropriations		
Operating Expenses	53,340	Appropriate funding for Operating Expenses - FY 2022 Carryover - Garden Landscape
		Increase appropriation for Operating Expenses - FY 2022 Carryover - CRA Tax Increment
Operating Expenses	43,178	Administration
Operating Expenses	22,400	Increase appropriation - FY 2022 Carryover - Fountain Repair
		Appropriate funding for Operating Expenses - FY 2022 Carryover - Urban Core TIF- Plans & Studies
Operating Expenses	240,142	
Operating Expenses	10,648	Increase appropriation for Operating Expenses - FY 2022 Carryover - Management
Operating Expenses	42,488	Appropriate funding for Operating Expenses - FY 2022 Carryover - Plaza De Luna
Operating Expenses	6,710	Increase appropriation for Operating Expenses - FY 2022 Carryover - Garden Street Streetscape
		Increase appropriation for Operating Expenses - FY 2022 Carryover - Urban Core- Acquisition & Redvelopment
Operating Expenses	1,518,928	
		Increase appropriation for Operating Expenses - FY 2022 Carryover - CRA - DIB AF Housing
Operating Expenses	164,602	
		Appropriate funding for Operating Expenses - FY 2022 Carryover - Blue Wahoos Stadium Improv
		Increase appropriation for Capital Outlay- FY 2022 Carryover - Mgmt- Devillers Streetscape/ Garden
Capital Outlay	489,484	
Capital Outlay	582,571	Appropriate funding for Capital Outlay - Garden St Light Replacement
Capital Outlay	60,948	Increase appropriation for Capital Outlay - Hollice Williams Park (AKA Skate Park)
Capital Outlay	100,000	Appropriate funding for Capital Outlay - Improv at or adjacent to Admiral / Vets Park
Grants & Aids	437,952	Increase appropriation for Grants & Aids - FY 2022 Carryover - AF Housing (Prop Improv Pgm)
Grants & Aids	29,200	Increase appropriation for Grants & Aids - FY 2022 Carryover -RPIP- Romana St
Grants & Aids	20,710	Bellanova
Grants & Aids	9,430	Increase appropriation for Grants & Aids - FY 2022 Carryover - RPIP - W. Intendecia St -Johnson
Grants & Aids	297,319	Increase appropriation for Grants & Aids - FY 2022 Carryover - Commercial Façade Pgm
Grants & Aids	150	Increase appropriation for Grants & Aids - FY 2022 Carryover - Former Srvc Station
Grants & Aids	31,645	Increase appropriation for Grants & Aids - CRA- Parks & Public Spaces
Grants & Aids	150,000	Increase appropriaton for Grants & Aids - FY 2022 Carryover - UC TIF Resiliency
Total Appropriations	<u><u>4,622,777</u></u>	

**THE CITY OF PENSACOLA
COMMUNITY REDEVELOPMENT AGENCY
JANUARY 2023 - NON-ENCUMBERED CARRYOVER RESOLUTION NO. 2023-01 CRA**

FUND	AMOUNT	DESCRIPTION
B. EASTSIDE TAX INCREMENT FINANCING DISTRICT FUND		
Fund Balance	<u>786,971</u>	Increase appropriated fund balance
Appropriations		
Operating Expenses	104,124	Appropriate funding for Operating Expenses - FY 2022 Carryover - Eastside - Redevelopment Plan
Operating Expenses	50,072	Appropriate funding for Operating Expenses - FY 2022 Carryover - Property Acquisition/Mgmt
Operating Expenses	135,943	Increase appropriation for Operating Expenses - FY 2022 Carryover - ES TIF- Acquisition & Redevelopment
Operating Expenses	37,950	Increase appropriation for Operating Expenses - FY 2022 Carryover -Administration
Capital Outlay	101,629	Appropriate funding for Capital Outlay - FY 2022 Carryover - Dr MLK Dr - Land Acq
Grants & Aids	243,297	Appropriate funding for Grants & Aids - FY 2022 Carryover - Affordable Housing (Prop Improv Pgm)
Grants & Aids	13,956	Appropriate funding for Grants & Aids - FY 2022 Carryover - RPIP- N 6th St
Grants & Aids	100,000	Appropriate funding for Grants & Aids - FY 2022 Carryover - Eastside TIF - Resiliency
Total Appropriations	<u>786,971</u>	
C. WESTSIDE TAX INCREMENT FINANCING DISTRICT FUND		
Fund Balance	<u>1,419,345</u>	Increase appropriated fund balance
Appropriations		
Operating Expenses	44,839	Increase appropriation for Operating Expenses - FY 2022 Carryforward - Westside TIF Administration
Operating Expenses	94,628	Appropriate funding for Operating Expenses - FY 2022 Carryforward - Westside - Plans & Studies
Operating Expenses	14,461	Increase appropriation for Operating Expenses - FY 2022 Carryforward - Westside - Acquisition & Mgmt
Operating Expenses	23,920	Appropriate funding for Operating Expenses - FY 2022 Carryforward - Westside - Complete Streets -FDOT Garden
Operating Expenses	263,440	Increase appropriation for Operating Expenses - FY 2022 Carryforward - WS - Acquisition & Redevelopment
Capital Outlay	223,380	Appropriate funding for Grants & Aids - FY 2022 Carryforward - Complete Streets- Legion
Capital Outlay	168,501	Appropriate funding foGrants & Aids - FY 2022 Carryforward - W. Blount - Acquisition & Redevelopment
Capital Outlay	13,644	Appropriate funding for Grants & Aids - FY 2022 Carryforward - 900 W. Blount - Acquisition & Redevelopment

**THE CITY OF PENSACOLA
COMMUNITY REDEVELOPMENT AGENCY
JANUARY 2023 - NON-ENCUMBERED CARRYOVER RESOLUTION NO. 2023-01 CRA**

FUND	AMOUNT	DESCRIPTION
Grants & Aids	260,410	Increase appropriation for Grants & Aids - FY 2022 Carryforward - AF Housing
Grants & Aids	19,931	Appropriate funding for Grants & Aids - FY 2022 Carryforward - W. Stron St - Jordan
Grants & Aids	9,286	Increase appropriation for Grants & Aids - FY 2022 Carryforward - W. Wright St - Todd
Grants & Aids	29,254	Appropriate funding for Grants & Aids - FY 2022 Carryforward - N. C St - Spivey
Grants & Aids	153,651	Increase appropriation for Grants & Aids - FY 2022 Carryforward - WS TIF Commercial Façade Program
Grants & Aids	100,000	Increase appropriation for Grants & Aids - FY 2022 Carryforward - Resiliency
Total Appropriations	<u>1,419,345</u>	
D. CRA SERIES 2017 CAPITAL PROJECTS FUND		
Fund Balance	<u>5,068,867</u>	Increase appropriated fund balance
Appropriations		
Urban Core		
"A" St. Revitalization	838,730	Increase appropriation for Capital Outlay - FY 2022 Carryforward
"A" St. Revitalization ENG SCVS	53,442	Increase appropriation for Capital Outlay - FY 2022 Carryforward
Reus St. Revitalization	6,544	Increase appropriation for Capital Outlay - FY 2022 Carryforward
Devilliers St. Rehabilition	9,200	Increase appropriation for Capital Outlay - FY 2022 Carryforward
Eastside TIF		
Land Acq- 2700 Dr. MLK Drive	87,265	Increase appropriation for Capital Outlay - FY 2022 Carryforward
Chappie James Site & Streetscape Improv	377,345	Increase appropriation for Capital Outlay - FY 2022 Carryforward
Westside TIF		
PFP- American Creosote- Land Acq	100,000	Increase appropriation for Capital Outlay - FY 2022 Carryforward
Alice Day Williams Daycare	300,000	Increase appropriation for Capital Outlay - FY 2022 Carryforward
Moreno STWTR- 901 W. Blount	168,501	Increase appropriation for Capital Outlay - FY 2022 Carryforward
Acquisition Lee St/W Moreno Stormwater Park	200,000	Increase appropriation for Capital Outlay - FY 2022 Carryforward
Property Acquisition & Redevelopment	648,672	Increase appropriation for Capital Outlay - FY 2022 Carryforward
"A" St. Revitalization	905,834	Increase appropriation for Capital Outlay - FY 2022 Carryforward
Lee St./W Moreno Stormwater Park	1,316,132	Increase appropriation for Capital Outlay - FY 2022 Carryforward
"A" St. Revitalization ENG SCVS	57,202	Increase appropriation for Capital Outlay - FY 2022 Carryforward
Total Appropriations	<u>5,068,867</u>	
E. CRA SERIES 2019 CAPITAL PROJECTS FUND		
Fund Balance	<u>8,430,790</u>	Increase appropriated fund balance
Appropriations		
Capital Outlay		
SCAPE - Bruce Beach	461,131	Increase appropriation for Capital Outlay FY 2022 Carryforward
SCAPE - Street & Streetscape Improv	68,319	Increase appropriation for Capital Outlay FY 2022 Carryforward
HASTAG PH I Construction	3,740,000	Increase appropriation for Capital Outlay FY 2022 Carryforward
HASTAG PH I ENG Fees	175,000	Increase appropriation for Capital Outlay FY 2022 Carryforward
Bruce Beach PH I Construction	634,240	Increase appropriation for Capital Outlay FY 2022 Carryforward
Bruce Beach PH I ENG Fees	86,083	Increase appropriation for Capital Outlay FY 2022 Carryforward
Bruce Beach PH II Construction	3,266,017	Increase appropriation for Capital Outlay FY 2022 Carryforward
Total Appropriations	<u>8,430,790</u>	