



City of Pensacola

City Council Workshop

Agenda

Monday, September 21, 2020, 3:30 PM

Council Chambers, 1st Floor

Immediately following Agenda Conference*Members of the public may attend and participate only via live stream or phone city of
pensacola.com/428/Live-Meeting-Video

*Citizens may submit an online form here <https://www.cityofpensacola.com/ccinput>

BEGINNING

CALL TO ORDER

SELECTION OF CHAIR

DETERMINATION OF PUBLIC INPUT

DISCUSSION OF...

1. [20-00581](#) 1015 NORTH "E" STREET - FORMER ALICE WILLIAMS DAYCARE PROPERTY

Sponsors: Jewel Cannada-Wynn

Attachments: [Inspection Report 1015 North E Street](#)
[Sale Brochure 1015 North E Street](#)
[Alice Williams History Newspaper Article](#)
[Parcel Map 1015 North E Street](#)
[Property Appraiser's Report 1015 North E Street](#)
[Historical Report Alice Williams](#)

2. [20-00588](#) 900 EAST JACKSON ST. - MALCOLM YONGE GYMNASIUM

Sponsors: Ann Hill

Attachments: [Appraisal Report 900 E. Jackson - Malcolm Yonge Gym](#)
[Aerial from Property Appraiser 900 E. Jackson - Malcolm Yonge Gym](#)
[Email from Lighthouse Academy](#)

3. [20-00590](#) DEVELOPING AN ORDINANCE TO ADDRESS TRAFFIC CALMING,
 SUCH AS SPEED BUMPS AND OTHER MEASURES.

 Sponsors: Sherri Myers

 Attachments: [Traffic Calming Petition](#)
 [Traffic Calming Signature Sheet](#)

ADJOURNMENT

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

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



City of Pensacola

222 West Main Street
Pensacola, FL 32502

Memorandum

File #: 20-00581

City Council Workshop

9/21/2020

DISCUSSION ITEM

FROM: City Council President Jewel Cannada-Wynn

SUBJECT:

1015 NORTH "E" STREET - FORMER ALICE WILLIAMS DAYCARE PROPERTY

SUMMARY:

This discussion encompasses the status, use and future of the Alice William's Daycare Property.

City Council approved the improved, City-owned real properties located at 1015 North "E" Street and 1000 Block North "E" Street as surplus property. The 1015 North "E" Street property is approximately 0.1750 acres with a 3530 sq. ft. former daycare constructed on-site. The 1000 Block North "E" Street parcel is .0875 acres. The 3530 sq. ft. former daycare building and library extend across both parcels. The building was constructed in 1952 with the City making significant improvements and renovations in 1980. This structure once served as a library and most recently served as a daycare. Both parcels are zoned R-1A.

To facilitate the sale of the property, an RFP was issued, and SVNCRE GROUP, LLC, and Florida limited liability corporation DBA Southland Commercial Real Estate (SVN) was selected to assess value, market the parcel and respond to inquiries related to the sale of the property at a commission rate of 6%. The commercial realtor or the City received no other bids except from Tywan Hester on July 13, 2020.

The estimated market value of the subject properties as valued by the commercial realtor is \$126,000. The bid is \$11,000 below asking price due to needed repairs indicated in an inspection report obtained by the purchaser, and the proposed purchaser indicated that the property would remain a daycare.

PRIOR ACTION:

August 13, 2020 - City Council rejected an offer for the sale of the property

January 12, 2017 - City Council approved declaration and disposal of City property - 1000 Block North "E" Street and authorized the Mayor to engage the services of a real estate professional from the City's list of qualified real estate professionals to market and sell the parcel.

January 12, 2017 - City Council approved the establishment of an assigned Fund Balance, which would be restricted for the Housing Initiatives Fund, dedicated to receiving specified funds to

supplement existing and future adopted Housing Program Initiatives.

November 17, 2016 - City Council approved declaration and surplus of City property - 1015 N "E" Street and authorized the Mayor to engage the services of a real estate professional from the City's list of qualified real estate professionals to market and sell the parcel.

September 8, 2009 - City Council approved the utilization of professional real estate services to market and sell the property.

STAFF CONTACT:

Don Kraher, Council Executive

ATTACHMENTS:

- 1) Inspection Report 1015 North "E" Street
- 2) Sale Brochure 1015 North "E" Street
- 3) Alice Williams History - Newspaper Article
- 4) Parcel Map - 1015 North "E" Street
- 5) Property Appraisers Report
- 6) Historical Report Alice Williams

PRESENTATION: No



Inspection Report

1015 N. 'E' St.

Pensacola, FL

Prepared for:

Leyland Andrews

2/19/2020



2215 McCutchen Place Pensacola, FL 32503
(850) 341-8591 Email SimsInspections@cox.net
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February 19, 2020

RE: 1015 N. 'E' St.
Pensacola, FL

Dear Leyland Andrews:

At your request, a visual inspection of the above referenced property was conducted on February 19, 2020. This inspection report reflects the visual conditions of the property at the time of the inspection only. Hidden or concealed defects cannot be included in this report. No warranty is either expressed or implied. This report is not an insurance policy, nor a warranty service.

An earnest effort was made on your behalf to discover all visible defects, however, in the event of an oversight, maximum liability must be limited to the fee paid. For more information please read our Limitation of Liability included in this inspection report. The following is an opinion report, expressed as a result of the inspection.

IMPORTANT NOTE - PLEASE READ: This summary page is provided only as a brief overview of the Report. This page is not encompassing, and this page alone is not a substitute for the Report in its entirety. The entire Inspection Report including Limitations, must be carefully read to fully assess the findings of the Inspection.

REPORT SUMMARY

Overall, the building was constructed in a workmanlike manner, consistent with the local building trades and practices in effect at the time of construction. However, in accordance with prevailing local real estate purchase agreements - **It is recommended that any deficiencies, and the components / systems related to these deficiencies, noted anywhere in the Report, be evaluated / inspected, and addressed as needed by appropriately licensed contractors / professionals, PRIOR TO CLOSING on the contract.** The following summarized list of deficiencies is not intended to represent the only items that may be addressed per contractual requirements.

Any additional areas of uncertainty, or concern, regarding the building and/or sales contract, should be clarified through consultation with your real estate agent, or an attorney, prior to closing.

INSPECTION CONDITIONS

UTILITY SERVICES:

UTILITIES STATUS:

Electric is on. The water and gas are off at this time.

EXTERIOR - FOUNDATION - STRUCTURE

WALLS:

CONDITION:

There are several areas around the building where the siding is loose (front) and where the soffit's panels are loose and/or out of position. Have a vinyl contractor start in the front where the loose siding panel is and work their way around the building securing any loose soffit and/or trim.

ROOF SYSTEM

ROOF:

ROOF COVERING STATUS:

The roof shingles are at or near the end of their useful life. A licensed roofing contractor should be called for a further evaluation and make any other repairs as needed.

GUTTERS & DOWNSPOUTS:

TYPE & CONDITION:

Metal, general conditions are OK, however the gutters need to be cleared from all leaves and debris. Continue to keep the gutters clean as part of routine maintenance.

INSPECTOR NOTES:

The leaves and tree debris need to be cleaned off and kept off of the roof surface as much as possible.

PLUMBING

HOSE FAUCETS:

OPERATION:

The faucet handle for the hose faucet on the rear side is missing (been removed for obvious daycare reasons)?

WATER HEATER:

CONDITION:

Currently the water is off to the building so the water heater could not be seen in operation. The water heater appears to be in good working condition, no leaks noted. Ensure before closing that the water heater is working properly.

ELECTRICAL SYSTEM

SWITCHES & OUTLETS:

CONDITION:

A representative sampling of switches and outlets were tested. As a whole, outlets and switches throughout the building are in good working / serviceable condition with the following exceptions - the exterior GFCI outlet to the left of the front door has a broken weatherproof cover and a couple of switch / outlet coverplates are missing.

Furnishings / stored items prevent access and testing at some outlets and switches.

LIGHT FIXTURES:

CONDITION:

1. Several of the interior lights are not working. When light fixtures are not working it could be a bulb issue, a switch issue, or a fixture issue but you cannot be sure until all light fixtures have good working bulbs.
2. There are several light fixtures with missing bulb covers.
3. The exterior rear safety light appears broken.

HEATING - AIR CONDITIONING

HEATING SYSTEM CONDITION:

PRIMARY UNIT:

The thermostat's LED screen was not displaying anything so the HVAC system could not be operated and seen in operation.

AIR CONDITIONING:

AIR TEMPERATURE DROP:

Not determined due to it not being operated. Even if the thermostat was working, I would not have operated the units due to the exterior cover being unscrewed and open to the elements.

SYSTEM CONDITION:

The interior coil is dirty and rusting along the bottom - age typical issues.

The outdoor condensing units are oxidizing which is an indication of the units nearing the end of their normal life expectancy.

HVAC CLOSET:

CONDITION:

OK, fair condition. Due to past leaks some of the vinyl floor tile are loose.

INTERIOR

DOORS:

MAIN ENTRY DOOR:

The front door's glass has been broken and it currently has a piece of plywood covering what is left

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of the broken glass panel. The front door does operate and lock OK.

OTHER EXTERIOR DOORS:

The south side door is stuck shut - free as needed.

WINDOWS:

CONDITION:

The accessible windows were opened and they operated normally with the following exceptions:

1. Four of the windows I could access have a spiral sash balance (which holds up the window) that is defective or has come loose.

2. Several of the windows' insulated glass have a fogged look, indicating an inner seal failure. Because minor fogging and possibly minor cracking of any glass can be difficult to detect, for various reasons, such as weather conditions, uncleanliness, and limited access, it is recommended to have all of the insulated glass windows and doors reviewed by the professional glass contractor, when on site measuring for the replacement glass. They can best prepare a detailed list of the number of fogged window & door panels which need to be replaced.

3. Multiple screens were either missing or damaged.

Make all minor hardware repairs and/or glass improvements as needed.

Note: Some windows may have been inaccessible due to the furnishings and/or stored items and were not operated.

CEILINGS:

TYPE & CONDITION:

Drywall, general conditions are fair to OK.

Water stains were noted and are dry at this time. Make inquiry with the seller as to the history of leaks.

INSPECTOR NOTES:

Make sure before closing that all of the safety egress items (lights & exit signs) are working as designed.

BATHROOMS

BATHROOMS:

VENT FANS:

The vent fans in all three of the bathrooms are not working.

TOILET CONDITION:

The toilets appear OK at this time but without any water the flush mechanism will most likely need replacing.

COMMENT:

The water was off so any bathroom item that uses water could only be looked at, as they were not seen in operation. Before closing I would recommend that the water be on and the plumbing checked for leaks and be in proper working condition.

INSPECTOR NOTES:

There are two bathrooms in the front entry and the right side one is completely inaccessible due to the stored items.

KITCHEN / APPLIANCES / LAUNDRY

KITCHEN SINK:

TYPE AND CONDITION:

Just like the bathrooms, the water was off so any kitchen item that uses water could only be looked at, as they were not seen in operation.

INTERIOR COMPONENTS:

COUNTERS AND CABINETS:

The cabinets and tops are in fair & serviceable condition as viewed. Cleaning of the cabinets is

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needed.

WALLS/CEILINGS/FLOORS:

The walls and closet doors in the kitchen have some mildew and what looks like mold that will need to be cleaned.

LAUNDRY:

CONDITION:

The exterior dryer vent cover is missing and needs to be replaced.

GROUND

LANDSCAPING:

CONDITION:

Maintenance needed, the play set and toys need a thorough cleaning.

Conditions may change after this inspection, therefore conducting a thorough and complete walk-thru prior to closing is highly recommended.

Thank you for selecting our firm for your inspection needs. If you have any questions regarding the Inspection Report or the property, please feel free to call us.

Sincerely,



Greg Sims (850) 341-8591
State of Florida Certified Home Inspector #HI336
State of Florida General Contractor #RG0054877
ASHI Certified Home Inspector #244150
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INSPECTION CONDITIONS

CLIENT & SITE INFORMATION:

FILE #: 15864.
DATE OF INSPECTION: February 19, 2020.
TIME OF INSPECTION: 8:00 AM.
CLIENT NAME: Leyland Andrews.
INSPECTION SITE: 1015 N. 'E' St.
INSPECTION SITE: Pensacola, FL.
CITY/STATE/ZIP:

CLIMATIC CONDITIONS:

WEATHER: Partly cloudy.
SOIL CONDITIONS: Dry.
APPROXIMATE OUTSIDE TEMPERATURE in F: 70.

BUILDING CHARACTERISTICS:

MAIN ENTRY FACES: Easterly.
ESTIMATED AGE OF THE BUILDING: 1952.
BUILDING TYPE: Office - Daycare business.
STORIES: 1

UTILITY SERVICES:

WATER SOURCE: Public.
SEWAGE DISPOSAL: Sewage disposal systems of any type are not inspected by Sims Inspections.
UTILITIES STATUS: **Electric is on. The water and gas are off at this time.**

OTHER INFORMATION:

BUILDING OCCUPIED: No, but some of the furniture and stored items restrict full access and viewing of the floors, walls, closets, cabinetry, etc.



PEOPLE PRESENT: Buyer for a short while.

PAYMENT INFORMATION:

TOTAL FEE: \$500.00.
PAID BY: Online payment - Thank you.

THIS IS A LEGAL AND BINDING CONTRACT BETWEEN SIMS INSPECTIONS AND CLIENT. PAYMENT FOR THESE SERVICES, AND OR, SUBSEQUENT USE OF THE INSPECTION REPORT, TO ANY DEGREE, CONSTITUTES AGREEMENT WITH, AND ACCEPTANCE OF, ALL CONDITIONS, BY THE CLIENT, EVEN IF THE CLIENT HAS NOT SIGNED THE PRE-INSPECTION AGREEMENT.

Limitation of Liability

Please Read Carefully:

All parties involved with this transaction, the Inspection, and the Report, understand and agree, that any and all liability of Sims Inspections', or it's officers', agents', or employees' for any and all errors or omissions, with

arising out of or relating in any way to the Inspection and Report, is strictly and expressly limited to the maximum amount of the sum of all fees paid to Sims Inspections for the Inspection and Report. Client absolutely, unequivocally, and unreservedly waives and releases any claim for any additional actual, consequential or incidental damages that exceeds the amount of the sum of such fees. Client understands that Sims Inspections is relying on this Limitation of Liability in performing the Inspection and preparing the Report, and would not do so absent this Limitation of Liability

WITHIN THE SCOPE OF THIS INSPECTION/REPORT

The scope of the inspection is as follows: This is a limited, visual inspection to determine the current, general condition of the systems and components of the home, and to identify and report those items which are suffering readily observable deficiencies, or need repair or further evaluation by licensed contractors or appropriate professionals.

The inspector is not represented as a specialist in any particular area, but rather is acting as a generalist in various fields. As such, if the Client desires more information on any issue identified in the Report, the Client should contact a specialized or licensed contractor or professional in that field.

Any actions undertaken by the Client based upon any recommendations of the inspector are at the sole expense of the Client. The inspector is not responsible for the costs of repair or correction of any item.

The presented Report is a compilation of conditions discovered and readily observable at the time of the Inspection only. The inspector has not and will not undertake any destructive or invasive analysis, inspection or testing.

Any estimates expressed in the Report regarding remaining life expectancy of equipment, appliances or materials, capacity, maintenance requirements, or adequacy of components are of general opinion in nature, based on knowledge of similar components, of similar condition, and are not reasonably expected to be precise. Variations between the estimates and actual experience should be expected.

OUTSIDE THE SCOPE OF THIS INSPECTION/REPORT

This Inspection, by its nature, is not technically exhaustive, and the resulting Report should not be read to suggest that every aspect of every component was inspected, or that every conceivable deficiency was discovered. The inspector will not disassemble equipment or appliances, or perform any invasive or destructive testing or analysis.

Neither the Report, nor any part of it, should be construed as a confirmation, or denial, of any component's compliance with any governmental, non-governmental, or industry standards, codes or regulations.

The Report is not intended, or presented, as a warranty or guarantee of the present or future adequacy or performance of the homes structure, its components, its equipment, systems and appliances, or of the maintenance requirements for any item. The Report is the result of the inspectors' provision of services shall not be relied upon by the Client or anyone else as an expression or implication of merchantability or fitness for a particular use, regarding the condition of the property, and any such warranties are expressly disclaimed

Any systems, equipment, materials, components, or conditions which are covered, concealed, camouflaged, or by the sheer nature of their location are not readily accessible, or observable are excluded from consideration in this Inspection and Report. No invasive or destructive techniques are utilized, such as (but not limited to): disassembly or/dismantling of components, appliances, or equipment, invasion or opening of walls/ceilings/etc., moving of furnishings, appliances, stored items, or excavation of any kind.

Client agrees to assume all risk for any conditions which are concealed in any way or not observable or observed at the time of inspection.

THE FOLLOWING ARE OUTSIDE THE SCOPE OF THIS INSPECTION, WHETHER CONCEALED OR NOT:

- Engineering analysis of structural stability or condition
- Stucco finishes, coatings, or cladding of any surfaces (see details below)

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- Condition of detached buildings (unless otherwise specified)
- Piers, seawalls, boat houses or any type of marine construction
- Hurricane protection components or materials of any kind
- Pools or spas
- Shower pans of any type
- Generators or generator components of any type
- Adequacy or efficiency of any system or component
- Prediction of life expectancy of any item
- Private water or sewage systems, including septic tanks
- Underground piping systems of any kind
- Air quality, water quality, mold, asbestos, radon, formaldehyde, lead, electromagnetic radiation, or any environmental hazard.
- Security systems, or personal property
- Termites, wood rot, fungus, pests, or other wood destroying organisms
- Water Source heat pumps, Furnace heat exchangers, and floor furnaces of any type
- Refrigerator ice & water features of any kind
- Recreational facilities
- Water softener or water purifier systems
- Radio-controlled devices, automatic gates, elevators, lifts, thermostatic or time clock controls
- Geological stability or soil conditions
- Retaining walls of any material or type
- Building codes/zoning ordinance violations
- Window treatments of any kind

An Inspection and Report without this LIMITATION of LIABILITY, which could include the review by appropriate specialists such as but not limited to: Roof, Heating & Air Conditioning, Plumbing, Electrical, Foundation, Fireplace, Pool, Structural Engineer, etc., is available. If this type inspection is desired, Client must contact Sims Inspections for details. The cost of any such inspection will be substantially higher than that of a standard inspection.

Fireplaces & Wood Stoves:

As with any fireplace or wood stove, when making a fire for the first time start with a very small fire to see how well it drafts. If there are any doubts as to the flue condition or the draft a chimney inspection company should be contacted to review all of the fireplace components. Cleaning and inspection on a regular basis is recommended for all fireplaces in order to monitor and address as needed any possible development of cracks/defects.

Condominiums and Townhouses typically are not inspected for deficiencies such as structural, exterior, grounds, roof (or items on the roof) unless otherwise specified and specifically included in the Report.

Stucco: Our policy is to recommend a thorough inspection of all types of stucco clad surfaces by a certified Stucco Inspection contractor, which we are not. As a courtesy to our clients, without assuming any liability, and upon their request, we will report our findings from a "visual only" inspection. Our findings are not a substitute for a valid stucco inspection.

Shower Pans: We conduct a visual and non-invasive inspection of the readily accessible portions of the shower stall. Therefore, it is a limited inspection and may not note any hidden defects which were not visually observable. Flood testing of any shower pan type is not included as part of this inspection.

Sims Inspections does not perform mold testing, assessments, or evaluations. We present no opinion of, and exclude from our inspections, reports and responsibility, any and all issues of microbiological health risks of any kind or form, including but not limited to, mold, fungus, and mildew.

Providing a meaningful assessment of indoor air quality with regards to potential health risks requires an extended survey period of time with sophisticated instrumentation that typically a home inspector cannot (and we do not) provide, even when utilizing the services of an independent lab for analysis of air samples or spores collected.

Sims Inspections certify that we as a company, and our inspectors as individuals, have no interest or connection, financially or otherwise, present or contemplated, with any transactions concerning this property, nor with any professionals or trades-people that may be involved.

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Limitation on Reliance: Sims Inspections has performed this inspection solely and exclusively for the Client and no one else. This Report does not transfer to anyone else, and cannot be relied upon by anyone other than the Client. In addition, because the conditions of any property may change over time, and may change based upon things that are not readily observable. In other words the Report only reflects a "snapshot" in time of the day of the Inspection.

Dispute Resolution: Any disagreement or dispute arising out of or relating to this Inspection or Report, unless a mutual settlement agreement is reached by all parties, shall be decided by the following procedures. First, either party will send written notice of the dispute to the other party specifying the nature of the dispute. Second, the parties will meet, in person, in a good faith attempt to resolve such dispute. If the parties are unable to resolve such dispute by such meeting, then they shall mediate the dispute before a mediator agreed to by the parties. Should the parties be unable to agree to a mediator, a mediator may be appointed by any circuit court judge upon request of either party. Such mediator shall be certified by the Florida Supreme Court and the mediation shall proceed under the statutes and rules governing mediation in Florida. Should the parties be unable to resolve the dispute through mediation, then the matter shall be submitted for decision through litigation to a judge of the circuit or county court of the county in which the property is located. EACH PARTY HEREBY WAIVES THEIR RIGHT TO HAVE ANY MATTER OR DISPUTE ARISING OUT OF OR RELATING TO THIS CONTRACT TRIED TO A JURY. RATHER, THE PARTIES AGREE THAT ALL SUCH DISPUTES SHALL BE TRIED ONLY TO THE COURT IN A NON-JURY FINAL HEARING.

Client agrees to allow Sims Inspections or its agents to review the conditions of any claim, item, or matter in dispute prior to disturbing the conditions and before any repairs or alterations are made to anything which may be viewed as evidence relating to the complaint, otherwise the right to make said claim is waived.

Attorneys Fees: In the event of any dispute regarding the enforceability or validity of the Limitation of Liability contained in this Agreement, the prevailing party in such dispute shall recover its reasonable attorneys fees and costs from the non-prevailing party, whether incurred in litigation, arbitration, mediation, or on appeal.

Payment: Client accepts full responsibility for all fees due, as compensation to Sims Inspections, for services rendered and also any other expenses that may arise, should a collection process become necessary. This responsibility remains valid under any circumstances and whether or not the sales transaction is completed through closing.

EXTERIOR - FOUNDATION - STRUCTURE

Conditions, of any areas that are not readily viewable or accessible due to the wall finish materials, height, construction design, stored items, vegetation, grade level, or any other factors, are not determined and not within the scope of this inspection. Minor cracks in masonry foundations are not unusual and typically most do not represent a structural concern. Complete evaluation by a structural engineer is recommended when major cracking or possibly bowing is observed. Concrete slab floors typically experience some cracking due to shrinkage during the drying process. Generally, in other than extreme cases, these are not considered a structural problem. In most instances floor coverings prevent detection of cracks or settlement in all but the most severe cases. All flooring conditions that are concealed by floor coverings, furnishings/stored items, construction design, inaccessibility, or otherwise not readily viewable, are not determined and excluded for this inspection.

STRUCTURE:

TYPE OF CONSTRUCTION: Concrete slab with wood frame.

CONDITION: No readily visible problems were observed, the slab is not visible due to the floor covering - i.e. carpet & vinyl.

WALLS:

MATERIAL: Vinyl siding with vinyl soffit and trim.



CONDITION:

There are several areas around the building where the siding is loose (front) and where the soffit's panels are loose and/or out of position. Have a vinyl contractor start in the front where the loose siding panel is and work their way around the building securing any loose soffit and/or trim.



FRAMING MEMBER SIZING: The framing is 2" x 4" and 2" X 6" wood members.

TRIM:

CONDITION: Some of the wood door trim needs paint maintenance - cosmetic issue.

INSPECTOR NOTES:

Always refer to the WDO (wood destroying organism) report issued by the Pest Inspection Company for the complete list of locations, if any, of all of the wood rot and/or termite damage. We recommend that any wood repair work not begin before their list is issued.

ROOF SYSTEM

The absolute water-tightness of a roof system can only be determined by observing it during a period of prolonged rainfall and differing weather and wind conditions. These conditions are rarely, if ever, present during the inspection, and if they are, there are almost always some areas of the roof that will not be observable, due to factors such as, but not limited to: construction/ framing design, ductwork, insulation, low headroom, etc. Therefore this report should not be construed as a warranty, or an absolute opinion, of the complete water-tightness of the roof system. We will, however, endeavor to report observable evidence of roof leaks or problems. **It is also important to talk to the homeowner about any ceiling stains and leak activity whether past or present. A homeowner is obligated by the seller's disclosure paperwork to truthfully report on any roof leak issues since they have owned the home. Make sure you have reviewed the seller's disclosure statement in its entirety.**

ATTIC AND INSULATION:

ATTIC ACCESS LOCATION: Kitchen ceiling.



ACCESSIBILITY AND
CONDITION:

The attic is somewhat accessible, ventilation is provided, and its visible general conditions are OK.

Note: Complete viewing of this or any attic is not possible due to the framing design, low headroom, ductwork, insulation, wiring, etc.

INSULATION TYPE AND
CONDITION:

Fiberglass batts.



DEPTH AND R-FACTOR:

6 +/- inches = R-19 +/- . **The current insulation is compacted and the true R-factor at this point in time may be less than that originally installed. Installation of additional insulation is recommended.**

Note - the front office and entry area have about 10 +/- inches so it does not need any or much insulation there.

ROOF:

STYLE:

Combination gable and hip.

TYPE:

Composition shingles.



ROOF DECKING:

The visible roof decking is made of butted one inch nominal boards.

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ROOF FRAMING:

Site built framing using 2 X 4 and/or larger material.



SLOPE:

Medium.

ROOF ACCESS:

I walked on the roof.

ROOF COVERING STATUS:

The roof shingles are at or near the end of their useful life. A licensed roofing contractor should be called for a further evaluation and make any other repairs as needed.



shingle wear

ESTIMATED LIFE

EXPECTANCY OF ROOF:

The roof covering material has an **estimated** remaining life expectancy of 1 to 3 +/- years, assuming proper maintenance is completed as needed.

NOTE: The life expectancy given is the best estimate of the inspector, assuming proper maintenance. The actual life of the roofing materials used can be influenced by external sources like weather extremes, conditions caused by trees and vegetation, and mechanical damages.

EXPOSED FLASHINGS:

TYPE:

Metal - OK.

GUTTERS & DOWNSPOUTS:

TYPE & CONDITION:

Metal, general conditions are OK, however the gutters need to be cleared from all leaves and debris. Continue to keep the gutters clean as part of routine maintenance.



INSPECTOR NOTES:

The leaves and tree debris need to be cleaned off and kept off of the roof surface as much as possible.



PLUMBING

The only elements of the plumbing system that are considered to be included in this inspection report are the piping and plumbing components that are visible and readily accessible without the need for any invasive techniques of any kind, such as dismantling/disassembly of any component of the property. Excluded from consideration in this inspection, with respect to functionality, leakage, or corrosion, are all underground plumbing systems and any components related to, but not limited to: water supply, waste, or sprinkler systems.

MAIN LINE:

SHUTOFF / CONDITION:

The water meter is located in the side yard, no visible problems were observed, but the water service was not on.



backflow preventer valve under box

SUPPLY LINES:

MATERIAL:

Copper.



CONDITION:

No signs of visible leaks noted, (most of the piping is hidden in the walls & floor). The water was not on but the pipes did appear to be in good condition.

WASTE LINES:

MATERIAL:

PVC.



CONDITION:

No visible leakage noted, (not all piping is visible).

HOSE FAUCETS:

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OPERATION:

The faucet handle for the hose faucet on the rear side is missing (been removed for obvious daycare reasons)?



WATER HEATER:

TYPE:

Electric.

SIZE:

40 Gallons.



AGE:

The water heater was manufactured in 2008 (approximate age is taken from the unit's data plate when possible).

LOCATION:

Laundry room.

CONDITION:

Currently the water is off to the building so the water heater could not be seen in operation. The water heater appears to be in good working condition, no leaks noted. Ensure before closing that the water heater is working properly.

FUEL SYSTEM:

GAS METER LOCATION:

The gas meter is located at the exterior, north side.



INSPECTOR NOTES:

There is a small electric tankless water heater for the entry way bathrooms.



ELECTRICAL SYSTEM

Please be aware that it is getting difficult to obtain homeowner's insurance in the State of Florida if your home has aluminum branch wiring. That is the branch wiring for the outlets, switches, and lights. Sims Inspections recommends that any home with aluminum wiring be checked completely by a licensed electrical contractor before purchase is completed. It is also recommended that aluminum wiring be periodically inspected and receive any needed maintenance or corrections by a licensed electrical contractor. The operation or verification, of any timing devices, such as time clock motors, is not included in this inspection. Inoperative light fixtures often are suffering from missing or dead bulbs. Light bulbs are not changed or installed during the inspection

SERVICE:

TYPE: Overhead / 110/220 Volt with circuit breakers.

MAIN PANEL POWER SIZE: 200 amp +/- The ampacity of the main service panel is adequate for the structure as it is presently being used. A 200 amp service disconnect circuit breaker was present at the service panel.

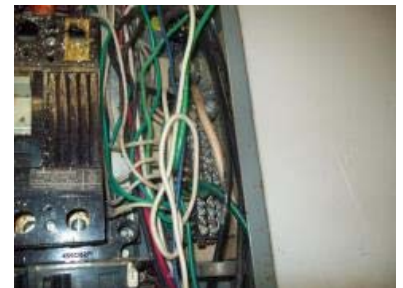


GROUNDING:

Main Service Ground Verified: The main service ground wire was located in the main panel.

CONDUCTORS:

BRANCH WIRING TYPES: Romex - Copper at all 110 volt items.



ELECTRICAL PANELS:

MAIN PANEL LOCATION: Exterior of the building, west side.

SUB PANEL #1 LOCATION: Laundry room.



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SUB PANEL NOTES:

The interior circuit breakers and wire sizing are correct so far as visible.



SWITCHES & OUTLETS:

CONDITION:

A representative sampling of switches and outlets were tested. As a whole, outlets and switches throughout the building are in good working / serviceable condition with the following exceptions - the exterior GFCI outlet to the left of the front door has a broken weatherproof cover and a couple of switch / outlet coverplates are missing. Furnishings / stored items prevent access and testing at some outlets and switches.



LIGHT FIXTURES:

CONDITION:

1. Several of the interior lights are not working. When light fixtures are not working it could be a bulb issue, a switch issue, or a fixture issue but you cannot be sure until all light fixtures have good working bulbs.
2. There are several light fixtures with missing bulb covers.
3. The exterior rear safety light appears broken.



HEATING - AIR CONDITIONING

No liability for air quality is assumed by this company, its employees, or agents.

No invasive techniques, like the dismantling of any system or component, such as would be needed for inspection of furnace heat exchangers, are not practiced during this inspection. The inspector does not light any pilot lights. The inspector does not test any safety devices.

NOTE: Air conditioning systems are not tested when the outside temperature is below 60 degrees (F), and the heating modes of heat pumps are not tested when the temperature is above 75 degrees (F), as testing in these conditions can harm the units.

Thermostats are not tested for calibration or timing functions. Testing of electronic air cleaners, humidifiers and de-humidifiers are not part of this inspection. No pressure testing of any component, of any refrigerant systems, is performed. Therefore, no representation is made as to the state of the refrigerant charge, or system integrity, with regards to leakage. Subjective judgments, as to the acceptability of a system's capacity, adequacy, efficiency, balance, air flow or distribution, or register location are beyond the scope of this inspection. Routine servicing and maintenance of the HVAC system is recommended on a semi-annual basis.

HEATING SYSTEM DESCRIPTION:

LOCATION OF PRIMARY UNIT: Closet.



SYSTEM TYPE: Forced Air.
FUEL TYPE AND NOTES: Electric.
CAPACITY OF UNIT: 6 ton - approximately.
APPROXIMATE AGE: The inside heating system can last 15-25 years with normal maintenance and this unit was built in 1998 (approximate age is taken from unit's data plate when possible).

HEATING SYSTEM CONDITION:

PRIMARY UNIT: **The thermostat's LED screen was not displaying anything so the HVAC system could not be operated and seen in operation.**
BLOWER FAN: Functioning OK at this time (I was able to get the blower fan to come on).
AIR PLENUM: No visible leaks were noted.
AIR FILTERS: OK, suggest the continued use of a quality type filter.



AIR CONDITIONING:

TYPE: Central electric.
POWER SOURCE: 220 Volt, electrical disconnect present.

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MAKE/MODEL/SERIAL:

There are two - Goodman / G036 / 1999 units combined.



EXTERIOR
COMPRESSOR/CONDENSER
AGE & INTERIOR COIL/AIR
HANDLER AGE:

Exterior and interior units were built in 1999. Manufacturing ages are taken from the unit's data plate when possible. The exterior unit typically lasts 12-15 +/- years with proper maintenance.

AIR CONDITIONER AGE: Air conditioning systems of this type have expected service lives of 12 to 15 +/- years. Any component of a central heating and cooling system which is over 12 years of age is categorized as being in fair condition, primarily due to its increased likelihood of breakdown and need for replacement in the future. **Any service life in excess of 15 years is in the realm of good fortune only and should be viewed as such. These units are 21 years old and could fail at any time.**

CAPACITY OF UNIT:

6 ton (approx. size (tonnage) taken from the unit's data plate).

A/C SIZING: The general rule of thumb for proper sizing of central air conditioner systems is that each ton of air conditioning will service between 600 to 800 square feet of living area, given proper operation. The above listed tonnage figure multiplied times each of these numbers should give you a range into which the actual square footage of the building should fall. Unit capacity requirements will vary according to other factors such as building age & type, windows, insulation, etc. **Any concerns of yours about the HVAC system's efficiency, air distribution, or register locations should be reviewed by an HVAC contractor.**

AIR TEMPERATURE DROP:

Not determined due to it not being operated. Even if the thermostat was working, I would not have operated the units due to the exterior cover being unscrewed and open to the elements.



SYSTEM CONDITION:

The interior coil is dirty and rusting along the bottom - age typical issues. The outdoor condensing units are oxidizing which is an indication of the units nearing the end of their normal life expectancy.

CONDENSATE DRAIN LINE:

A condensate drain line is installed and is presently draining to the exterior. Suggest adding (and using) an easy access clean out port for the condensate drain line to prevent water damage from occurring inside the building. When this has been installed, it enables you to remove the cap and pour a small amount of bleach into the line. The bleach's purpose is to keep the condensate drain line clean and free of sludge. **It is common practice in this area to pour 1/4 cup of bleach down the pipe every other month or 1 cup at the beginning and 1 cup at the end of the cooling season.**

As an additional upgrade, to help prevent possible condensate drain line problems, it would be beneficial to add a float shut off switch to your condensate drain line. Contact a licensed HVAC contractor for the different shut off options available.

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NORMAL CONTROLS:

The thermostat has a LED readout screen that is not displaying any information - mentioned earlier.



HVAC CLOSET:

CONDITION:

OK, fair condition. Due to past leaks some of the vinyl floor tile are loose.



DUCTWORK:

TYPE:

Fiberglass ductboard with flexible ducts.



DUCTS/AIR SUPPLY:

OK - no air leaks were noted, where viewable.

INTERIOR

Some conditions of walls and ceilings, both surface and inner, cannot be determined due to wall/ceiling finishing materials, furnishings, stored items, or any other means of concealment. Areas of normal wear and tear or cosmetic defects are typically not included in the report. Damage/stains to floor covering materials are often concealed by furnishings or stored items and beyond the scope of this inspection. Conditions beneath any floor covering are not determined. Accurately determining the condition of some insulated glass windows/doors can be, and sometimes is, not possible due to such factors as very minor fogging conditions, temperature effects, weather conditions, lighting, lack of cleanliness and inaccessibility because of furnishings/stored items/location. If the possibility of even very minor fogging of insulated glass is a concern, then a complete review of all insulated glass by a professional glass contractor is recommended. **As with any fireplace or stove, when making a fire for the first time start with a very small fire to see how well it drafts. If there are any doubts as to the flue condition or the draft a chimney inspection company should be contacted to review all of the fireplace components. Cleaning and inspection on a regular basis is recommended for all fireplaces in order to monitor and address as needed any possible development of cracks/defects.** Smoke alarms are recommended to be installed within 15 feet of all bedroom doors, and should be tested regularly. Drapes, blinds, and/or window treatments of any kind are not inspected.

DOORS:

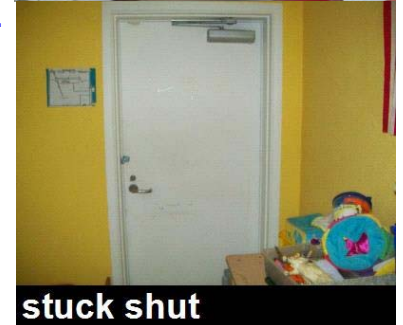
MAIN ENTRY DOOR:

The front door's glass has been broken and it currently has a piece of plywood covering what is left of the broken glass panel. The front door does operate and lock OK.



OTHER EXTERIOR DOORS:

The south side door is stuck shut - free as needed. The other front door and rear door operate and lock OK.



stuck shut

INTERIOR DOORS:

Most interior doors operate OK, however some may need minor adjustments to operate more smoothly (typical of older buildings).

WINDOWS:

WINDOW TYPE:

Vinyl - Insulated.

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CONDITION:

The accessible windows were opened and they operated normally with the following exceptions:

1. Four of the windows I could access have a spiral sash balance (which holds up the window) that is defective or has come loose.
2. Several of the windows' insulated glass have a fogged look, indicating an inner seal failure. Because minor fogging and possibly minor cracking of any glass can be difficult to detect, for various reasons, such as weather conditions, uncleanliness, and limited access, it is recommended to have all of the insulated glass windows and doors reviewed by the professional glass contractor, when on site measuring for the replacement glass. They can best prepare a detailed list of the number of fogged window & door panels which need to be replaced.
3. Multiple screens were either missing or damaged.

Make all minor hardware repairs and/or glass improvements as needed.

Note: Some windows may have been inaccessible due to the furnishings and/or stored items and were not operated.



INTERIOR WALLS:

MATERIAL & CONDITION:

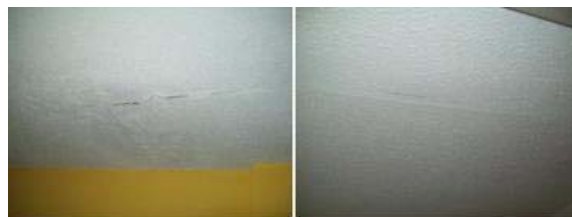
Drywall, general conditions are fair to OK.

CEILINGS:

TYPE & CONDITION:

Drywall, general conditions are fair to OK.

Water stains were noted and are dry at this time. Make inquiry with the seller as to the history of leaks.



FLOORS:

TYPE & CONDITION:

Carpet & vinyl tile, general conditions are fair to OK (carpet could use some cleaning).



STAIRS & HANDRAILS:

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CONDITION: The ramp's handrails are tight and secure.



SMOKE / FIRE DETECTOR:

CONDITION: Noted, but not tested, appears to be tied into the security system.



INSPECTOR NOTES:

Make sure before closing that all of the safety egress items (lights & exit signs) are working as designed.



BATHROOMS

Often the full viewing of cabinets/vanities is limited due to stored items, and sometimes assembly design; therefore, only those areas that are readily accessible and viewable, without moving stored items, are taken into consideration and included in the inspection report. Only the surfaces of shower pans are reviewed for possible visual defects that may indicate possible leakage. Determining the full integrity of shower pans, and tub/shower surrounds, requires testing which is beyond the scope of this inspection. The proper application and continued maintenance of all sealants, such as grout or caulking, in wet areas is very important, as even minor imperfections can allow water to enter wall/floor systems and cause damage.

BATHROOM(S):

FLOOR: OK condition.
OUTLETS: The GFCI outlet in the entry bathroom is working.

VENT FANS: **The vent fans in all three of the bathrooms are not working.**

SINK & DRAIN FIXTURE: Wall mounted - OK condition.

FAUCET & SUPPLY LINES: From what is visible the faucet and supply lines are satisfactory.



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TOILET CONDITION:

The toilets appear OK at this time but without any water the flush mechanism will most likely need replacing.



COMMENT:

The water was off so any bathroom item that uses water could only be looked at, as they were not seen in operation. Before closing I would recommend that the water be on and the plumbing checked for leaks and be in proper working condition.

INSPECTOR NOTES:

There are two bathrooms in the front entry and the right side one is completely inaccessible due to the stored items.



KITCHEN / APPLIANCES / LAUNDRY

Evaluation of accessory appliances, such as, but not limited to, freezers, free standing ice makers, etc. are not included in this inspection. Some functions of appliances, such as cleaning operation, various cooking cycles, thermostat calibration/operation, timing devices, clocks, etc. are not tested during this inspection. Appliances are tested for functionality only, such as, for example a dishwasher's general operation and not its cleaning efficiency. Appliances are not moved or adjusted during this inspection. Additionally, the refrigerator's water features (ice & water) are not inspected due to their unpredictable nature. Inquire with the seller on their operational status.

Laundry appliances are not tested or moved during this inspection and the condition of the walls or flooring hidden by them cannot be judged. Drain lines are not tested and water supply valves serving washing machines are not operated. Water supply valves may be subject to leaking if turned.

KITCHEN SINK:

TYPE AND CONDITION: **Just like the bathrooms, the water was off so any kitchen item that uses water could only be looked at, as they were not seen in operation.**

RANGE/COOK TOP AND OVEN:

TYPE/CONDITION: **Gas range - no gas service at this time but the range and oven are rusty but appear to be OK. Check before closing that all burners and the oven and broiler are operating correctly.**



VENTILATION:

TYPE AND CONDITION: The vent fan is operational with external ventilation.



REFRIGERATOR:

TYPE AND CONDITION: None noted.

DISHWASHER:

CONDITION: No dishwasher is installed.

GARBAGE DISPOSAL:

CONDITION: No disposal is installed.

INTERIOR COMPONENTS:

COUNTERS AND CABINETS: **The cabinets and tops are in fair & serviceable condition as viewed. Cleaning of the cabinets is needed.**



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WALLS/CEILINGS/FLOORS: **The walls and closet doors in the kitchen have some mildew and what looks like mold that will need to be cleaned.**



WINDOWS/DOORS: Two sink windows operate OK, one has a broken sash balance - mentioned earlier.

LAUNDRY:

CONDITION: **The exterior dryer vent cover is missing and needs to be replaced.**



GROUNDS

Determination of site stability or any geological conditions is beyond the scope of this inspection and should be addressed by a soils engineer or geologist if this information is desired. In this report, any reference to grade generally speaks to its relationship to the immediate areas of the exposed walls or foundation, and is an opinion only, in reference to other known similar conditions, and does not attempt to determine the drainage performance for the overall site. This inspection is a visual review only and does not address any underground systems such as sewer/septic, water/piping, or cables. Knowledge of any prior structural or foundation concerns or repairs should be readily disclosed by the sellers and we strongly encourage that you request any information they have or of which they have knowledge regarding these items.

DRIVEWAY:

TYPE: Asphalt.



CONDITION: Fair to good condition, some minor erosion to the asphalt was noted.

SIDEWALKS:

TYPE: Concrete.
CONDITION: OK.

LANDSCAPING:

CONDITION: **Maintenance needed, the play set and toys need a thorough cleaning.**



GRADING:

SITE: Gentle slope, rear to front, water should always be directed away from the building.

FENCES & GATES:

TYPE: Chain link.



CONDITION: From what is viewable the fencing and gates are OK, in good and serviceable condition.



Residential Commercial 4 Point Insurance Wind Mitigation

INVOICE

February 19, 2020

Client:

Leyland Andrews

Inspection Address:

**1015 N. 'E' St.
Pensacola, FL**

Total Amount Paid: \$500.00

We greatly appreciate your business

**2215 McCutchen Place Pensacola, FL 32503
(850) 341-8591 Email SimsInspections@cox.net
Like us on Facebook!**



DAYCARE FACILITY FOR SALE

1015 NORTH E STREET
PENSACOLA, FL 32501

Lisa D. Bradley
Advisor
850.712.2232
lbradley@svn.com

Executive Summary



OFFERING SUMMARY

Sale Price:	\$126,000
Lot Size:	0.26 Acres
Year Built:	1952
Building Size:	3,274
Renovated:	1980
Zoning:	R-1A
Market:	Pensacola
Submarket:	Westpointe Heritage
Traffic Count:	6,600
Price / SF:	\$38.49

PROPERTY OVERVIEW

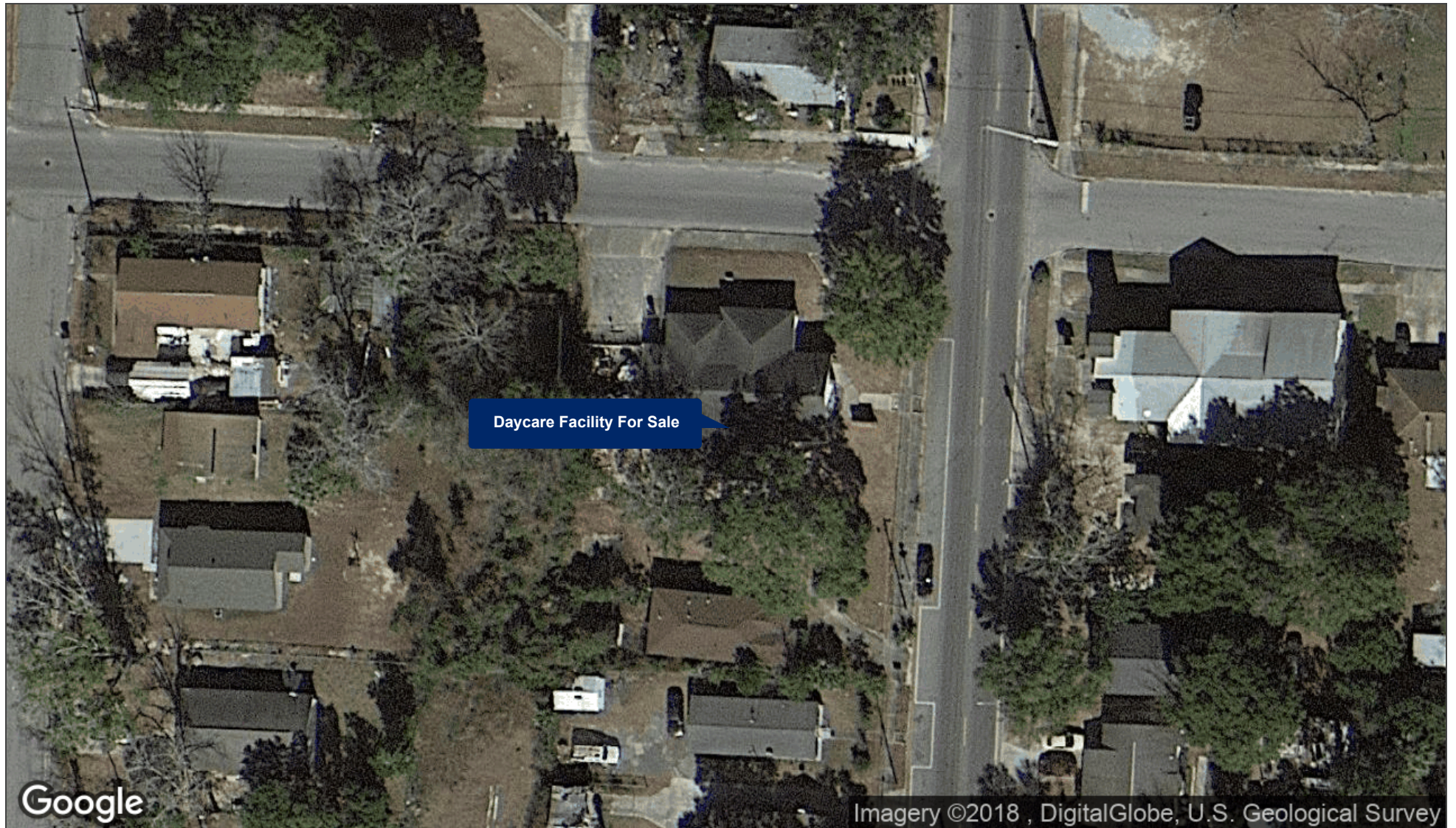
This property was originally constructed as a library, and most recently has been used as a daycare facility with a fenced playground area. Property has a corner location and a monument sign along E Street. Great opportunity for owner-user Daycare Facility or possible renovation to single family home.

This property is currently owned by the City of Pensacola and is sold "as is". The seller to pay brokerage commissions; however, Buyer is to pay All Additional Closing Costs. Seller provides no warranties or guarantees and buyer to perform their own due diligence. Site size and building size were obtained from public records and to be verified by buyer.

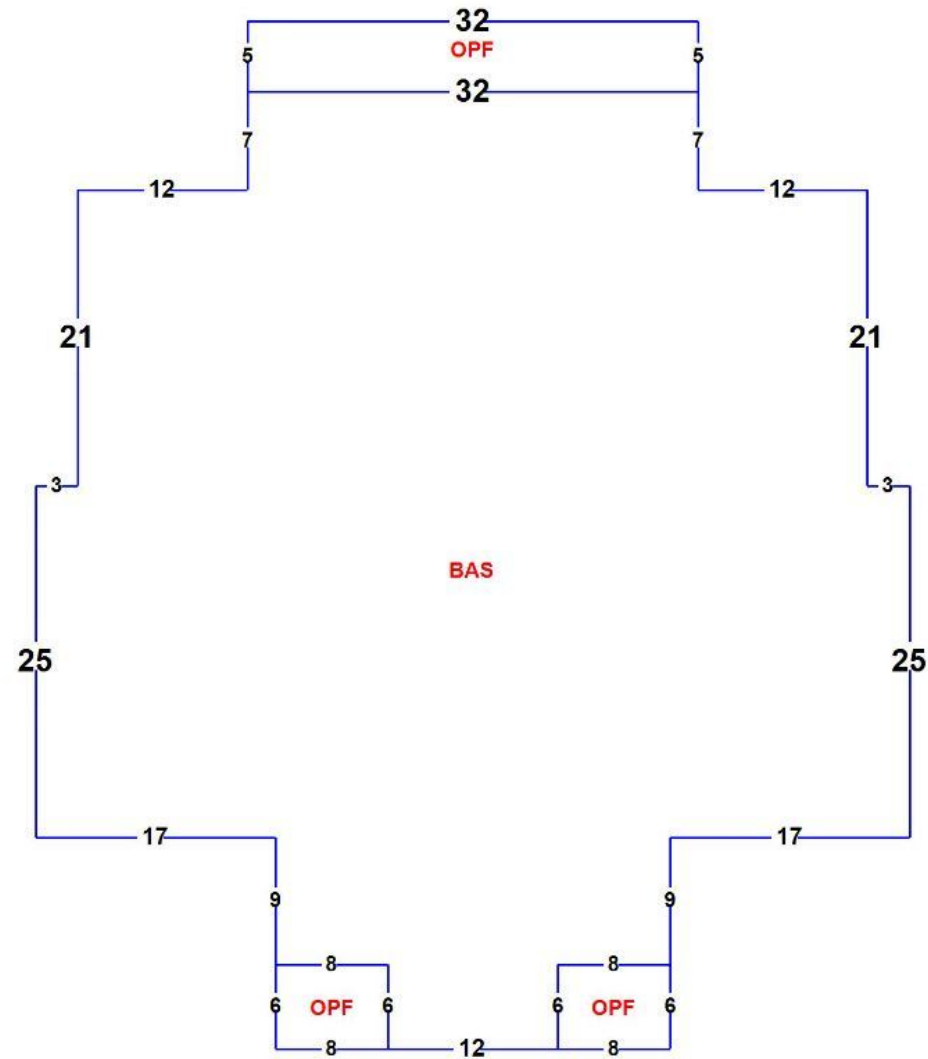
PROPERTY HIGHLIGHTS

- Former Daycare Facility for Sale
- Close to Baptist Hospital & Pensacola High School
- Convenient to Downtown Pensacola
- Within 2 blocks of Cervantes Street
- Fenced Playground Area

Aerial Map



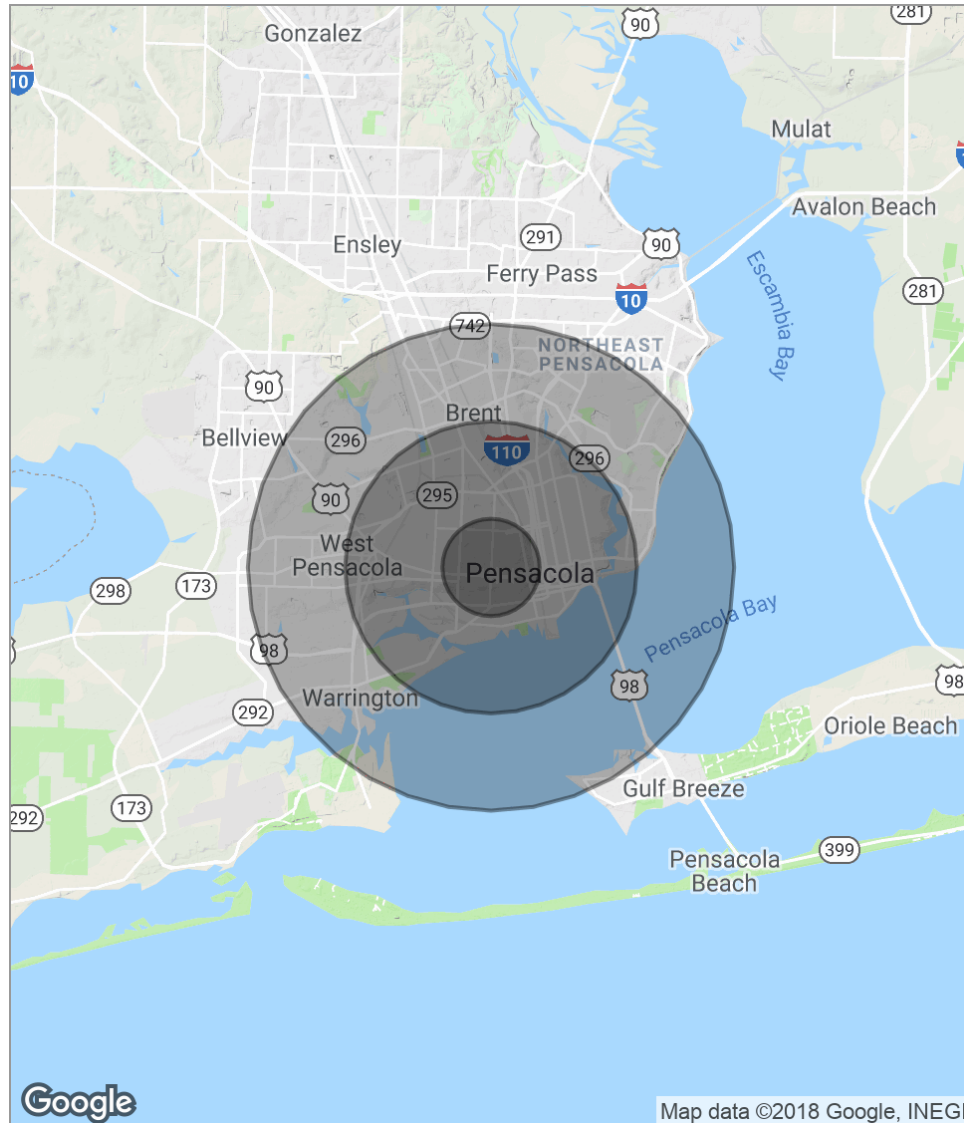
Floor Plans



Location Maps



Demographics Map



POPULATION	1 MILE	3 MILES	5 MILES
Total population	8,660	56,280	124,988
Median age	38.1	36.8	36.3
Median age [male]	31.6	34.4	34.8
Median age [Female]	44.3	38.9	37.9
HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
Total households	3,519	20,886	47,496
# of persons per HH	2.5	2.7	2.6
Average HH income	\$43,267	\$45,635	\$50,577
Average house value	\$105,421	\$198,168	\$209,766

* Demographic data derived from 2010 US Census

Advisor Bio & Contact 1

LISA D. BRADLEY

Advisor



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lbradley@svn.com
FL #SL3113372

PROFESSIONAL BACKGROUND

Lisa D Bradley is a Commercial Real Estate Advisor with SVN | SouthLand Commercial Real Estate which has offices in Pensacola, Panama City and Tallahassee, Florida. Lisa specializes in Multifamily/Apartment investment sales in Northwest Florida, and is a member of the SVN Florida Multifamily Team, which has sold over 12,000 apartment units, with nearly \$1 Billion in total sales. Lisa is also a member the SVN National Multifamily Counsel, and has experience representing buyers, sellers, landlords, and tenants in a variety of investment and owner-user properties, including multifamily, industrial, office, retail, and vacant land.

Background:

Lisa began her commercial real estate career as a Certified General Commercial Real Estate Appraiser and has over 15 years of appraising a variety of commercial properties along the Gulf Coast of Florida and Alabama. Lisa joined SVN | SouthLand Commercial in early 2016 with unique expertise that have assisted her in exceeding the goals of her clients in both the sales and leasing of a variety of investment properties.

Family/Community:

A wife, mother and grandmother. Lisa enjoys cooking, boating, biking, paddle boarding, SCUBA diving, hiking, and target shooting. Lisa is a proud member of Impact 100 (provides annual grants to local non-profits), an Adult Leader of Boy Scout Troop 425, and an Adult Adviser to Venture Crew Troop 410.

MEMBERSHIPS & AFFILIATIONS

International Council of Shopping Centers (ICSC)
SVN National Multifamily Council
SVN Florida Multifamily Advisers

Alice Sturdivant Williams

Alice (S.) Sturdivant Williams of Mobile Al, was a devoted mother and wife of Dr. Henry Garret (H.G.) Williams, Sr. Alice was a local school teacher in the old "Colored or Negro City" School system. Alice worked at Old No. 5 on North Coyle St. in the 1925-26 school year. In 1929-30, Alice became the principal of this elementary school and taught Grade 1. Alice was on staff at Washington High School in 1938. She was pictured as the "class sponsor" of that graduating class when Dr. Vernon McDaniel was the principal.

Alice and Dr. H.G. Williams had two children: a little boy, Henry Garret, Jr. and a little girl, Dorothy Williams Steen. Mrs. Steen was my 8th Grade Science Teacher and former, librarian of Booker T. Washington Jr. High in 1959 on "A" and Strong St. In 1916, Dr. Williams and Alice moved to 510 North DeVilliers St. and ran the Pensacola Drug Company which was formerly located at Palafox and Gregory St. in downtown Pensacola. This pharmacy moved to 500 North DeVilliers St. near by due to the Jim Crow Laws.

Dr. Williams died in 1925 while in 1929, Alice moved to 422 N. "C" St. near the Ella Jordan Home. Dr. H.G. Williams apprenticed many local Black Doctors in the early 1900s. These were: Dr. James Polkinghorn, Sr., Dr. J. Lee Pickens and Dr. A.S. Magee. All of the Williams family members are deceased now. Dr. Williams is buried at the St. John's Cemetery. Alice passed in 1941.

In 1952, after the death of Mrs. Alice S. Williams, the City of Pensacola name the first Black city-owned Community Branch Library in her honor at Gonzalez and "E" St: The Alice S. Williams Branch Library. Alice had a long teaching career and was active in many local black organizations. This author believed that Mrs. Williams was active in the Federated Colored Women's Clubs at 423 N. "C" St. in Pensacola.

The Williams ' Branch library was the "only" public library that young Black Children and their parents could use from the 1950s-1970s until integration allowed African Americans to use the county library system (See Florid Library History Project attached).

References:

Images in Black, compiled by Ora Wills and Mamie Hixson. 2006. African American Heritage Society.

The History of the Colored or Negro City Public Schools of Pensacola from 1886-2008, 3rd Ed. Dr. Marion Williams, Author.

References:

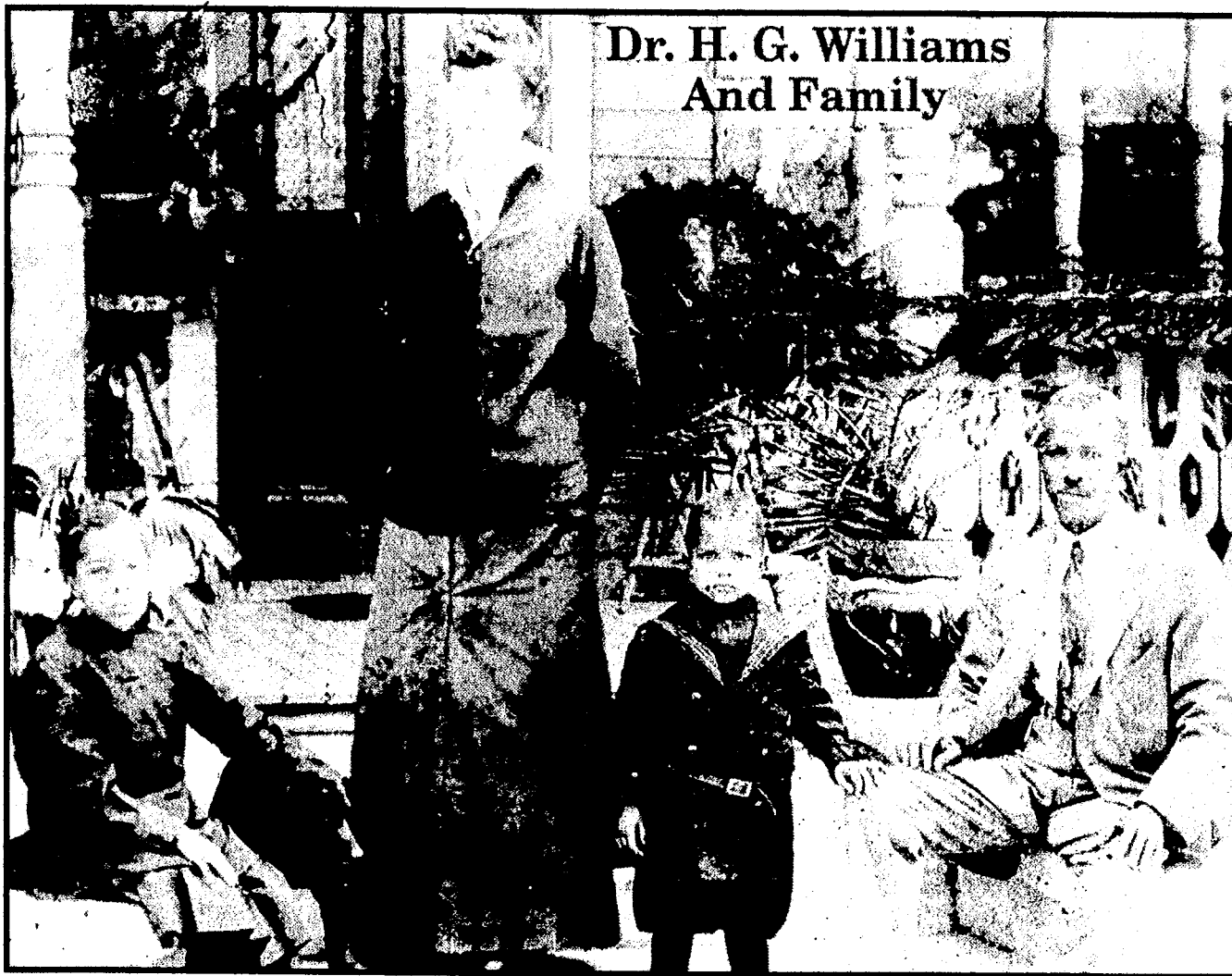
West Florida Regional Library: Florida Library History Project. Page 3-August 17, 1952. Alice S. Williams Branch Library opened for the Black Community.

Interviews: John Jerralds, ret. Former City Councilman, City of Pensacola, July 30, 2020; Ms. Ora Wills, author and poet, retired teacher; and Mrs. Robin Reshard, local historian – July 30, 2020.

March 1, 1938	Pensacola Free Public Library counted 2,375 cardholders.
August 17, 1952	Alice S. Williams Branch Library opened to serve the Black community.
1957	New Pensacola Public Library opened at Spring and Gregory Street.
1963	Santa Rosa entered into inter-local agreement with City of Pensacola, with service to 1800 patrons at the Milton Branch Library. Beginning of the West Florida Regional Library System.
1963	First Bookmobile began operation, shared by Pensacola and Santa Rosa County.
December 1964	Pensacola City Council voted to extend service to the rest of Escambia County through inter-local agreement with the County. City approved addition to the Pensacola Public Library.
April 1965	Larger Bookmobile began service to Escambia County.
April 1967	Addition to Pensacola Public Library completed.
1971	Santa Rosa opened branch in Gulf Breeze.
1972	Outreach Van begins serving low-income areas.
1973	Friends of the Pensacola Public Library established.

From the Caribbean Island of Jamaica, East Indians in Pensacola

Alice Sturdivant Williams, wife of Dr. H. G. Williams, was born in Mobile in 1880. She died in Pensacola in 1941 according to her tombstone inscription. Alice S. Williams Library (present-day Alice S. Williams Day Care Center) bears her name.



Dr. Henry Garret Williams, M.A., M.D., with son Henry Garret Williams, Jr. touching his knee. Sitting is daughter Dorothy, and standing is his wife Alice. All members of Williams family are deceased. On Dr. Williams' tombstone in St. John's Cemetery is the following inscription: *He was a musician, teacher and physician born in Jamaica, British West Indies in 1865, died in Pensacola, Fla. 1925. His degrees, M.A. and M.D., are also listed.* Dorothy Williams Steen was a former Washington High School librarian.⁶⁰

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Florida Library History Project

West Florida Regional Library

- 1885 The Pensacola Library Association organized as a subscription library. One hundred eighty-four members paid twenty-five cents per month to use the library.
- 1904, 1910, 1911, 1919 Attempts made to secure Carnegie funds for a public library. However, the City failed to provide a site and a promise of future support for such a library, so that funds were not obtained. The City later allotted \$25 per month, and then \$50 per month. The library moved to various locations downtown and at some point a bond election failed.
- 1933 The subscription library closed and its books stored in the San Carlos Hotel.
- February 1937 Pensacola City Council passed ordinance to establish a free public library and created a five-member board.
- January 1938 Lucia Tryon hired as Librarian to organize and open library.
- February 15, 1938 Pensacola Free Public Library opened in Old Christ Church with 3,352 books, including those from the old subscription library and a hundred dollars' worth of new ones.
- 1938 The Shakespeare Club opened a library on Oak Street in Milton

Negro Library Nears Completion

By CURT HUNT

The new Alice S. Williams Library is nearing completion and officially will be opened to the Negro public shortly.

The library, four years in the building, is located on the southwest corner of Gonzalez and E Streets.

City Librarian Lucia Tryon said the library was to have been completed by July 4, 1950, but, due to various reasons, work was held up.

A Negro committee formed to begin work on getting the new library consisted of the following members: Solomon Brookins, John Ross, Clarence Benboe, and the Rev. O. E. Schavers.

The committee agreed to do all the work on the library if the city would help get the materials.

The city at first turned over to the committee a building and \$800 for repairs, but the committee decided that the building was beyond repair.

The city then gave a lot on which to build a new building, and the committee began an intensive program of canvassing the Negro people of Escambia County.

They called for volunteer labor from the carpentry, masonry, plumbing, and electrical fields. They staged a "Tile Rally" that



OPENING SOON—The Alice S. Williams Library for Negroes is in the final stages of construction and will open to the public in the near future. The building is located on the southwest corner of Gonzalez and E Streets. The library, four years in the building process, is named for the teacher, Alice Williams, who taught thousands of students at Washington High School. It is to be a branch of the Pensacola public library.

was successful in getting most of the tile needed for the building.

For four years the library has been in the city budget. One City Council allotted \$2,000 toward its completion.

The city has been buying books all along and now has 2,000 books catalogued and ready to go into the shelves.

John Ross, general chairman of the present committee, said the committee worked until it had exhausted every source of aid.

City Council and ask for help in finishing it up," he added.

Ross said it had been a "mighty

big job" getting the Negro people to see just how important a library was to the community because it never had had one before.

"Any number of people have come to me over the past years asking me questions," he said. "I just let them use my own home library and they got their answers that way."

Now that they realize how important it is, Ross added, they want a library very much. The spirit they have shown is proof of how badly they want it," he said.

The present City Council, when

it began the year's business in 1951, decided to work \$8,000 into the budget to complete construction.

Work has been stepped up and the building is nearly complete. The shelves are to be installed, the grounds finished, and a few other little jobs are to be done.

Ross remarked with a smile that he would be glad to see it finished for two reasons: First, the people can start using the library and enjoying its benefits.

Second, as he said it, "It will certainly be a big step off my shoulders that I've carried for four years."

Lucia Tryon says that as general chairman John Ross has done a

Soaking Diapers?

REACH FOR THE Pine-Sol

Put little in water. Cleans, cleanser, faster—disinfects as it cleans. Deodorizes... removes stains. Non-scent, non-caustic.

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Aug. 17, 1952

Alice S. Williams Branch Library opens to serve the black community.

1976

Alice S. Williams Branch Library closes and merges with Pensacola Public Library.

N F ST

W GONZALEZ ST

Surplus Request
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1000 Blk N E Street

Surplus Request

N E ST

0 45 90 Feet

Date: 12/22/2016



This map was prepared by the GIS section of the City of Pensacola and is provided for information purposes only and is not to be used for development of construction plans or any type of engineering services based on information depicted herein. It is maintained for the function of this office only. It is not intended for conveyance nor is it a survey. The data is not guaranteed accurate or suitable for any use other than that for which it was gathered.

L:\GIS\Map_Archives\EconomicDev\CityOwned\Surplus\NEST.mxd



Chris Jones

Escambia County Property Appraiser

[Real Estate Search](#)
[Tangible Property Search](#)
[Sale List](#)
[Amendment 1/Portability Calculations](#)
[Back](#)
[←](#) Navigate Mode ☒ Account ☐ Reference [→](#)
[Printer Friendly Version](#)

General Information

Reference: 000S009060015048
Account: 150596000
Owners: PENSACOLA CITY OF
Mail: PO BOX 12910
 PENSACOLA, FL 32521
Situs: 1000 BLK N E ST 32501
Use Code: VACANT RESIDENTIAL [🔍](#)
Taxing Authority: PENSACOLA CITY LIMITS
Tax Inquiry: [Open Tax Inquiry Window](#)

Tax Inquiry link courtesy of Janet Holley
 Escambia County Tax Collector

Assessments

Year	Land	Imprv	Total	Cap Val
2016	\$7,245	\$0	\$7,245	\$7,245
2015	\$7,245	\$0	\$7,245	\$7,245
2014	\$7,245	\$0	\$7,245	\$7,245

[Disclaimer](#)
[Amendment 1/Portability Calculations](#)

Sales Data

Sale Date	Book	Page	Value	Type	Official Records (New Window)
None					

Official Records Inquiry courtesy of Pam Childers
 Escambia County Clerk of the Circuit Court and Comptroller

2016 Certified Roll Exemptions

MUNICIPAL OWNED

Legal Description

LT 15 BLK 48 WEST KING TRACT CA 106

Extra Features

None

Parcel Information

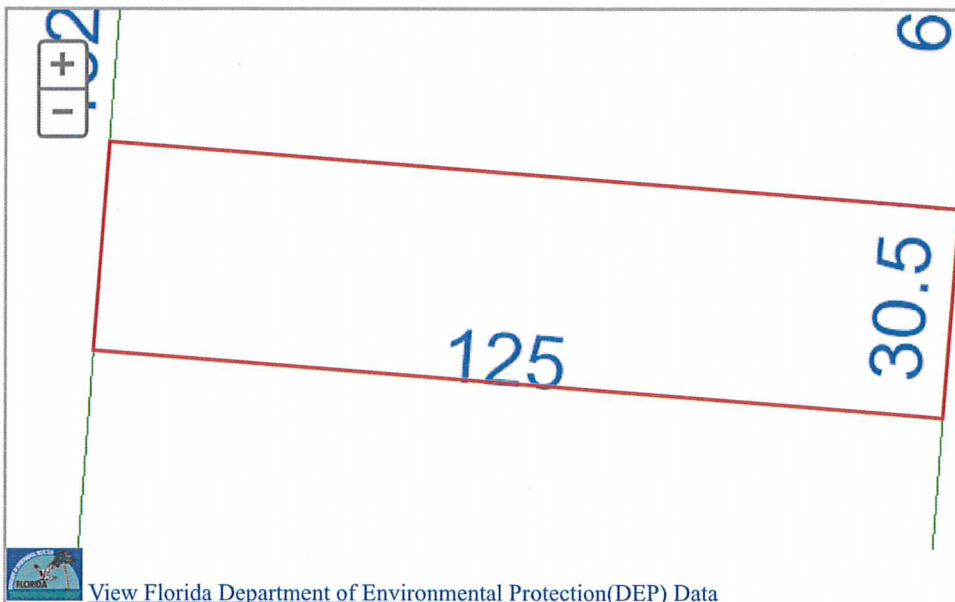
[Launch Interactive Map](#)

Section Map Id:
[CA106](#)

Approx. Acreage:
 0.0875

Zoned: [🔍](#)
 R-1A

Evacuation & Flood Information
[Open Report](#)



[View Florida Department of Environmental Protection\(DEP\) Data](#)

Buildings

Images

None

The primary use of the assessment data is for the preparation of the current year tax roll. No responsibility or liability is assumed for inaccuracies or errors.

Last Updated:12/14/2016 (tc.3177)

From: [Don Kraher](#)
To: [Jewel Cannada-Wynn](#); [Jared Moore](#); [P.C. Wu](#); [Sherri Myers](#); [Andy Terhaar](#); [Ann Hill](#); [John Jerralds](#)
Cc: [Elaine Mager](#); [Sonja Gaines](#); [Ericka Burnett](#); [Robyn Tice](#)
Subject: FW: [EXTERNAL] Fwd: Alice S Williams
Date: Wednesday, August 12, 2020 2:06:52 PM
Attachments: [Untitled 1.docMrs. A. S. Williams.doc](#)
[image002.png](#)

Council President and Members of City Council

Please see the information attached regarding a History of Alice S. Williams.

Respectfully,

Don Kraher
Council Executive
Office of City Council
City of Pensacola
222 West Main St.
Pensacola, FL 32502
850-435-1686 / Cell: 850-384-6363
dkraher@cityofpensacola.com

From: Keith Wilkins
Sent: Wednesday, August 12, 2020 1:39 PM
To: Don Kraher <DKraher@cityofpensacola.com>
Subject: FW: [EXTERNAL] Fwd: Alice S Williams

Keith Wilkins
City Administrator
Visit us at <http://cityofpensacola.com>
222 W Main St.
Pensacola, FL 32502
Office: 850.436.5627
Cell: 850.554.3069
kwilkins@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: mrnwil@cox.net <mrnwil@cox.net>
Sent: Wednesday, August 12, 2020 1:21 PM

To: robin.reshard@gmail.com; Keith Wilkins <KWilkins@cityofpensacola.com>
Subject: [EXTERNAL] Fwd: Alice S Williams

THIS EMAIL IS FROM AN EXTERNAL EMAIL ACCOUNT

Dear Friends,

Here is the History of the Alice S. Williams Library in detailed from Mrs. Dianne Robinson, local historian, a friend and Board Member of the Gen. Chappie James Museum, Inc.

Thank you!

Sincerely,

Doc Marion Willaims

----- Original Message -----

From: Dianne Robinson <dptrobinson42@gmail.com>

To: "Marion Williams,Ph.d." <mrnwil@cox.net>

Date: August 10, 2020 at 5:27 PM

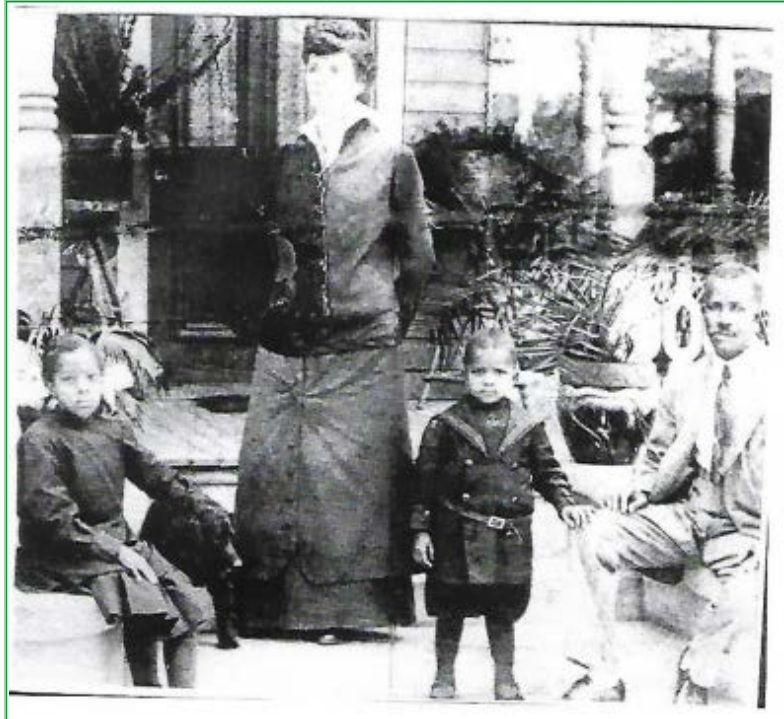
Subject: Alice S Williams

Dr. Williams, would you please forward this on to Jewel C Wynn, this is some of my research work I had done one on Alice S. Williams. i had given them a copy some time ago,but she couldn't find it. It has been proofed. Dianne let me know if you got it.

Alice S. Williams Library

Alice Strudivant Williams was the wife of Dr. H. G. Williams, A Graduate of Merry Medical College of Nashville Tennessee, In the 1890's he established his practice in Pensacola. He was one of Pensacola well-known Doctor who operated a Drug Store at 129 North Palafox on the corner of Palafox and Gregory Street in the City of Pensacola. Because of the "Jim Crow Law", he was force to closed the business. In about 1912, He moved the business to 510 North DeVilliers and ran the Pensacola Drug Store there, and a popular Ice cream parlor was included..

Dr. H. G. Williams Family



(Daughter) Dorothy Williams Steen Mrs. Alice S. Williams. (Son) Garrett Williams Jr., Dr. H. G. Williams

Alice S. Williams was born in Mobile Alabama in 1880. She came to Pensacola in 1902, and married Dr. H. Garrett Williams in 1903, and to that marriage a daughter Dorothy William Steen, an educator, and a former Librarian at B. T. Washington High School, and a son H. Garrett Williams Jr. died at an early age.

*By 1913, **Alice S. Williams** had invited the National Association of Colored Women Clubs, organization President, Margaret Washington to her Pensacola home at 510 North Devilliers Street. Mrs. Washington was the wife of Booker T. Washington, she had come to Pensacola to talk to the community about the development of women club activities and how they could address social issues, to improve their living conditions. Mrs. Washington spoke at the Allen Chapel A. M. E. Church giving them some encouraging words about the development of Women Clubs in the community of Pensacola. There was a large crowd in attendance.*

*By the 1920's **Alice S. Williams** had received her degree for teaching and taught at several schools in Florida. She started the first night school in her home at 510 North DeVilliers Street. She had six to ten students a night. The Night School was to aid and support working mother and families in the community. While her husband gave Health talks to the community. They both made significant contributions to the Pensacola community.*

*In later years, the community came together to remember what contributions **Mrs. Williams** had made to the community, and after the library closed, the building became a day care and a second day-care was open in her name, it was operated by a Pensacola community group. The **Alice S. Williams** #2 Day-care was located at the 617 West Gadsden Street, the building still remains there today. It is next door to the Greater Mount Lily Baptist Church.*

***Mrs. Alice S. Williams** had an extensive teaching career, she taught at the Pensacola Normal School, a private institute under the leadership of Rev. G. W. Lewis. In later years she became Principal of the West Florida Baptist Academy, which was the site of the A. A. Dixon School today. During the summer months, she taught School at Edward Water College in Jacksonville, Florida. She loved teaching and educated young children.*

*In about the 1930's she enter into the Public School systems and taught at the School# 3, and the A. M. DeVaughn School #104. Here is a picture of **Mrs. Alice S. Williams**, front row left to right, as a teacher in the 1930's at A. M. DeVaughn School #104, other Faculty members are **Mrs. Reeves**, **Mrs. Evannah Barge**, not for sure if that's **Miss. Susie Pete**, and next to her is **Mrs. Malvina Wingate**.*

A. M. DeVaughn School #104



SCHOOL #104 Back

row: Mrs. Reeves, Mrs. Evannah Barge

Front row: Mrs. Alice S. Williams, (Miss. Susie Pete, or Alberta Spann)Mrs. Malvin A. Winget

Alice S. Williams & her husband Dr. Williams made a significant contributions to early establishment of the Pensacola African American community. In 1940 ***Alice S. Williams*** became Assistance Principal of B. T. Washington High School. It was said that, ***Mrs. Alice S. Williams*** “contributions to intellectual growth of Pensacola was unequaled earn for her total respect of thousand of Pensacola’s of all races.” Alice Died Oct 15, 1941. She and Dr. Garrett Williams is buried in St. John Cemetery.

In the 1940's
Pensacola's African American Community "Needed" A Public Library

A Public Library was needed for the African American Community, to address the need; a group of African American men formed a building committee, and a finance committee to build a Public Library. In the Colored Citizen Newspaper dated October 7, 1949 printed

"Public Library Drive Speed -up"

The Building Committee and the Finance Committee met to completed plan for pouring the foundation for the Library building to be constructed at E & Gonzalez Street. C. Wynn Chairman of the Building Committee is asking all men who will meet him on Saturday morning at the site.(it rain that weekend, prevented the pouring of the cement foundation. The Finance Committee latest report was cash \$7.60. Mrs. Louise Killete \$5.00 Sorority Sewing Club \$5.00, C. L. Lambert \$5.00 Total \$22.60.

"The Finance Committee had some Special benefit planned for raising funds for the library. A carnival will be held at 8th Ave & Brainard Street, on Wednesday thru Saturday night. Also a carnival will be held Saturday night at St. Mark's Church, the Rev. J. T. Starks, Pastor. A benefit baseball game is schedule for Sunday October 16th at 3:P. M. at the Legion Field, The St. Regis Stars of Canton VS Pensacola Recreation Fliers. All proceeds will go to the Library Project- C. L. Taite" (Announcement)

The Pensacola African Americans Community working together for the betterment of a Library Project. The community saw that there was a great need to have a Library in the per-dominantly black community. So, the men in the community pooled their resources together to make it happen, it took about 5 years before they could get the Library to become a reality. On August 17, 1952, the Library was dedicated in the memorial of Alice S. Williams

Dptr

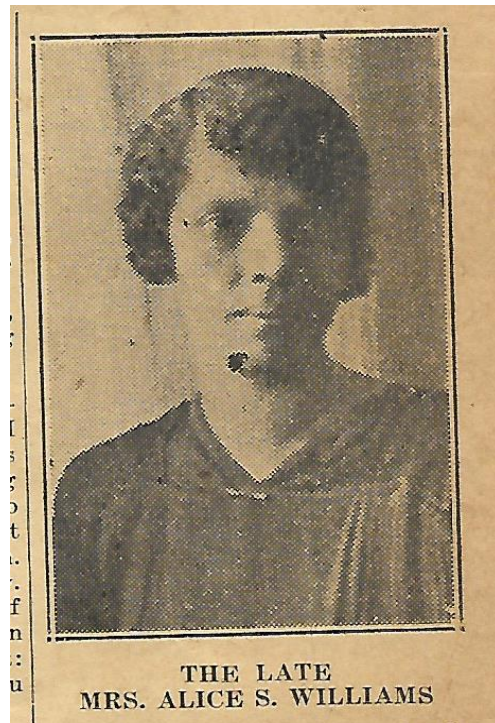
The Building is located on E and Gonzales Street, Pensacola, Florida



*The Interior of the building has an area space for two or three sets of table and chair and selves of books to begin its starting. Seated at the desk is Board member **Mr. Charles Taite**, and other members of the committee are **John Ross, Chairman, Rev C. Chavis, Secretary, Clarence Benboe, Martin Legnant. Mrs. Irma Richburg** was the **Librarian**. The Library was open 1:00 to 7: 00 PM each day, Closed all day on Wednesday. “The Public was urge to use the Library. There were books of Fiction, Non-fiction, Reference, Magazine, and a reading club, etc*

It is “One of the Greatest Opportunities” you can have, is to reach-out and make connections with your citizens, and learning what is needed, challenging those needs and implementing those changes, which can make a difference in helping you to make your community a better place to live in.

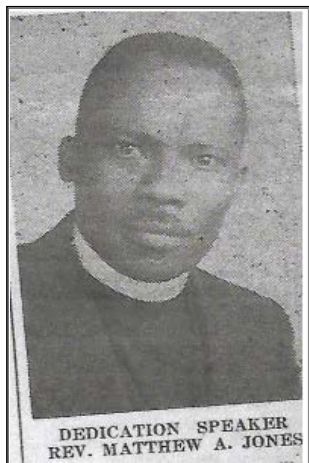
The Alice S. Williams Library Dedication, August 17, 1952



*In 1952, the late **Alice S. Williams Library** was opened to the Public. The Library was being named in memorial of the late **Mrs. Alice S. Williams**, who spend her untiring life to teaching and educating children of the community. She taught for many years at a numerous of Schools here in Pensacola. One of **Mrs. Williams**, homeroom student at Washington High School “said that, Mrs Williams was a very strict teacher, and they had a “nick-name” for her, and it was “Two-Gun Shooter” it meant get your lesson, or you would have to deal with her. She taught School until her death in 1941.*

*The **Alice S. Williams Branch Library** was held August 17,1952. A dedication of the program was held on the lawn of the Library at E and Gonzalez Street, on August 17,1952 at 4:00 P. M.,with Mr. C. J. DaValt was Master of Ceremonies. The speaker was Rev. Matthew A. Jones, Minister of the St. Cyrians Episcopal Church. Here a copy of the Program.*

Dedicatory Address – Rev. Matthew Jones



DEDICATORY PROGRAMME	
Alice S. Williams Public Library	
Gonzalez at E Streets — August 17, 1952 — 4:00 P.M.	
C. J. DaValt — Master of Ceremonies	
Song _____	Audience _____
Scripture _____	Rev. T. J. Davis _____
Invocation _____	Rev. V. R. Hill _____
Selection _____	Bethel, A.M.E. Chorus _____
The Occasion _____	Miss Lucia M. Tryon, _____
Librarian, Public Library, City of Pensacola	
Greetings _____	City Council _____
Introduction of Guest Speaker _____	Rev. I. S. Powell, _____
Pastor, Mt. Zion Baptist Church	
Ministerial Alliance	
Selection _____	Bethel A.M.E. Chorus _____
Greetings _____	Library Board, City of Pensacola _____
Escambia County Teachers Association	
Solo _____	Mrs. Rheutelia Johnson _____
Dedicatorial Address _____	Matthew A. Jones, _____
Minister, St. Cyprian's Episcopal Church	
Presentation — Recognition of Committee	
Introduction of Librarian — Benediction	
Pre-Program Concert _____	Washington High School Band _____

This is a brief history of the beginning of the Alice S. Williams Library in 1952. In 1976, the Alice S. Williams Library closed, and merged with the Pensacola Public Library

Dianne P. Robinson-2019

Dptr

THE COLORED CITIZEN

VOLUME NO. 36

PENSACOLA, FLORIDA, FRIDAY, OCTOBER 7, 1949

NUMBER 25

STATE CONV. HERE OCTOBER 20-23 — 4
The 43rd annual session of the Florida Baptist Convention will be held at the Florida Baptist Convention Center, 1000 N. G Street, from October 20 to 23. The theme is "The Church With A Welcome".

Representatives from all over the state are expected to attend. The convention will be held at the Florida Baptist Convention Center, 1000 N. G Street, from October 20 to 23. The theme is "The Church With A Welcome".

WOMEN'S QUARTERLY MEETING —
The executive board meeting and the quarterly meeting of the Florida District Women's Convention will be held at the Florida Baptist Convention Center, 1000 N. G Street, from October 20 to 23. The theme is "The Church With A Welcome".

OBSERVING 62ND ANNIVERSARY



ST. JAMES BAPTIST CHURCH
(The Church With A Welcome)
OCTOBER 24, 25, 26, 27, 1949

Monday Night, Oct. 24—A Night of Music
The theme of the night will be "The Church With A Welcome". The program will be sponsored by the Mission Department of the church. Admission free.

Wednesday Night, Oct. 26—Consecration Night
The program will be sponsored by the Mission Department of the church. Admission free.

Friday Night, October 28—Evangelical Night
The program will be sponsored by the Mission Department of the church. Admission free.

Sunday Night, October 30—Divine Worship
The program will be sponsored by the Mission Department of the church. Admission free.

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The program will be sponsored by the Mission Department of the church. Admission free.

PUBLIC LIBRARY DRIVE SPEEDED UP—

Special Benefit Affairs Planned
The building committee and the finance committee met yesterday to speed up the drive for the new library building. The committee is asking all men who will to meet him Saturday morning at the site—rain or shine—and prevent pouring of the cement foundation.

Finance committee's latest report is: Cash \$7,600; Mrs. Louise Killebrew \$500; Security saving club \$500; C. I. Lambert \$500—total \$22,600.

The finance committee will be at the carnival at 8th Ave. and Brainerd street Wednesday thru Sat. night. Also Saturday night at St. Marks church. Rev. J. T. Starks, pastor.

A tennis baseball game is coming on Sunday, 16th at Legion field—3:00 P. M. The St. Regis Stars of Canton vs. the Pensacola Recreation Flyers. Entrance proceeds for library. BUY A TICKET.

C. L. Tate, Reporter

IMPORTANT NOTICE FAMC ALUMNI

The Pensacola Alumni chapter of Florida A and M college is called to meet Tuesday night 7:30 on important business, at Booker T. Washington high school. Members asked to come prepared to pay their dues. D. A. Gault

LAD GETS ENJOYABLE SURPRISE

Last Tuesday while Dr. J. R. Polkinghorne was visiting on east hill on a business mission it was late when he returned home, but he was exceedingly surprised at the occasion which had been planned for him. He was reminded that he and Mrs. Magie Polkinghorne were married 35 years ago and this anniversary of the occasion was arranged by their eldest daughter, Mrs. Miriam C. Ford.

Only a few intimate friends were present and the only children present, were Miriam and Magie, the first and the last.

Delegates To Zion Conf. Fend in Names

Notice is given AME Zion pastors and delegates to the Annual Conference that will be held at 1200 N. W. 20th St. from Oct. 14 to 18. To please send in names to Miss Vera Howard, 1000 N. W. 20th St., Milton, Fla. Information necessary for providing homes.

J. J. Knight, Head Pastor

ASBURY SCHOOL, 1000 N. W. 20th St. will meet at the school Friday, Oct. 14, 7:30 P. M.

SUNDAY P. M. PROGRAM AT ALLEN CHAPEL

Here is an interesting program at Allen Chapel, 1000 N. W. 20th St. and Washington streets, Sunday, October 16, 3:00 P. M. Don't miss being present, 2nd Sunday afternoon.

ROYAL 16 SOCIAL CLUB NOTES

On the Royal 16 Club roll "R" is for Ronda and Wilbur. Mabel was indeed a charming hostess entertaining club members Tuesday night. The club, club and other active members were at 211 North A street where a note of welcome awaits us. To make the evening one of much memories was the presence of two visitors from Chicago—our own Martina Taylor and Mrs. Levard Colburn. We only wish the trip was for always. Before departure, we enjoyed a choice and select menu.

MARRIAGE ANNOUNCEMENT

Mr. and Mrs. L. S. Wilson of Birmingham, Ala., announce the marriage of their daughter Lela Mae Riley Wilson to Mr. John George Pate, son of Mr. and Mrs. Anthony Pate of Perry Pass, Fla. on Friday, Sept. 23. The happy couple are at home at Perry Pass.

National District Deputy To Make Visit

Rev. R. W. Woods, National Masonic district deputy will visit Pensacola Oct. 16 and address an audience at St. John Baptist church, C. and Cervantes streets at 3:00 P. M. Rev. R. A. Anderson is church pastor and H. A. Johnson is the Masonic official announcer. Masons and the public are invited.

Play Wedding On At Big Zion Church

A womanhood wedding will furnish lots of entertainment at Big Zion AME Zion church, Friday night, Oct. 14—Begins at 8:00. Ticket 25c

WOODMEN CAMP NO. 4 MEETS IN NEW HALL

The first meeting held in the new meeting place of Warrington camp No. 4, American Woodmen was largely attended. The members unaware of the change were notified by the clerk through the Colored Citizen which is widely circulated, and also some by post card. The seating capacity of the hall was filled and a large number of new members were initiated.

Next regular meeting will be held Monday night, Oct. 11, 7:30 at Masonic hall, 704 North A street.

Rev. S. L. Jones, Comm. Mrs. G. M. Robinson, Clk.

THE ESCAMBIA CO FALL FAIR opens Monday, Oct. 17.

Runs one week closing Saturday night, 22nd; clubs, schools, individuals and organizations get your exhibits ready.

"FOOD FOR THOUGHT" PLAY" MONDAY NIGHT

The play, "Food for Thought" produced by A. E. Leonard will be presented Monday night, Oct. 10 at 8th Ave. Baptist church, Rev. J. C. Collier, pastor. The cast of the play is the Young Women's glee club, Mrs. L. J. Odom, director, Mrs. Marietta Call Henderson will fill the position of narrator. Mr. Leonard has heretofore shown unusual ability in drama production, and we feel sure that there will be no disappointment in seeing "Food for Thought" Monday night.

LATE EDWARD W. ROBINSON



Commemorating the departure of our beloved comrade and friend, who on request of the Abnathys, passed to the Great Beyond, October 11, 1945, we the Pensacola strong personnel of the Central Life Insurance Co. do hereby publicly proclaim the week of October 10th thru October 15th as "Robinson Collection Week." Being ever mindful of our heritage as protectors of one whose very presence demanded attention and whose heart and mind thrived on these words, "I am my Brother's Keeper," we shall humbly in his footsteps, with but this one thought in mind, that the Negro shall find freedom only through economic security.

No other method being more potent than systematic saving by regularly in your institutions. It was he who

M. M. Duvall SE Federated club will meet at the recreation center, E and DeSoto streets Wednesday at 5:00 P. M.—Mrs. Ruth McVey, hostess.

On Trip To Cleveland

Mrs. Mary Ross of Warrington is off to Cleveland, O. on a three weeks vacation trip.

THE WOODMEN Javelins will meet at Bethel church

Saturday at 5:00 P. M.

TUNE IN over WEAR Sunday, 7:30 A. M. to hear

gospel singing by the Gospel Pearls.

MASONS TO CELEBRATE ZERUBABEL DAY

All Chapters of Royal Arch belonging to the Jurisdiction of the Most Excellent Union Grand Chapter of Florida J. G. Riley, Sec. G. H. P. working under the protection M. W. T. Grand Lodge, Inc. Ill. C. H. Henry, 33 deg. Grand Master will celebrate Zerubbabel Day in full dress regalia on the Second Sunday in October, 1949. It being the 9th day thereof at St. John Divine Baptist Church, Young street between Bayne and Alcazar streets.

Ladies of the Heralds of Jericho and Easter Stars are especially invited. All Brother Masons and the public are cordially invited.

EEZEPH CHAPTER NO. 44.

Ulysses Williams, H. P.; Herman Trawick, Sec.

Gorgeous Luvita

Shantrel Academy Award winner Luvita Young is one of the feature attractions of this year's "Presidential Family Hour at Stars," heard over the CBS network every Sunday evening. Guest Harold Grier, another "Queen" winner, will also be in the regular roster along with Irene Dunne and Dana Andrews. Other famous Hollywood stars will appear on the program from time to time as guest artists.

BULOVA
AMERICA'S FINEST WATCH VALUE

Swartz Jewelry Co.
2 N. Pala St.

copy of newspaper article OCT1949





City of Pensacola

222 West Main Street
Pensacola, FL 32502

Memorandum

File #: 20-00588

City Council Workshop

9/21/2020

DISCUSSION ITEM

FROM: City Council Member Ann Hill

SUBJECT:

900 EAST JACKSON ST. - MALCOLM YONGE GYMNASIUM

SUMMARY:

This item seeks to discuss the use, future and possible surplus of the Malcolm Yonge Gymnasium property.

Malcolm Yonge Gymnasium was named for Malcolm Yonge, who was an original member of the Recreation Board from 1943 until his death in 1951, serving as Chairman for two years. While under his direction, several youth centers were built, parks added, and other projects extended in scope. A native Pensacolian, he also served as chief deputy tax collector under John R. Jones and attended Alabama Polytechnic Institute (now known as Auburn University). The center was dedicated on July 27, 1961.

As of today, the Gym offers senior programs, such as pickleball and volleyball, and youth basketball and volleyball camps (pre-pandemic). With citizens participating from all over the area, these programs can easily be relocated to other resource centers with as little as two weeks lead time.

In keeping with Council policy, an appraisal of this property was received by City staff in September 2019, and notices will be mailed to property owners within the 300-ft radius of the property. To facilitate the sale of the property, the Mayor or his designee will determine the most efficient effective method to market the parcel. Once a buyer is identified, the proposal will be presented to City Council for consideration.

PRIOR ACTION:

August 13, 2020 - An item to declare 900 E. Jackson as surplus was brought before City Council, the item was withdrawn by the Sponsor (Mayor) prior to any action being taken.

STAFF CONTACT:

Don Kraher, Council Executive

ATTACHMENTS:

- 1) Appraisal Report
- 2) Aerial from property appraiser
- 3) Emails from Lighthouse Academy

PRESENTATION: No

APPRAISAL REPORT

OF A

COMMERCIAL PROPERTY

LOCATED AT

900 EAST JACKSON STREET
PENSACOLA, ESCAMBIA COUNTY, FLORIDA 32501

EXCLUSIVELY FOR

CITY OF PENSACOLA
CLIENT PURCHASE ORDER #78275

AS OF

AUGUST 16, 2019

BY

CHARLES C. SHERRILL, JR., MAI
STATE - CERTIFIED GENERAL APPRAISER #RZ1665

2803 EAST CERVANTES STREET, SUITE C

PENSACOLA, FLORIDA

32503

APPRAISAL REPORT

The subject property consists of a commercial building, related site improvements, and underlying land which are located at 900 East Jackson Street in Pensacola, Florida. The property is utilized by the owner/client as a gymnasium, and it is referred to as the Malcom Yonge Center. The subject is considered to represent a special-purpose use based upon the design and use of the building as a recreational gymnasium. It should be noted that the portable bleachers and other items of equipment within the building are considered to be items of personal property and they have therefore not been included in this valuation.

The three traditional approaches to value real estate are the Cost Approach, the Sales Comparison Approach, and the Income Capitalization Approach. Based upon the specialized characteristics of the subject property, comparable sales within the Sales Comparison Approach were not considered to be adequate to provide credible results for this valuation. Secondly, gymnasium properties like the subject in the local market are typically owner-occupied and not frequently leased, so market data was not concluded to be adequate to estimate a credible market rent for the subject in the Income Capitalization Approach. Accordingly, the appraiser did not perform these two particular approaches to value the subject property in this assignment.

The subject consists of a commercial property with no lease encumbrances. The subject property is improved with a gymnasium building that has relatively specialized features and characteristics. Buyers of this type of property in the local market typically rely most heavily on the Cost Approach in making buying decisions. Accordingly, the appraiser has determined that the performing of the Cost Approach in this appraisal process is sufficient to achieve credible assignment results. The appraiser has clearly identified and explained this scope of work for this assignment within this appraisal report.

This is an Appraisal Report which is intended to comply with the reporting requirements set forth under Standards Rule 2-2(a) of the Uniform Standards of Professional Appraisal Practice. As such, it clearly and accurately sets forth the appraisal in a manner that will not be misleading; contains sufficient information to enable the intended users of the appraisal to understand the report properly; and clearly and accurately discloses all assumptions, extraordinary assumptions, hypothetical conditions, and limiting conditions used in the assignment. The depth of discussion contained in this report is specific to the needs of the client and for the intended use stated within this report. The appraiser is not responsible for the unauthorized use of this appraisal report.

CLIENT:

City of Pensacola
Attention: Ms. Rebecca Ferguson
Economic Policy Coordinator
222 West Main Street
Pensacola, Florida 32502

APPRAISER: Charles C. Sherrill, Jr., MAI
State - Certified General Appraiser #RZ1665
Sherrill Appraisal Company
2803 East Cervantes Street, Suite C
Pensacola, FL 32503

APPRAISAL FILE NUMBER: N219-0088

PURCHASE ORDER NUMBER: #78275

PROPERTY LOCATION: 900 East Jackson Street, Pensacola, Escambia County, Florida 32501

PROPERTY TYPE/CURRENT USE: Gymnasium (Special-purpose use)

REPORTED PROPERTY OWNER: City of Pensacola

OCCUPANT: Owner

TAX ACCOUNT NUMBER: 14-0559-000

PARCEL IDENTIFICATION NO.: 00-0S-00-9025-005-082

CURRENT PROPERTY TAX ASSESSMENT: \$597,467; It should be noted that there are no unpaid property taxes as the current owner is exempt from real estate taxation based upon its governmental status.

LEGAL DESCRIPTIONS: Legal descriptions of the subject property obtained from the Escambia County Property Appraiser's Office and a deed of realty are presented in the addendum of this appraisal report.

ZONING CLASSIFICATIONS: R-1AA; Medium Density Residential

FUTURE LAND USE CLASSIFICATION: MDR; Medium Density Residential

TYPE AND DEFINITION OF VALUE: The purpose of this appraisal is to provide the appraiser's best estimate of the market value of the subject real property as of the effective date. Market value is defined under 12 U.S.C. 1818, 1819 and title XI of the Financial Institutions Reform, Recovery, and Enforcement Act of 1989 ("FIRREA") as well as the Office of the Comptroller of the Currency, as "the most probable price which a property should bring in a competitive and open market under all conditions requisite to a fair sale, the buyer and seller each acting prudently and knowledgeably, and assuming the price is not affected by undue stimulus". Implicit in this

**TYPE AND DEFINITION OF
VALUE (CONTINUED):**

definition is the consummation of a sale as of a specified date and the passing of title from seller to buyer under conditions whereby:

- (1) buyer and seller are typically motivated;
- (2) both parties are well informed or well advised, and acting in what they consider their own best interests;
- (3) a reasonable time is allowed for exposure in the open market;
- (4) payment is made in terms of cash in U.S. dollars or in terms of financial arrangements comparable thereto; and
- (5) the price represents the normal consideration for the property sold unaffected by special or creative financing or sales concessions granted by anyone associated with the sale.

**INTENDED USER OF
APPRAISAL REPORT:**

City of Pensacola; No other party is entitled to rely upon this report without written consent of the appraiser.

INTENDED USE OF REPORT:

For the sole purpose of assisting the client, City of Pensacola, in internal business decisions concerning the possible sale/disposition of the subject property.

OWNERSHIP INTERESTS VALUED:

Fee Simple Title (defined as absolute ownership unencumbered by any other interest or estate; subject only to the limitations of eminent domain, escheat, police power, taxation, and/or any easements that may be present on the property).

DATE OF PROPERTY INSPECTION:

August 16, 2019

EFFECTIVE DATE OF VALUE:

August 16, 2019

DATE OF APPRAISAL REPORT:

September 5, 2019

FINAL ESTIMATE OF VALUE:

\$870,000 (Value As Is, subject to the appraisal assumptions and limiting conditions that are presented in the addendum of this appraisal report)

**ALLOCATED VALUE OF
SUBJECT LAND COMPONENT:**

\$780,000

**ALLOCATED VALUE OF
SUBJECT IMPROVEMENTS:**

\$90,000

SCOPE OF WORK PERFORMED IN THIS APPRAISAL ASSIGNMENT:

The three traditional approaches to value real estate are the Cost Approach, the Sales Comparison Approach, and the Income Capitalization Approach. Based upon the specialized characteristics of the subject property, comparable sales within the Sales Comparison Approach were not considered to be adequate to provide credible results for this valuation. Secondly, large gymnasium properties like the subject in the local market are typically owner-occupied and not frequently leased, so market data was not concluded to be adequate to estimate a credible market rent for the subject in the Income Capitalization Approach. Accordingly, the appraiser did not perform these two particular approaches to value the subject property in this assignment.

In performing this appraisal of the subject property, Charles C. Sherrill, Jr., MAI first identified the problem to be solved. Based upon the property type and intended use of this appraisal, the appraiser determined and performed the scope of work necessary to develop assignment results that were credible, and disclosed this scope of work in the appraisal report. In doing so, the appraiser inspected the subject site and interior of the subject building, conducted a personal interview with the designated property contact (client), physically measured the exterior of the subject building, and gathered information from the subject's neighborhood or similar competitive neighborhoods in the local area on comparable land sales. This information was applied in the Sales Comparison Approach to value the subject land as if vacant.

Comparable construction costs for similar gymnasium facilities were obtained from Marshall & Swift Cost Service to estimate the replacement cost new of the existing subject facility. An estimate of the accrued depreciation of the improvements was then made based upon its observed physical condition. These efforts were performed in the process of preparing the traditional Cost Approach to valuation. The appraiser concludes that this particular scope of appraisal work is sufficient to achieve credible assignment results.

As previously mentioned, comparable improved gymnasium sales and rental market data for the subject property was not considered to be adequate to result in reliable indications of market value for the subject from the Sales Comparison or Income Capitalization Approaches. Gymnasium properties like the subject are not frequently bought and sold in the local area. Additionally, gymnasiums are typically owner-occupied and not frequently leased by owners to church congregations. Accordingly, the Sales Comparison and Income Capitalization Approaches were considered for this valuation, but they were not performed within this appraisal due to this scarcity of quality comparable market data. It is concluded from this analysis that the value estimate indicated by the Cost Approach was deemed to be reasonably supportable for the subject property. In conclusion, the scope of the analysis performed for this valuation is concluded to be sufficient to result in credible assignment results.

This narrative appraisal report is the result of these processes. This Appraisal Report is intended to comply with the reporting requirements set forth under Standards Rule 2-2(a) of the Uniform Standards of Professional Appraisal. The depth of discussion contained in this report is specific to the needs of the client and for the intended use stated above. The appraiser is not responsible for unauthorized use of this report.

DESCRIPTION OF REAL ESTATE APPRAISED:

Location Description: Known as the "City of Five Flags," Pensacola is the western-most city in the panhandle of Florida. Pensacola, the county seat, is located in the extreme southern portion of Escambia County. Escambia County encompasses 661 square miles of land and an additional 64,000 acres of waterways. Escambia County has experienced steady growth during its history as it represents the economic center for Northwest Florida. Its location generally bordering the Gulf of Mexico and three bays has resulted in outward growth in certain directions over the years. These growth areas include such neighboring cities/communities as Gulf Breeze, Milton, Pace, and Navarre (in Santa Rosa County), as well as the northern vicinity of Pensacola.

According to recent (2018) statistics from the U. S. Census Bureau, there are 315,534 residents in Escambia County, which ranked 21st in county population in Florida. Escambia County's population increased by 6.0 percent since 2010, and this gradual increase is anticipated for the near-term future. Escambia County has a diversified economic base which includes tourism, military (U. S. Navy), and a strong service sector. The area has a current unemployment rate of 2.9 percent, which is fairly consistent with that indicated by the state and national averages (2.9 percent and 3.6 percent, respectively).

The quality of life afforded by the mild climate and abundant recreational activities and rich history and culture is an added feature that attracts new industries to the area. The availability of office and manufacturing facilities and an educated workforce give Escambia County the ideal catalyst for future growth and prosperity. Overall, the area's moderate anticipated population growth, diversified work force, and abundance of recreational activities provide for a relatively stable near-term outlook for this metropolitan area.

Neighborhood: The subject property is well-located inside the city limits of Pensacola in close proximity to Downtown Pensacola. The subject neighborhood boundaries are generally defined as East Texar Drive on the north, North Seventeenth Avenue on the east, East Gregory Street on the south, and Interstate 110 on the west. Land uses in this immediate mixed residential and commercial area include retail establishments, offices, convenience stores, strip shopping centers, restaurants, banks, auto service garages, apartments, residences, mobile homes, warehouses, pawn shops, auto sales lots, mini-warehouses, churches, motels, and lounges. The neighborhood is convenient to Downtown Pensacola, churches, shopping facilities, schools, medical facilities, recreational facilities, and other major sources of employment. No adverse neighborhood conditions were observed by the appraiser. The subject property is concluded to be well-suited to its neighborhood.

Summary of Local Real Estate Market: After a number of years of steady growth in the local real estate market (as well as other sectors), the health of the market weakened during 2006 to 2011. Demand for residential housing and commercial space declined in the local market during that time period due to weakened economic conditions which resulted in an oversupply of inventory. The net result of this market weakness was an increase in vacancy rates, a decline in rental rates and values, an increase in property foreclosures, and extended marketing periods. However, the market began to stabilize in late 2011, and it has gradually increased in the past few years. It is concluded that the local market, as well as the subject property, should continue this slight improvement trend in the foreseeable future.

Site Description: The subject property is located on the southwest corner of East Jackson Street and North 10th Avenue. The property is situated immediately adjacent to an office, residences, and a church. The corner interior parcel is fairly regular in shape. The site has 203 feet of frontage on the south side of East Jackson Street, 275 feet of frontage on the west side of North 10th Avenue, and 230 feet of frontage on the north side of East La Rua Street. According to the Escambia County Property Appraiser's Office, the property contains 1.3715 acres. These equate by calculation to a land area of 59,743 square feet. Based upon this land area and the 10,148-square foot size of the structure, the indicated land-to-building ratio of the subject is 5.9 to 1.0. This is considered to be relatively adequate when compared to similar properties in the local market.

The property is fairly level to gently sloping, and it appears to have satisfactory drainage. Public sanitary sewer service is apparently available to the subject. The public utilities available to the site are considered to be adequate. It appears that the parcel is not located within a designated flood area (Flood Zone X; Flood Panel Map #12033C0390G).

East Jackson Street, North 10th Avenue, and East La Rua Street are all two-laned secondary roadways in front of the subject. Overall access to the property is concluded to be somewhat favorable.

The subject property zoned R-1AA; Medium Density Residential under the zoning ordinances of the City of Pensacola. The R-1AA zoning district was established for the purpose of providing a mixture of one and two-family dwellings with a maximum density of up to 8.7 dwelling units per acre for single-family residences. This equates to a total of 11 home sites for the subject (1.3715 acres x 8.7 units/acre = 11.9, rounded). However, based upon the boundary lines of the platted lots of the subject property (within Block 82 of the New City Tract), it appears that a total lot count of 9 home sites is more reasonable.

Land uses permitted within this classification include single-family detached dwellings, accessory residential units, residential duplexes, certain community residential homes licensed by the Florida Department of Health and Rehabilitative Services with six or fewer residents, providing that it is not to be located within 1,000 feet of another such home, schools and educational institutions, libraries and community centers opened to the public and buildings used exclusively by the federal, state, county, and city government for public purposes, churches, and parish houses, home occupations, municipally-owned and operated parks and playgrounds, and private horse stables. There are minimum lot areas and certain front, side, and rear yard setbacks. The maximum building height is 35 feet. The present gymnasium use of the subject property, as a community center that is operated for use by the public, is apparently permitted by the current R-1AA zoning classification. The property has a Future Land Use Classification of MDR; Medium Density Residential.

Description of Improvements: The subject improvements consist of a special-purpose recreational gymnasium building which based upon the appraiser's measurements, calculations, and estimates contains approximately 10,148 square feet. The property is operated by the owner (City of Pensacola) as a gymnasium for use by the public. The building has an arch-style semi-cylindrical design, and it is constructed of concrete block exterior walls on a concrete foundation. The roof cover is of a metal material. The building has an eave height which ranges broadly from approximately 10 to 28 feet.

Description of Improvements (Cont'd): The interior layout of the facility consists primarily of a full-sized basketball court with multiple basketball goals. The floor plan also includes an entrance lobby, two restrooms, an office area, two athletic locker rooms, and a janitorial storage closet at the rear of the building. The entire structure is heated and cooled with a central system. There are a number of windows within the facility and the flooring is primarily of a rolled-vinyl material. As previously mentioned, the portable bleacher system within the building is considered to be an item of personal property and it has therefore not been included in this valuation.

The building is reported to have been constructed in 1975. The actual age of the structure is 44 years. Overall, the facility is considered to be in relatively average to below-average physical condition. Its effective age is estimated to be approximately 40 years. The total economic life of the structure is concluded to be approximately 50 years. As a result, the accrued depreciation of the subject building from physical deterioration is concluded to be 80.0 percent ($40/50 \text{ years} = 0.80$) of its total replacement cost new. Additionally, functional obsolescence is concluded to be present based upon the previously-discussed special-purpose use of the subject building. No external obsolescence was noted.

The subject site improvements consist of asphalt paving, concrete sidewalks, 23 paved on-site parking spaces, concrete curb cuts, exterior lighting, a concrete retaining wall, adequate landscaping, and a small utility shed of nominal value. Overall, the subject structure and site improvements are considered to be physically well-adapted to the site.

SALES HISTORY OF SUBJECT PROPERTY:

The subject property is currently owned by City of Pensacola. According to the public records, the property was acquired by the current owner prior to 2002. The appraiser is unaware of any sales transactions of the property in the five years preceding the effective date of this valuation. No current listings, options, or agreements of sale of the subject property were discovered by the appraiser in the course of this analysis. The client is considering the sale of the subject property at a yet undetermined price.

HIGHEST AND BEST USE:

Highest and best use may be defined as "The reasonable and legal use of vacant land or improved property, which is physically possible, appropriately supported, financially feasible, and that results in the highest value." The first determination (highest and best use of land as though vacant) reflects the fact that the land value is derived from potential land use. The second determination (highest and best use of property as improved) refers to the optimum use that could be made of the property considering the existing structures, when applicable. The analysis of the highest and best use of the subject property as if vacant and as currently improved is presented on the following page.

Highest and best use as if vacant. The legally permissible uses of the subject site include single-family detached dwellings, accessory residential units, residential duplexes, certain community residential homes licensed by the Florida Department of Health and Rehabilitative Services with six or fewer residents, providing that it is not to be located within 1,000 feet of another such home, schools and educational institutions, libraries and community centers opened to the public and buildings used exclusively by the federal, state, county, and city government for public purposes, churches, and parish houses, home occupations, municipally-owned and operated parks and playgrounds, and private horse stables. These land uses are generally compatible with other property types in the subject neighborhood.

The subject is comprised of a 59,743-square foot land parcel with adequate shape, frontage on three paved roads, and fairly level topography. There are generally no physical limitations on developable alternatives of the subject such that each of the legally permissible uses are physically possible. Based upon the size and physical characteristics, the zoning, the favorable neighborhood conditions, and the desirable location of the subject parcel, a multiple-lot residential use is concluded to be financially feasible. Additionally, the maximally productive use of the subject site as though it were vacant is concluded to be a multiple-lot residential use. Therefore, the highest and best use of the property as though it were vacant is concluded to be a multiple-lot residential use.

Highest and best use as improved. The legally permissible uses of the subject property as currently improved are summarized above. Of these activities that are legally permissible of the subject property as improved, those considered to be physically possible are educational institutions, community centers, and churches. Based upon the age and condition of the building, a demolition and redevelopment of the subject site would not result in a higher return to the land than is currently being achieved. The current gymnasium activity is therefore concluded to represent a financially feasible use of the property as currently improved. Furthermore, the subject gymnasium activity is considered to represent the maximally productive use of the property as currently improved. In conclusion, the highest and best use of the property as currently improved is the existing gymnasium use although it represents a special purpose use.

It should be noted that the feasibility of an eventual re-development of the subject land parcel with approximately 9 to 11 residential home sites (for which it is currently zoned and platted) is anticipated to be favorable based upon the residential market and overall neighborhood conditions.

APPRAISAL PROCESS:

The three traditional approaches to estimate the value of real property are the Cost Approach, the Sales Comparison Approach (formerly called the Market Approach), and the Income Capitalization Approach. All three approaches are based upon the basic principle of substitution, which affirms that a prudent buyer will not pay more for a property than the cost of an equally desirable site plus the cost to construct a similar building (Cost Approach), the cost to acquire a competing property which is equal in desirability and utility (Sales Comparison Approach), or the cost to acquire a substitute income stream of equal quantity, quality, and durability (Income Capitalization Approach).

As previously mentioned, the subject property is considered to represent a special-purpose use based upon the property's size, design, and intent for specific usage by the public as a recreational gymnasium. Buyers of this type of property in the local market typically rely most heavily on the Cost Approach in making buying decisions. Accordingly, the appraiser has determined that the performing of the Cost Approach in this appraisal process is sufficient to achieve credible assignment results. The appraiser has clearly identified and explained this scope of work for this assignment within this appraisal report.

COST APPROACH:

The Cost Approach involves a process in which an appraiser derives a value indication by estimating the current cost to reproduce or replace the existing or proposed structure, deducting for all accrued depreciation in the property (if any), and adding the estimated land value. The Cost Approach is based upon the principle of substitution which affirms that no prudent buyer would pay more for a property than the cost to acquire a similar site and construct improvements of equivalent desirability and utility without undue delay. A summary of the Cost Approach is presented on the following pages.

SUMMARY OF LAND VALUATION ANALYSIS (AS IF VACANT):

A summary of the data pertaining to vacant land sales considered to be similar to the subject is presented below. Detailed information pertaining to each of these comparables, aerial photographs and site plans, and a location map are presented at the conclusion of this appraisal report.

COMP. RECORD NO.	NO.	LOCATION	DATE OF SALE	SALE PRICE	SQ. FT.	PRICE/ SQ. FT.
1	7990	511 East Gadsden Street	05/27/18	\$180,000	18,300	\$9.84
2	7998	622 North 7 th Avenue	08/11/17	\$205,000	16,500	\$12.42
3	7991	1000 East Belmont Street	01/05/18	\$162,500	11,000	\$14.77
4	7992	1307 East Cervantes Street	10/04/18	\$180,000	10,890	\$16.53

The above land sales represent properties considered generally comparable to the subject. These parcels range in size from 10,890 to 18,300 square feet, which is much smaller than the size of the subject. All are suitable for a residential type of use although the zoning of all but one also permit office usage. Each is located in the immediate subject neighborhood within approximately 4 blocks of the subject. These comparables range in price from \$162,500 to \$205,000, which equates to a broad unit price of \$9.84 to \$16.53 per square foot.

Various price adjustments were considered for such dissimilarities as property rights conveyed, atypical financing, conditions of the sale, market conditions (time), location, land size, shape, access/road frontage, topography, utilities availability, and zoning when compared to the subject. A summary of the varying characteristics of the comparables, relative to the subject, and related price adjustments is presented below.

Property Rights Conveyed

All of the comparables involve transactions which conveyed fee simple title in the respective properties. This is consistent with that of the subject, so no price adjustments were considered necessary for this element of comparison.

Atypical Financing Terms

Each comparable consisted of a purchase arrangement of cash to the seller or financing equivalent to market terms. Since the appraisal of the subject property is based upon cash or its equivalent terms, no price adjustments were made for this feature.

Conditions of Sale

All of the actual sales are concluded to be based upon arm's length transaction without undue duress or influence. Accordingly, no price adjustments were deemed necessary to the sales for conditions of sale.

Market Conditions (Time)

The comparable sales were transacted between August, 2017 and October of last year (2018). When compared to the subject, small upward unit price adjustments were considered to be necessary to each of the sales to account for the slightly improved local market conditions that have occurred since these sales were transacted.

Location

Comparable No. 3 is considered to have similar locational attributes as the subject, but the locations of the remaining comparables were concluded to be slightly dissimilar to that of the subject. Accordingly, varying price adjustments were made to all but Comparable No. 3 for location when compared to the subject.

Land Size

The land sizes of the comparables range from 10,890 to 18,300 square feet. Each of the comparables is generally comprised of 1 to 2 lots whereas the subject represents 9 to 11 lots. When compared to the 59,743-square foot size of the subject parcel, downward unit price adjustments were made to each of the sales for this element of comparison in this analysis.

Shape of Parcel

The parcel shapes of all of the comparables were concluded to be generally similar to that of the subject. Accordingly, no price adjustments were concluded to be necessary to any of the comparables for this element of comparison.

Access/Road Frontage

The access and extent of road frontage of Comparable Nos. 3 and 4 were deemed to be slightly inferior to the subject. Accordingly, small upward adjustments were made to these particular comparables. Both Comparable Nos. 1 and 2 have a corner-location with access on two roads so no price adjustments were concluded to be necessary to these particular comparables in this analysis.

Topography

No price adjustments were considered necessary to the comparables based upon their having similar topographies.

The availability of utilities to each of the comparables was deemed to be generally similar to that of the subject. Accordingly, no price adjustments were concluded necessary for this element of comparison.

The zoning classification of Comparable No. 3 was the same as the subject (R-1AA). However, small downward unit price adjustments were considered necessary to Comparable Nos. 1, 2, and 4 to account for their superior zoning classifications (which permit office usage), when compared to the subject.

The estimated value of the subject land component from this sales comparison analysis is shown below. A grid summarizing the price adjustments is presented on the following page of this appraisal report.

59,743 SQ. FT.	x	\$13.00/SQ. FT.	=	\$776,659
		ROUNDED:		\$780,000

A summary of the land price adjustment grid, the replacement cost estimates for the existing improvements, and the value conclusion from the Cost Approach is presented on the following pages.

c19-0088L

SUMMARY OF LAND SALES ADJUSTMENTS
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	Comp. No. 1	Comp. No. 2	Comp. No. 3	Comp. No. 4
Index Number	7990	7998	7991	7992
Total Sales Price	\$180,000	\$205,000	\$162,500	\$180,000
Square Feet	18,300	16,500	11,000	10,890
Price Per Square Foot	\$9.84	\$12.42	\$14.77	\$16.53
<u>Price Adjustments</u>				
Property Rights Conveyed	0%	0%	0%	0%
Adjusted Unit Price	\$9.84	\$12.42	\$14.77	\$16.53
Atypical Financing Terms	0%	0%	0%	0%
Adjusted Unit Price	\$9.84	\$12.42	\$14.77	\$16.53
Conditions of Sale	0%	0%	0%	0%
Adjusted Unit Price	\$9.84	\$12.42	\$14.77	\$16.53
Market Conditions (Time)	4%	7%	5%	3%
Adjusted Unit Price	\$10.23	\$13.29	\$15.51	\$17.02
<u>Adjustments- Physical Characteristics</u>				
Location	10%	10%	--	-10%
Size of Site	-15%	-15%	-15%	-15%
Shape of Site	--	--	--	--
Access/Road Frontage	--	--	5%	5%
Topography	--	--	--	--
Utilities Availability	--	--	--	--
Zoning	-5%	-5%	--	-5%
Other Features	--	--	--	--
Cumulative (Net) Adjustments	-10%	-10%	-10%	-25%
Adjusted Price Per Square Foot	\$9.21	\$11.96	\$13.96	\$12.77

SUMMARY OF REPLACEMENT COST OF SUBJECT IMPROVEMENTS:

The subject building is a special-purpose recreational gymnasium type of structure with a size of 10,148 square feet. For this valuation, it has been categorized within the Marshall Valuation Cost Service Manual as a Class C gymnasium type of building of average quality. The base unit cost of this type of structure is concluded to be \$114.00 per square foot. When applying cost adjustments for such factors as floor area, building height, current costs, and locale, the resulting direct unit cost of replacement of this structure is \$107.65 per square foot of building area.

The components of the subject site improvements include such items as asphalt paving, concrete sidewalks, a concrete retaining wall, and landscaping. For this appraisal, the total base cost of these items has been estimated at \$75,000. In total, the direct replacement cost new of the subject improvements (building and site improvements) is \$1,167,432.

An indirect cost based upon 10.0 percent of the total direct cost of the components has been included to account for such items as architectural and engineering fees, appraisals, construction loan interest, insurance expenses, and a contingency during construction. Additionally, entrepreneurial profit based upon 15.0 percent of the above cost figure has been included. This serves as the incentive a developer would expect to receive as repayment for its expenditures and as compensation for providing the coordination, expertise, and risk assumption with the development project.

The resulting Total Replacement Cost New of the subject improvements amounts to \$1,476,802, as summarized on the following page. When deducting the estimated accrued depreciation (physical deterioration and functional obsolescence) from these various improvement components, the Depreciated Cost New of the subject improvements is \$88,071 (\$8.68 per square foot). Lastly, when adding the previously-concluded land value of the subject, a total indicated value of \$870,000 (rounded) results from the Cost Approach. It should be noted that a majority of this total value (89.7 percent) is attributable to the subject land component.

A summary of this method of valuation is presented on the following pages.

c19-0088c

**UNIT COST NEW COMPUTATION OF ESTIMATED COST NEW PER SQUARE FOOT OF BUILDING AREA
(MARSHALL VALUATION SERVICE)**

		PER SQ. FT.
DIRECT COSTS:		
RAW UNIT COST	(SECTION 18 ,PAGE 25) (02/19)	\$114.00
FLOOR AREA MULTIPLIER	(SECTION 18 ,PAGE 37)	x 0.950
	SUBTOTAL	\$108.30
BUILDING HEIGHT MULTIPLIER	(SECTION 18 ,PAGE 37)	x 1.200
	SUBTOTAL	\$129.96
CURRENT COST MULTIPLIER	(SECTION 98 ,PAGE 5)	x 0.998
	SUBTOTAL	\$129.70
LOCAL MULTIPLIER	(SECTION 99 ,PAGE 7)	x 0.830
		<u>\$107.65</u>
TOTAL DIRECT COSTS		

BUILDING ADDRESS: 900 EAST JACKSON STREET, PENSACOLA, FL
 BUILDING TYPE: GYMNASIUM
 BUILDING CLASS: C
 QUALITY: AVERAGE QUALITY
 BUILDING AREA: 10,148 SQUARE FEET
 PERIMETER: 438 FEET
 HEIGHT: 10 - 28 FEET

c19-0088v

COST APPROACH VALUE CONCLUSION

Replacement Cost New:

Building Area:	10,148 Sq. Ft. x \$107.65 Per Sq. Ft.	=	\$1,092,432
Site Improvements:	Asphalt Paving, Concrete Sidewalks, Concrete Retaining Wall, Landscaping	+	<u>\$75,000</u>

Sub-Total: \$1,167,432

Plus Indirect Costs @ 10.0% + \$116,743

Sub-Total: \$1,284,175

Plus Entrepreneurial Profit @ 15.0% + \$192,626

Total Replacement Cost New: \$1,476,802

Less Estimated Accrued Depreciation (See Breakdown Below): - \$1,388,730

Depreciated Cost New of Improvements: \$88,071

Plus Land Value Estimate: 59,743 Square Feet x \$13.00 Per Square Foot (rounded) = \$780,000

Total Value Indication: \$868,071

Rounded: \$870,000

Breakdown of Accrued Depreciation:

	<u>Building:</u>	<u>Site Improvements:</u>
Physical Deterioration:	80.0%	80.0%
Functional Obsolescence:	15.0%	0.0%
External Obsolescence:	0.0%	0.0%
Total	<u>95.0%</u>	<u>80.0%</u>

	<u>Rep. Cost New*</u>		<u>% Depr.</u>		<u>Acc. Depr.</u>
Building:	\$1,381,927	x	95.0%	=	\$1,312,830
Site Improvements:	\$94,875	x	80.0%	=	\$75,900
Totals:	<u>\$1,476,802</u>				<u>\$1,388,730</u>

* Cost New, after indirect costs and entrepreneurial profit are added.

Note: Figures may not total due to computer-rounding.

RECONCILIATION AND VALUE CONCLUSION:

For this valuation of the special purpose subject property in its as is condition, only the Cost Approach was performed. In doing so, the market value of the fee simple title in the subject property, as is, as of August 16, 2019, based upon the appraisal assumptions and limiting conditions that are presented on the following pages, is estimated to be \$870,000. It should be noted that no personal property, fixtures, or intangible items are included in this opinion of market value. As mentioned, this appraisal was prepared for the exclusive use of City of Pensacola.

Exposure time is defined by USPAP as the estimated length of time that the property interest being appraised would have been offered on the market prior to the hypothetical consummation of a sale at market value on the effective date of the appraisal. It is a retrospective opinion based on an analysis of past events assuming a competitive and open market. The previously-presented comparable land sales were on the market between 1 to 73 days (0.1 to 2.4 months) before being sold. However, a fairly longer marketing period has been more typical of a majority of commercial properties which have recently sold in the local market. Based upon the subject's property type, overall characteristics, and concluded marketability, its estimated exposure time is concluded to have been approximately 9 to 12 months. Similarly, the estimated marketing time (i.e., the amount of time it would probably take to sell the subject property if it were exposed in the market, beginning on the date of this valuation) is projected to be approximately 9 to 12 months.

Attached are the assumptions and limiting conditions of this appraisal, the certification of the appraiser, subject photographs, location maps, site plans, an aerial photograph, a building sketch and a floor plan, a legal description, a deed of realty, a flood zone map, zoning maps, comparable land sales data sheets, site plans and aerial photographs, a comparable land sales location map, and the appraiser's professional qualifications.

ASSUMPTIONS AND LIMITING CONDITIONS:

This appraisal and the appraiser's certification that follows is subject to the following assumptions and limiting conditions:

1. The three traditional approaches to value real estate are the Cost Approach, the Sales Comparison Approach, and the Income Capitalization Approach. Based upon the specialized characteristics of the subject property, comparable sales within the Sales Comparison Approach were not considered to be adequate to provide credible results for this valuation. Secondly, large gymnasium properties like the subject in the local market are typically owner-occupied and not frequently leased, so market data was not concluded to be adequate to estimate a credible market rent for the subject in the Income Capitalization Approach. Accordingly, the appraiser did not perform these two particular approaches to value the subject property in this assignment.
2. This is an Appraisal Report which is intended to comply with the reporting requirements set forth under Standards Rule 2-2(a) of the Uniform Standards of Professional Appraisal Practice. As such, it clearly and accurately sets forth the appraisal in a manner that will not be misleading; contains sufficient information to enable the intended users of the appraisal to understand the report properly; and clearly and accurately discloses all assumptions, extraordinary assumptions, hypothetical conditions, and limiting conditions used in the assignment. The depth of discussion contained in this report is specific to the needs of the client and for the intended use stated within this report. The appraiser is not responsible for the unauthorized use of this appraisal report.
3. The client is the party who engages an appraiser (by employment or contract) in a specific assignment. A party receiving a copy of this report from the client does not, as a consequence, become a party to the appraiser-client relationship. Any person who receives a copy of this appraisal report as a consequence of disclosure requirements that apply to an appraiser's client, does not become an intended user of this report unless the client specifically identifies them at the time of the assignment. The appraiser's written consent and approval must be obtained before this appraisal report can be conveyed by anyone to the public through advertising, public relations, news, sales, or other media.
4. No responsibility is assumed for legal or title considerations. Title to the property is assumed to be good and marketable unless otherwise stated in this report. The property is appraised as though free and clear of any or all liens and encumbrances unless otherwise stated in this report. Responsible ownership and competent property management are assumed unless otherwise stated in this report. Typical mortgage loan encumbrances and utility easements are assumed to exist.
5. If the property is improved, it is assumed that the structural and mechanical components of the building are in good condition and operating properly, unless reported otherwise.

6. The information furnished by others is believed to be accurate, true, and reliable. However, no warranty is given for its accuracy.
7. All engineering is assumed to be correct. Any plot plans and illustrative material in this report are included only to assist the reader in visualizing the property.
8. It is assumed that there are no hidden or unapparent conditions of the property, subsoil, or structures that render it more or less valuable. No responsibility is assumed for such conditions or for arranging for engineering studies that may be required to discover such conditions.
9. It is assumed that there is full compliance with all applicable federal, state, and local environmental regulations and laws unless otherwise stated in this report.
10. It is assumed that all applicable zoning and use regulations and restrictions have been complied with, unless a nonconformity has been stated, defined, and considered in this appraisal report.
11. It is assumed that all required licenses, certificates of occupancy consents, or other legislative or administrative authority from any local, state, or national governmental, or private entity or organization have been or can be obtained or renewed for any use on which the value estimates contained this report are based.
12. Any sketch in this report may show approximate dimensions and is included to assist the reader in visualizing the property. Maps and exhibits found in this report are provided for reader reference purposes only. No guarantee as to accuracy is expressed or implied unless otherwise stated in this report. No survey has been made by the appraiser for the purpose of this report.
13. It is assumed that the utilization of the land and improvement is within the boundaries or property lines of the property described and that there is no encroachment or trespass unless otherwise stated in this report.
14. The appraiser is not qualified to detect hazardous waste and/or toxic materials. Any comment by the appraiser that might suggest the possibility of the presence of such substance should not be taken as confirmation of the presence of hazardous waste and/or toxic materials. Such determination would require investigation by a qualified expert in the field of environmental assessment. The presence of substance such as asbestos, urea-formaldehyde foam insulation, or other potentially hazardous materials may affect the value of the property. The appraiser's value estimate is predicated on the assumption that there is no such material on or in the property that would cause a loss in value unless otherwise stated in this report. No responsibility is assumed for any environmental conditions, or for any expertise or engineering knowledge required to discover them. The appraiser's descriptions and resulting comments are the result of the routine observations made during the appraisal process.

15. Unless otherwise stated in this report, the subject property is appraised without a specific compliance survey having been conducted to determine if the property is or is not in conformance with the requirements of the Americans with Disabilities Act. The presence of architectural and communication barriers that are structural in nature that would restrict access by disabled individuals may adversely affect the property's value, marketability, or utility.
16. The appraiser warrants only that the value conclusion is his best opinion estimate as of the exact day of valuation. For prospective value estimates, the appraiser cannot be held responsible for unforeseeable events which might alter market conditions prior to the effective date of the appraisal.
17. Any proposed improvements are assumed to be completed in good workmanlike manner in accordance with the submitted plans and specifications.
18. The distribution, if any, of the total valuation in this report between land and improvements applies only under the stated program of utilization. The separate allocations for land and buildings must not be used in conjunction with any other appraisal and are invalid if so used.
19. Possession of this report, or a copy thereof, does not carry with it the right of publication. It may not be used, or reproduced in part or its entirety, for any purpose by any person other than **City of Pensacola** without the written consent of the appraiser, and in any event, only with proper written qualification and only in its entirety.
20. Neither all nor any part of the contents of this report (especially any conclusions as to value, the identity of the appraiser, or the firm with which the appraiser is connected) shall be disseminated to the public through advertising, public relations, news sales, or other media without prior written consent and approval of the appraiser.
21. Use of this appraisal constitutes acceptance of the stated limiting conditions and assumptions. The appraiser's liability extends to the current client and not to subsequent users of the appraisal.
22. The Americans with Disabilities Act (ADA) became effective January 26, 1992. For improved properties, we have not made a specific compliance survey and analysis of this property to determine whether or not it is in conformity with the various detailed requirements of the ADA. It is possible that a compliance survey of the property, together with a detailed analysis of the requirements of the ADA, could reveal that the property is not in compliance with one or more of the requirements of the Act. If so, this fact could have a negative effect upon the value of the property. Since we have no direct evidence relating to this issue, we did not consider possible noncompliance with the requirement of ADA in estimating the value of the property.
23. The appraiser certifies that he has no debt relationship with **City of Pensacola**.

24. This valuation is contingent upon there being no contamination of the soil due to any source, including but not limited to underground tanks, if any.
25. This valuation is contingent upon a survey, legal description, and land area calculation being prepared by a qualified and properly licensed engineer to indicate the subject property to be basically the same as described in this appraisal report.
26. The appraisal does not include Furniture, Fixtures, or Equipment (F F & E).

EXTRAORDINARY APPRAISAL ASSUMPTIONS:

There are no extraordinary assumptions of this appraisal.

HYPOTHETICAL CONDITIONS OF THE APPRAISAL:

There are no hypothetical conditions of this appraisal.

CERTIFICATION OF THE APPRAISER

I certify that, to the best of my knowledge and belief:

- The statements of fact contained in this report are true and correct.
- The reported analyses, opinions, and conclusions are limited only by the reported assumptions and limiting conditions, and are my personal, impartial, and unbiased professional analyses, opinions, and conclusions.
- I have no present or prospective interest in the property that is the subject of this report, and no personal interest with respect to the parties involved.
- I have no bias with respect to the property that is the subject of this report or to the parties involved with this assignment.
- My engagement in this assignment was not contingent upon developing or reporting predetermined results.
- My compensation for completing this assignment is not contingent upon the development or reporting of a predetermined value or direction in value that favors the cause of the client, the amount of the value opinion, the attainment of a stipulated result, or the occurrence of a subsequent event directly related to the intended use of this appraisal.
- The reported analyses, opinions, and conclusions were developed, and this report has been prepared, in conformity with the requirements of the Code of Professional Ethics and Standards of Professional Appraisal Practice of the Appraisal Institute and the Financial Institutions Reform, Recovery, and Enforcement Act (FIRREA) of 1989.
- The use of this report is subject to the requirements of the Appraisal Institute relating to review by its duly authorized representatives.
- I have made a personal inspection of the property that is the subject of this appraisal report.
- I have performed no services as an appraiser, or in any other capacity, regarding the property that is the subject of this report within the three-year period immediately preceding acceptance of this assignment. I conclude that I have no conflict of interest in performing this appraisal assignment for the client.
- No one provided significant real property appraisal assistance to the person signing this appraisal report and certification.
- I currently hold an appropriate state license or certification allowing the performance of real estate appraisals in connection with federally related transactions of properties located in Florida.
- My analyses, opinions, and conclusions were developed, and this report has been prepared, in conformity with the requirements of the State of Florida for state-certified appraisers.

The Appraisal Institute and the State of Florida conduct mandatory programs of continuing education for its designated members and licensees, respectively. Appraisers who meet the minimum standards of these programs are awarded periodic educational certification. As of the date of this report, I have completed the requirements of the continuing education programs for designated members of the Appraisal Institute, and of the State of Florida, respectively.

The use of this report is subject to the requirements of the State of Florida relating to review by the Real Estate Appraisal Subcommittee of the Florida Real Estate Commission, as well as the Appraisal Institute.

A handwritten signature in blue ink, appearing to read "Charles", followed by a stylized flourish or second signature.

Charles C. Sherrill, Jr., MAI
State - Certified General Appraiser #RZ1665



RICK SCOTT, GOVERNOR

JONATHAN ZACHEM, SECRETARY



STATE OF FLORIDA
DEPARTMENT OF BUSINESS AND PROFESSIONAL REGULATION
FLORIDA REAL ESTATE APPRAISAL BD

THE CERTIFIED GENERAL APPRAISER HEREIN IS CERTIFIED UNDER THE
PROVISIONS OF CHAPTER 475, FLORIDA STATUTES

SHERILL, CHARLES C JR PA

410 E GOVERNMENT ST
PENSACOLA FL 32502

LICENSE NUMBER: RZ1665

EXPIRATION DATE: NOVEMBER 30, 2020

Always verify licenses online at MyFloridaLicense.com



Do not alter this document in any form.

This is your license. It is unlawful for anyone other than the licensee to use this document.

PHOTOGRAPHS OF SUBJECT PROPERTY



Front View of Subject Property



Side View of Subject Building

PHOTOGRAPHS OF SUBJECT PROPERTY



Rear View of Subject Building



Interior View of Subject Gymnasium Building

PHOTOGRAPHS OF SUBJECT PROPERTY



Interior View of Lobby Area in Subject Building



View of Typical Restroom in Subject Building

PHOTOGRAPHS OF SUBJECT PROPERTY



View of Subject On-Site Parking Area



View of Rear of Subject Property From East La Rua Street

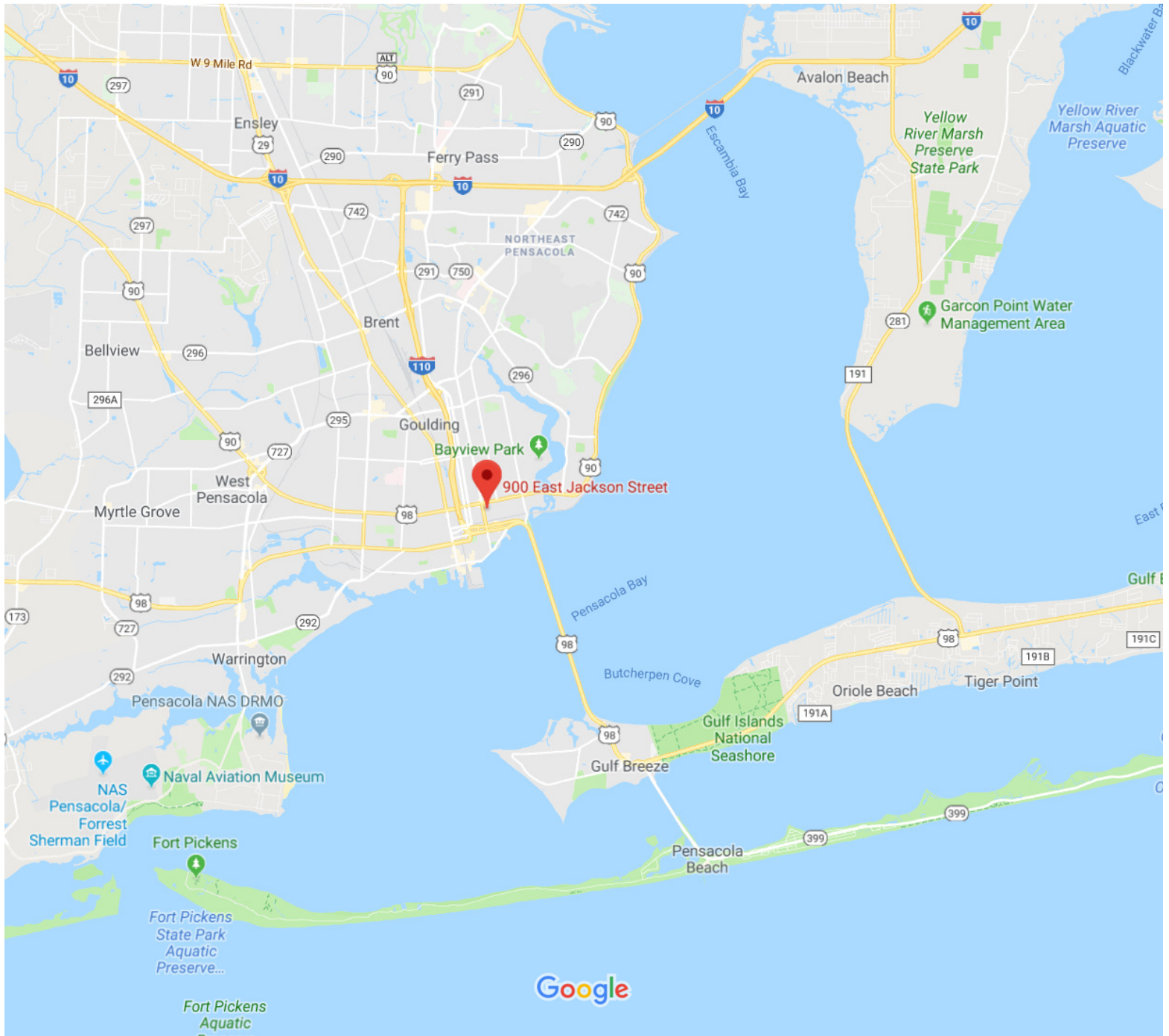
PHOTOGRAPHS OF SUBJECT PROPERTY

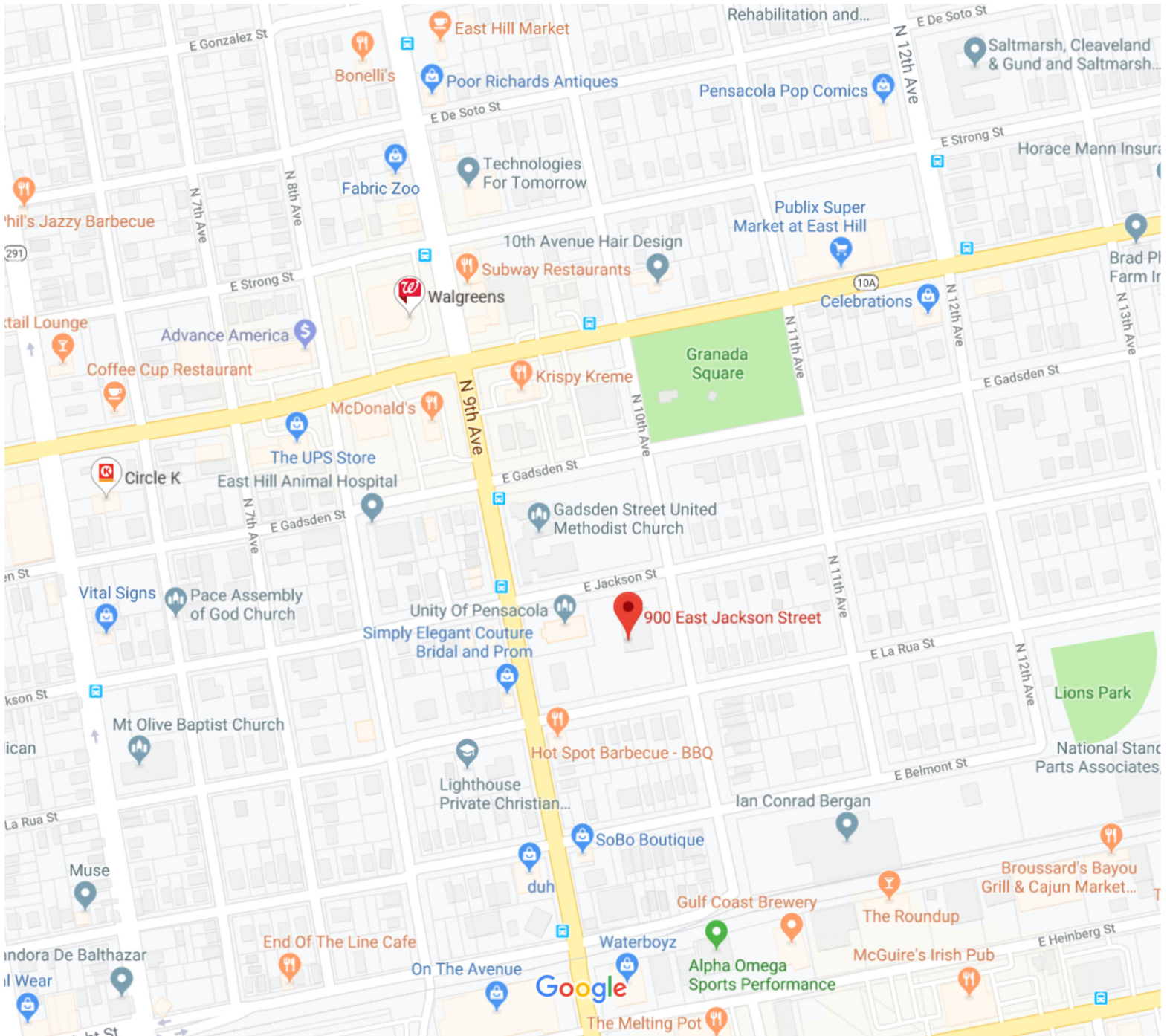


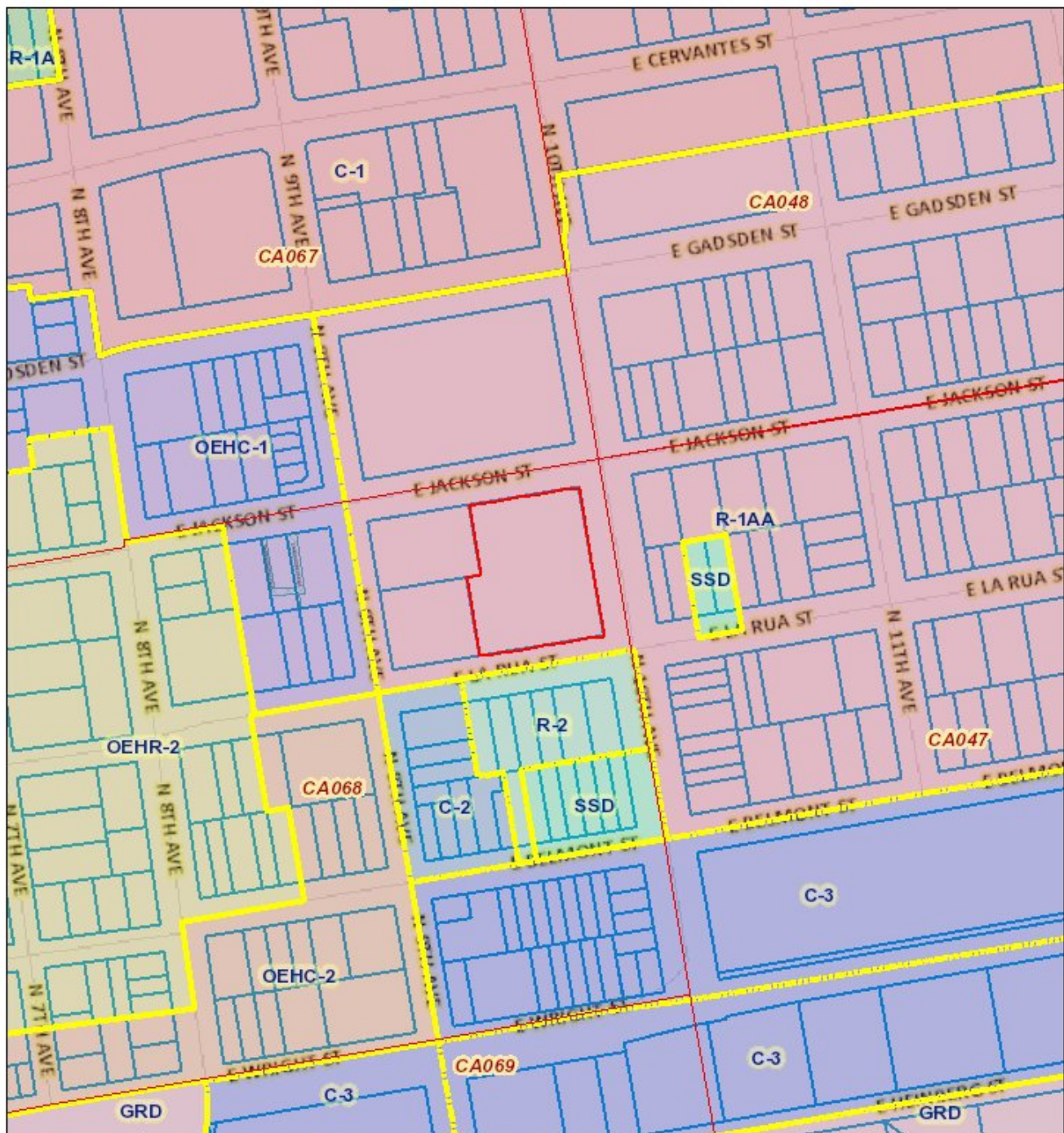
Subject Street Scene from East Jackson Street



Subject Street Scene from East LaRua Street









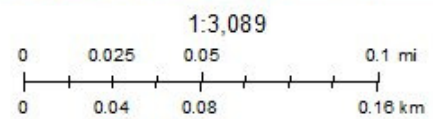
August 15, 2019

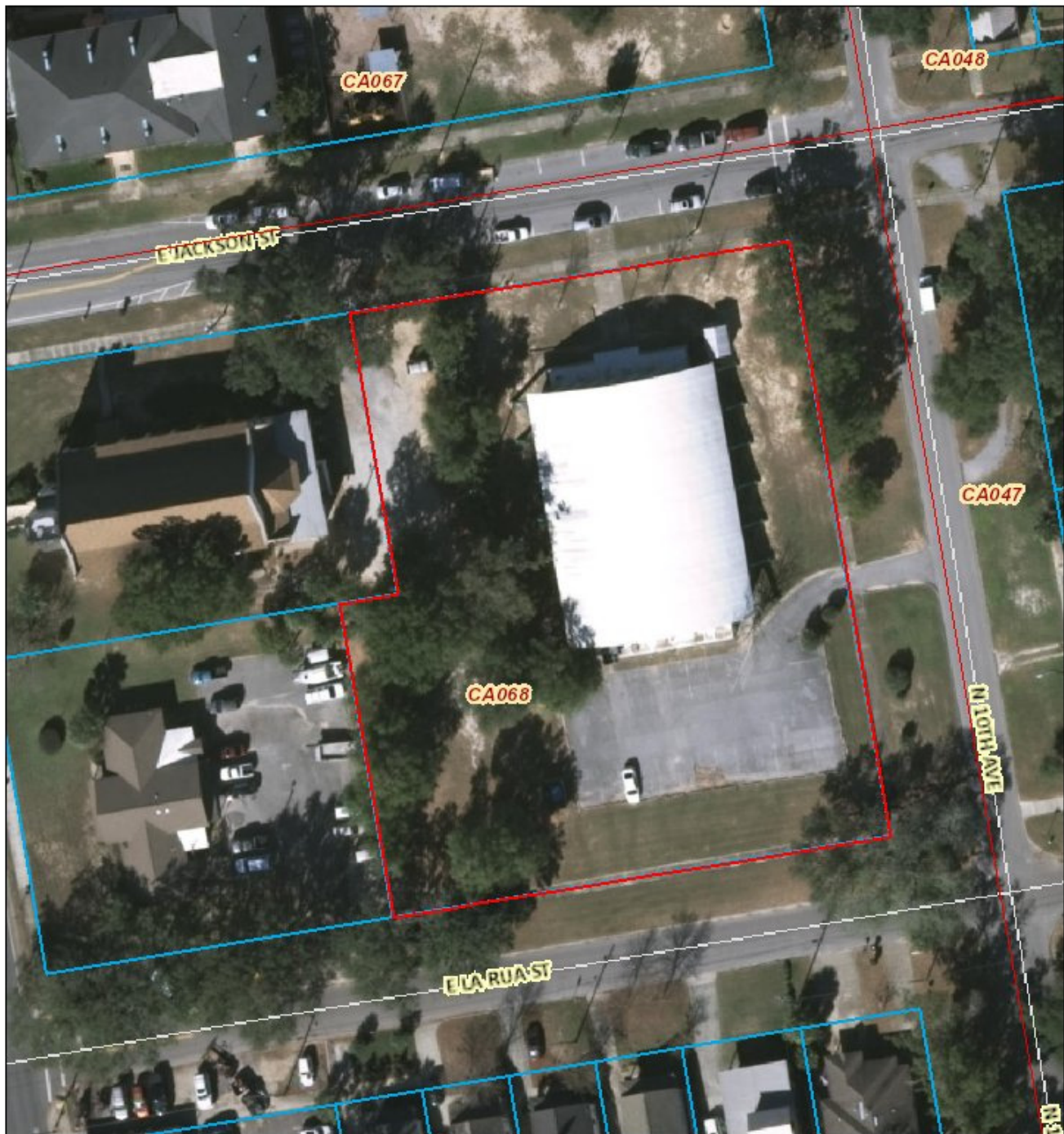
polygonLayer

Override 1

 Map Grid

 Boundary





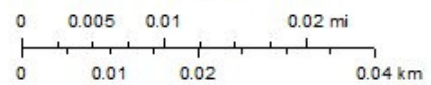
August 15, 2019

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polygonLayer

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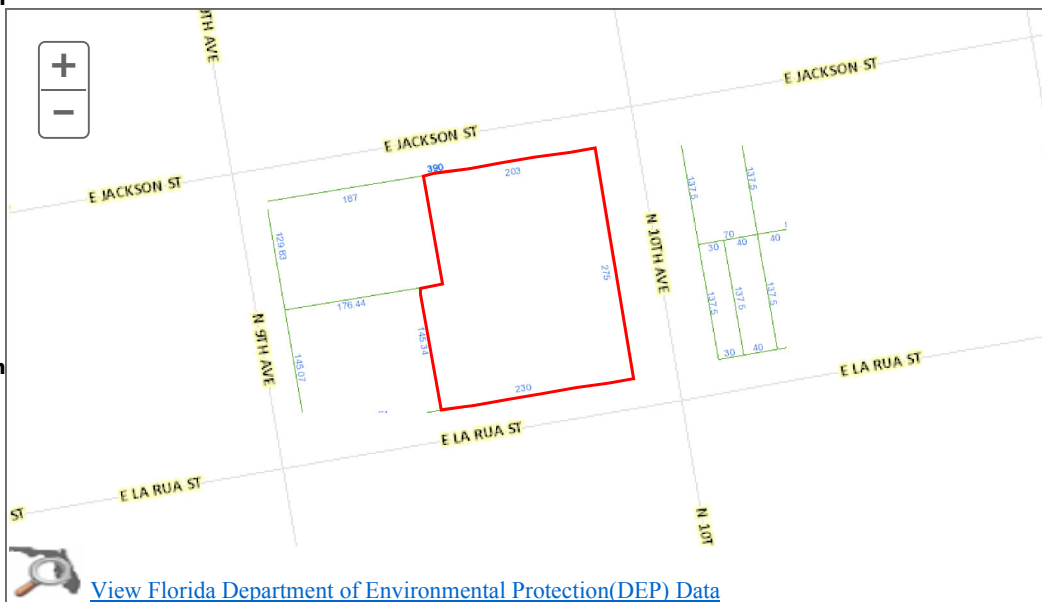
- Map Grid
- Boundary
- Property Line



General Information						Assessments					
Reference: 000S009025005082						Year Land Imprv Total <u>Cap Val</u>					
Account: 140559000						2019 \$376,375 \$231,292 \$607,667 \$607,667					
Owners: PENSACOLA CITY OF						2018 \$376,375 \$221,092 \$597,467 \$597,467					
Mail: C/O FINANCE DEPARTMENT PO BOX 12910 PENSACOLA, FL 32521						2017 \$376,375 \$215,216 \$591,591 \$591,591					
Situs: 900 E JACKSON ST 32501						<u>Disclaimer</u>					
Use Code: FOREST, PARK, REC.						<u>Tax Estimator</u>					
Taxing Authority: PENSACOLA CITY LIMITS						<u>> File for New Homestead Exemption Online</u>					
Tax Inquiry: Open Tax Inquiry Window											
Tax Inquiry link courtesy of Scott Lunsford Escambia County Tax Collector											
Sales Data						2019 Certified Roll Exemptions					
						MUNICIPAL OWNED					
Sale Date Book Page Value Type Official Records (New Window)						Legal Description					
12/2001 4815 1898 \$100 OT View Instr						S 7 57/100 FT OF LTS 1 2 3 4 AND OF W 27 FT OF LT 5 AND E 13 FT OF LT 5 ALL LTS 6 TO 20 BLK 82 NEW CITY TRACT DB 453...					
Official Records Inquiry courtesy of Pam Childers Escambia County Clerk of the Circuit Court and Comptroller						Extra Features ASPHALT PAVEMENT CONCRETE PAVING LIGHTS METAL BUILDING WOOD FENCE					

Parcel Information[Launch Interactive Map](#)
Section Map Id:
[CA068](#)
Approx. Acreage:
 1.3715

Zoned:
 R-1AA

Evacuation & Flood Information
[Open Report](#)


Buildings

Address: 900 E JACKSON ST, Year Built: 1975, Effective Year: 1975

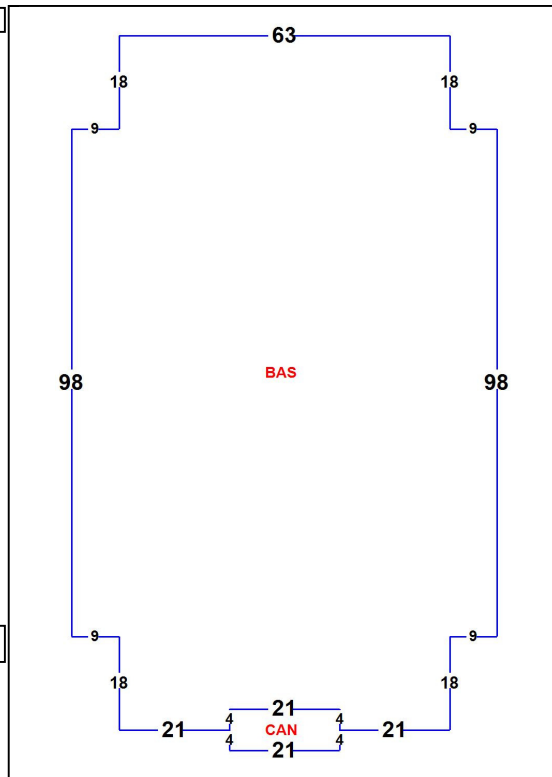
Structural Elements

DECOR/MILLWORK-AVERAGE
DWELLING UNITS-1
EXTERIOR WALL-CONCRETE BLOCK
FLOOR COVER-HARDWOOD/PARQUET
FOUNDATION-SLAB ON GRADE
HEAT/AIR-CENTRAL H/AC
INTERIOR WALL-EXPOSED BLK/BRK
NO. PLUMBING FIXTURES-18
NO. STORIES-1
ROOF COVER-METAL/MODULAR
ROOF FRAMING-DOME/UNUSUAL
STORY HEIGHT-18
STRUCTURAL FRAME-CONCRTE REINFRD

Areas - 10290 Total SF

BASE AREA - 10122

CANOPY - 168



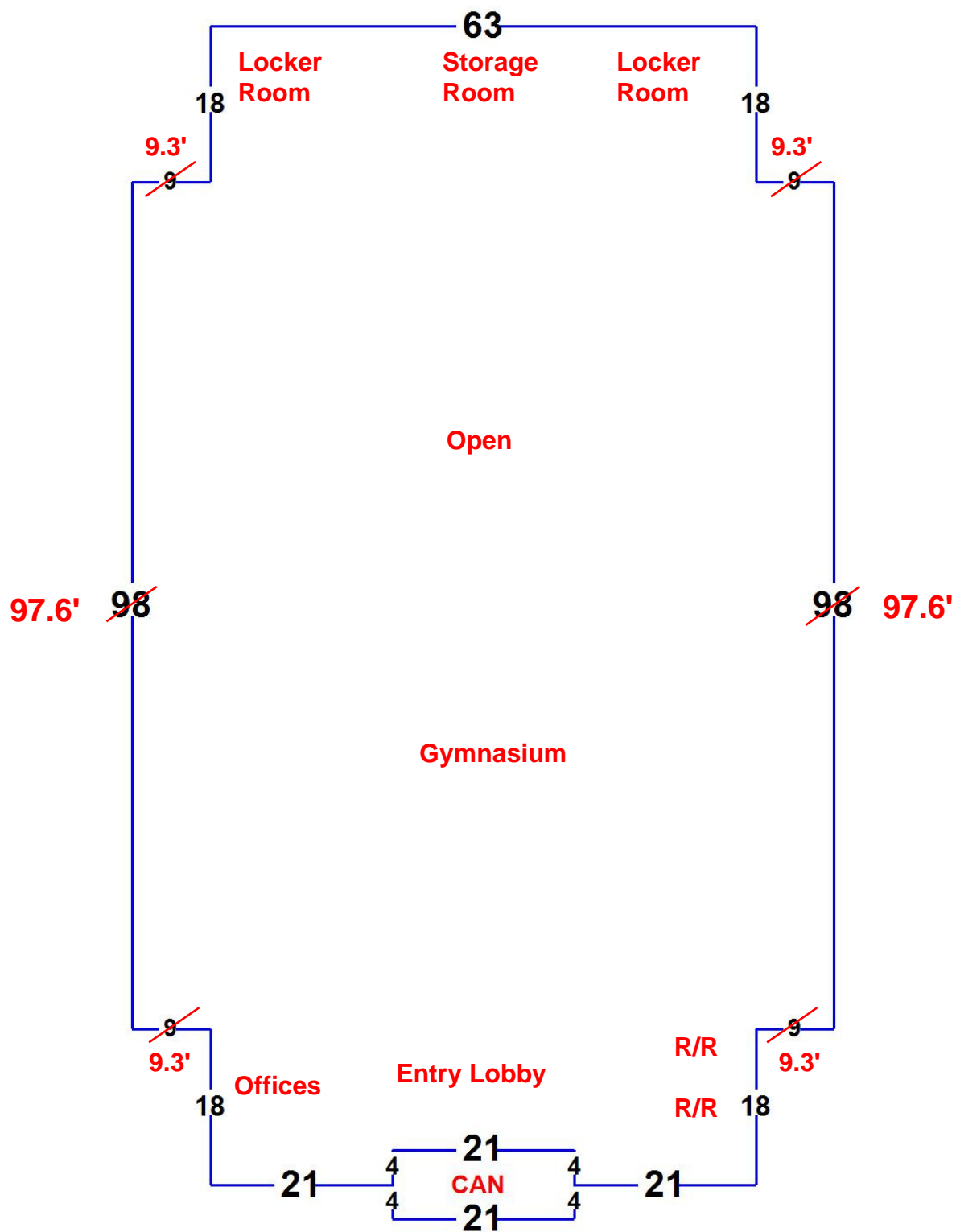
Images



5/15/17

The primary use of the assessment data is for the preparation of the current year tax roll. No responsibility or liability is assumed for inaccuracies or errors.

SEE NEXT PAGE FOR FLOOR PLAN & BUILDING AREA.



Building Area:

$$\begin{aligned} 97.6' \times 81.6' &= 7,964.2 \text{ Sq. Ft.} \\ 2 \times 63' \times 18' &= 2,268 \text{ Sq. Ft.} \\ \text{Less } 4' \times 21' &= < \underline{84.0 \text{ Sq. Ft.}} > \\ &= \underline{\underline{10,148 \text{ Sq. Ft.}}} \end{aligned}$$

Escambia County Property Appraiser
000S009025005082 - Full Legal Description

S 7 57/100 FT OF LTS 1 2 3 4 AND OF W 27 FT OF LT 5 AND E 13 FT OF LT 5 ALL LTS 6 TO 20 BLK 82 NEW CITY
TRACT DB 453 P 428 OR 4815 P 1898 LESS OR 4905 P 355 HAMBRICK CA 68

REC 6.00
① DDC .70
tot 6.70

MARY J. MAY
CITIZENS TITLE GROUP, INC.
4900 BAYOU BLVD., SUITE 31
PENSACOLA, FL 32503

PORTION OF
PARCEL 00-05-00-9025-005-082

OR BK 4815 PG1898
Escambia County, Florida
INSTRUMENT 2001-909994

DEED DOC STAMPS PD @ ESC CO \$ 0.70
12/10/01 ERNIE LEE MAGAHA, CLERK
By: *[Signature]*

RCD Dec 10, 2001 03:03 pm
Escambia County, Florida

ERNIE LEE MAGAHA
Clerk of the Circuit Court
INSTRUMENT 2001-909994

STATE OF FLORIDA

DEED OF REALTY

COUNTY OF ESCAMBIA

KNOW ALL MEN BY THESE PRESENTS, that the Grantor UNITY CHURCH OF CHRISTIANITY OF PENSACOLA, FLORIDA, INCORPORATED for and in considration of the sum of Ten Dollars (\$10.00) and other good and valuable consideration to them paid, receipt of which is hereby acknowledged, hereby grant, bargain, sell and convey unto the CITY OF PENSACOLA, FLORIDA, a municipal corporation of the State of Florida, whose mailing address is P O Box 12910, Pensacola, Florida 32521 the following described real estate in the County of Escambia, State of Florida.

LOT 6 AND THE SOUTH 7.57 FEET OF THE WEST 27 FEET OF LOT 5, BLOCK 82, NEW CITY TRACT, ACCORDING TO THE MAP OF THE CITY OF PENSACOLA, ESCAMBIA COUNTY, FLORIDA, BY THOMAS C. WATSON, COPYRIGHTED IN 1906.

The purpose of this deed is to clear any cloud in title which may have been caused by deed recorded in Official Record 1696 Page 530 and re-recorded in Official Records 1703 Page 69, Public records of aforesaid county.

The above property is conveyed subject to taxes for the current year and to valid easements, restrictions and reservations of record affecting the above property, in any, which are not hereby reimposed.

TO HAVE AND TO HOLD unto the said Grantee, their successors and assigns, forever, together with all and singular the tenements, appurtenances and hereditaments thereunto belonging or in anywise appeartaining, free from all exemptions and right of homestead.

6th IN WITNESS WHEREOF the undersigned have hereunto executed this instrument the day of December, 2001.

[Signature]
MARY J. MAY
[Signature]
DAWN DEVER

UNITY CHURCH OF CHRISTIANITY OF PENSACOLA

[Signature]
IT'S PRESIDENT, DANIEL J. BRUPBACHER

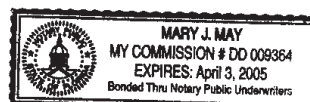
STATE OF FLORIDA

COUNTY OF ESCAMBIA

The foregoing instrument was acknowledged before me by Daniel J. Brupbacher as President on behalf of said Corporation who personally appeared before me, or who produced Drivers License as identification, and who did not take an oath this 6th day of December, 2001.

[Signature]
Notary Public
Commission No.
Commission expires

RETURN TO:
CITIZENS TITLE GROUP, INC.
4300 BAYOU BLVD., SUITE 31
PENSACOLA, FL 32503





Scott Lunsford, CFC • Escambia County Tax Collector

EscambiaTaxCollector.com



facebook.com/ECTaxCollector



twitter.com/escambiatc

2018

REAL ESTATE

TAXES



Notice of Ad Valorem and Non-Ad Valorem Assessments

SCAN TO PAY ONLINE

ACCOUNT NUMBER	MILLAGE CODE	ESCROW CODE	PROPERTY REFERENCE NUMBER
14-0559-000	16		0005009025005082

PENSACOLA CITY OF
C/O FINANCE DEPARTMENT
PO BOX 12910
PENSACOLA, FL 32521

PROPERTY ADDRESS:
900 E JACKSON ST

EXEMPTIONS:
MUNICIPAL-CITY OWNED

PAY DELINQUENT TAXES BY CASH, CASHIER'S CHECK OR MONEY ORDER

AD VALOREM TAXES					
TAXING AUTHORITY	MILLAGE RATE	ASSESSED VALUE	EXEMPTION AMOUNT	TAXABLE AMOUNT	TAXES LEVIED
COUNTY	6.6165	597,467	597,467	0	0.00
PUBLIC SCHOOLS					
BY LOCAL BOARD	2.1250	597,467	597,467	0	0.00
BY STATE LAW	4.2000	597,467	597,467	0	0.00
PENSACOLA	4.2895	597,467	597,467	0	0.00
WATER MANAGEMENT	0.0338	597,467	597,467	0	0.00
M.S.T.U. LIBRARY	0.3590	597,467	597,467	0	0.00
TOTAL MILLAGE 17.6238					AD VALOREM TAXES \$0.00
LEGAL DESCRIPTION		NON-AD VALOREM ASSESSMENTS			
S 7 57/100 FT OF LTS 1 2 3 4 AND OF W 27 FT OF LT 5 AND E 13 FT OF LT 5 ALL LTS See Additional Legal on Tax Roll		TAXING AUTHORITY	RATE	AMOUNT	
					NON-AD VALOREM ASSESSMENTS \$0.00
Pay online at EscambiaTaxCollector.com <i>Payments must be in U.S. funds drawn from a U.S. bank</i>			COMBINED TAXES AND ASSESSMENTS \$0.00		
If Received By	Aug 30, 2019				
Please Pay	\$0.00				

RETAIN FOR YOUR RECORDS

2018 REAL ESTATE TAXES

DETACH HERE AND RETURN THIS PORTION WITH YOUR PAYMENT

Make checks payable to:

Scott Lunsford, CFC
Escambia County Tax Collector

P.O. BOX 1312

PENSACOLA, FL 32591

Pay online at EscambiaTaxCollector.com

Payments in U.S. funds from a U.S. bank

PAY ONLY ONE AMOUNT

AMOUNT IF PAID BY **Aug 30, 2019**
0.00

AMOUNT IF PAID BY

AMOUNT IF PAID BY

AMOUNT IF PAID BY

AMOUNT IF PAID BY

DO NOT FOLD, STAPLE, OR MUTILATE

ACCOUNT NUMBER
14-0559-000
PROPERTY ADDRESS
900 E JACKSON ST

PENSACOLA CITY OF
C/O FINANCE DEPARTMENT
PO BOX 12910
PENSACOLA, FL 32521

**PAY DELINQUENT TAXES BY CASH,
CASHIER'S CHECK OR MONEY ORDER**

FLOOD MAP



August 15, 2019

polygonLayer

Override 1

— LOCAL ROAD

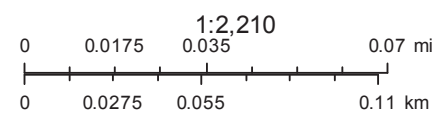
□ Parcels

Streets

— PRINCIPAL ARTERIAL

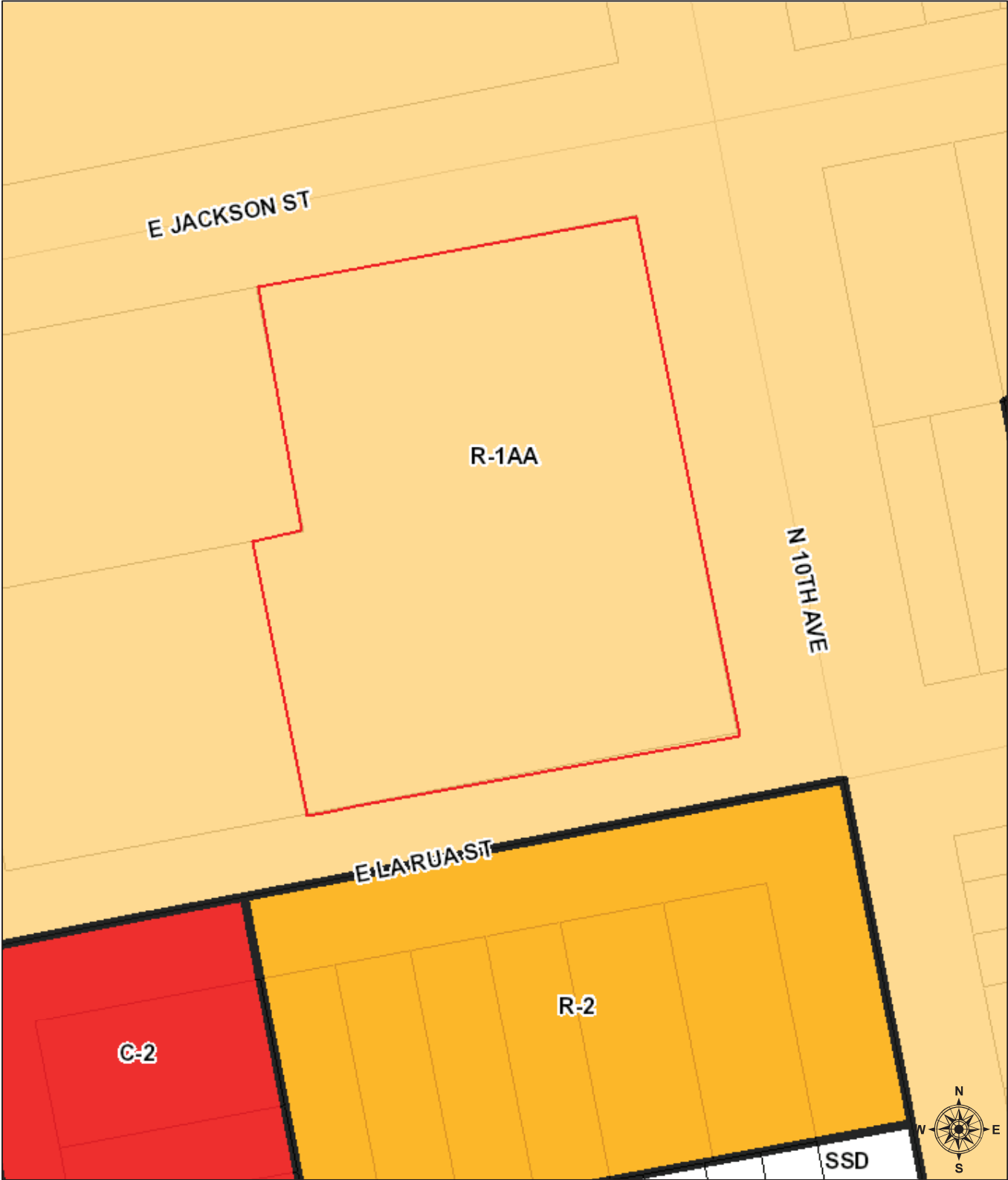
— MINOR ARTERIAL

— COLLECTOR

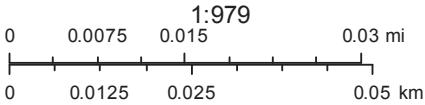


Sources: Esri, HERE, Garmin, USGS, Intermap, INCREMENT P, NRCan, Esri Japan, METI, Esri China (Hong Kong), Esri Korea, Esri (Thailand), NGCC, (c) OpenStreetMap contributors, and the GIS User Community

ZONING

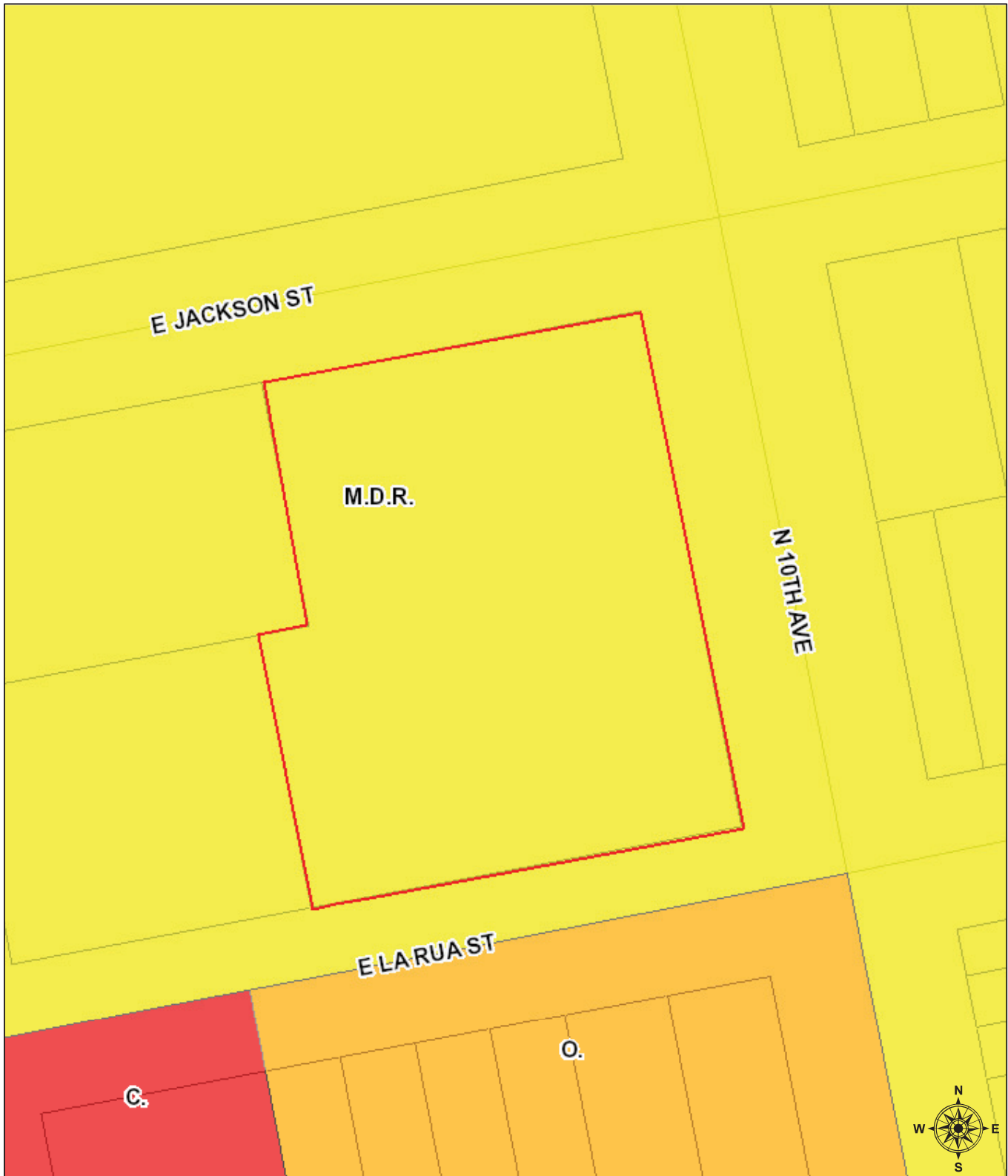


August 15, 2019



Sources: Esri, HERE, Garmin, USGS, Intermap, INCREMENT P, NRCan, Esri Japan, METI, Esri China (Hong Kong), Esri Korea, Esri (Thailand), NGCC, (c) OpenStreetMap contributors, and the GIS User Community

FUTURE LAND USE

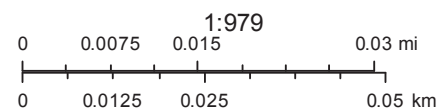


August 15, 2019

Future Landuse

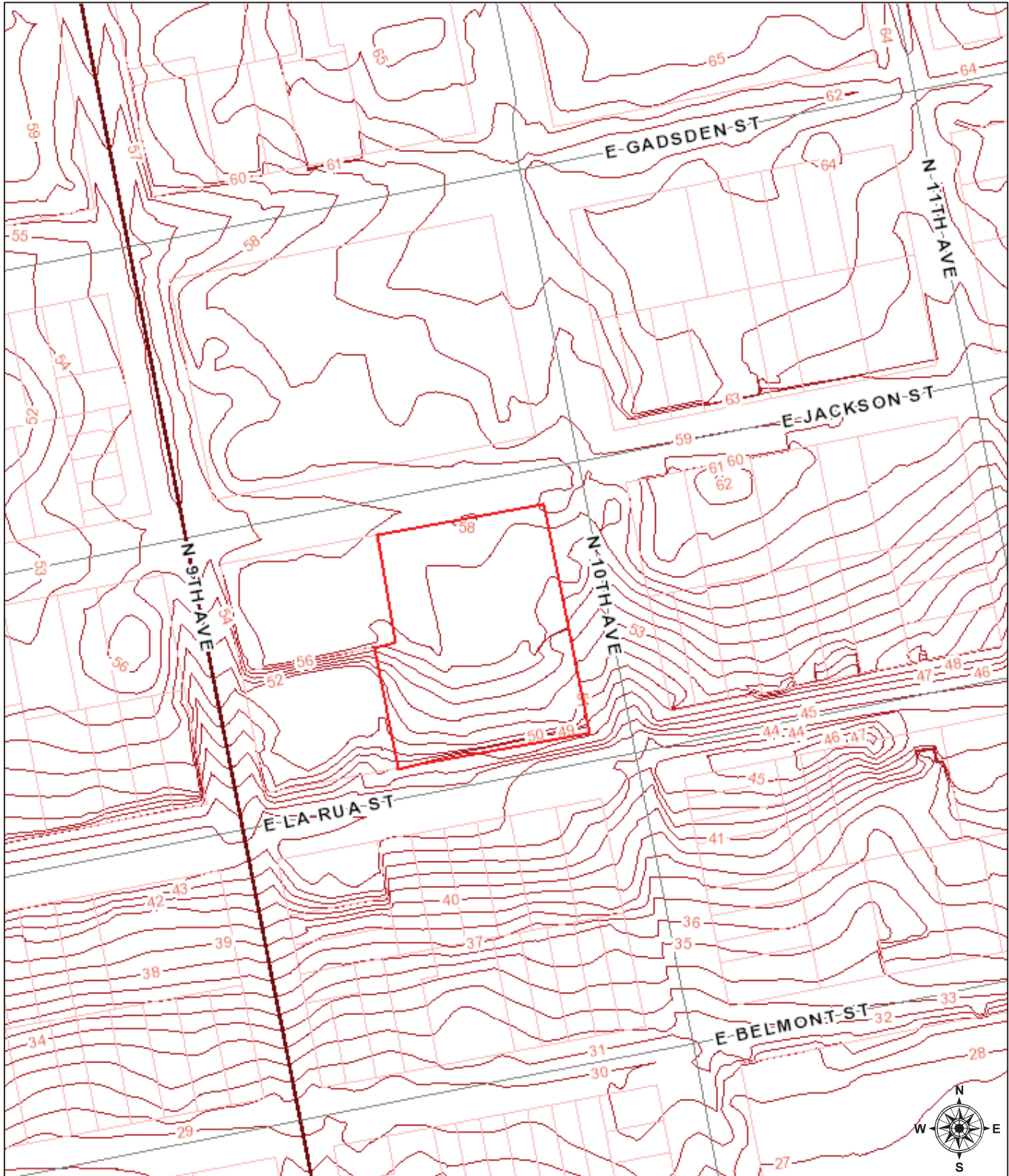
- OPEN SPACE/CONSERVATION
- RESIDENTIAL
- OFFICE
- COMMERCIAL
- AIRPORT

- REDEVELOPMENT
- NEIGHBORHOOD
- INTERSTATE CORRIDOR
- HISTORIC AND PRESERVATION
- INDUSTRIAL DISTRICT



Sources: Esri, HERE, Garmin, USGS, Intermap, INCREMENT P, NRCan, Esri Japan, METI, Esri China (Hong Kong), Esri Korea, Esri (Thailand), NGCC, (c) OpenStreetMap contributors, and the GIS User Community

CONTOURS



August 15, 2019

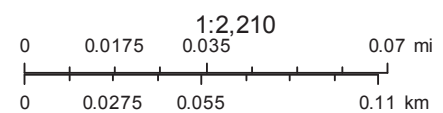
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Streets

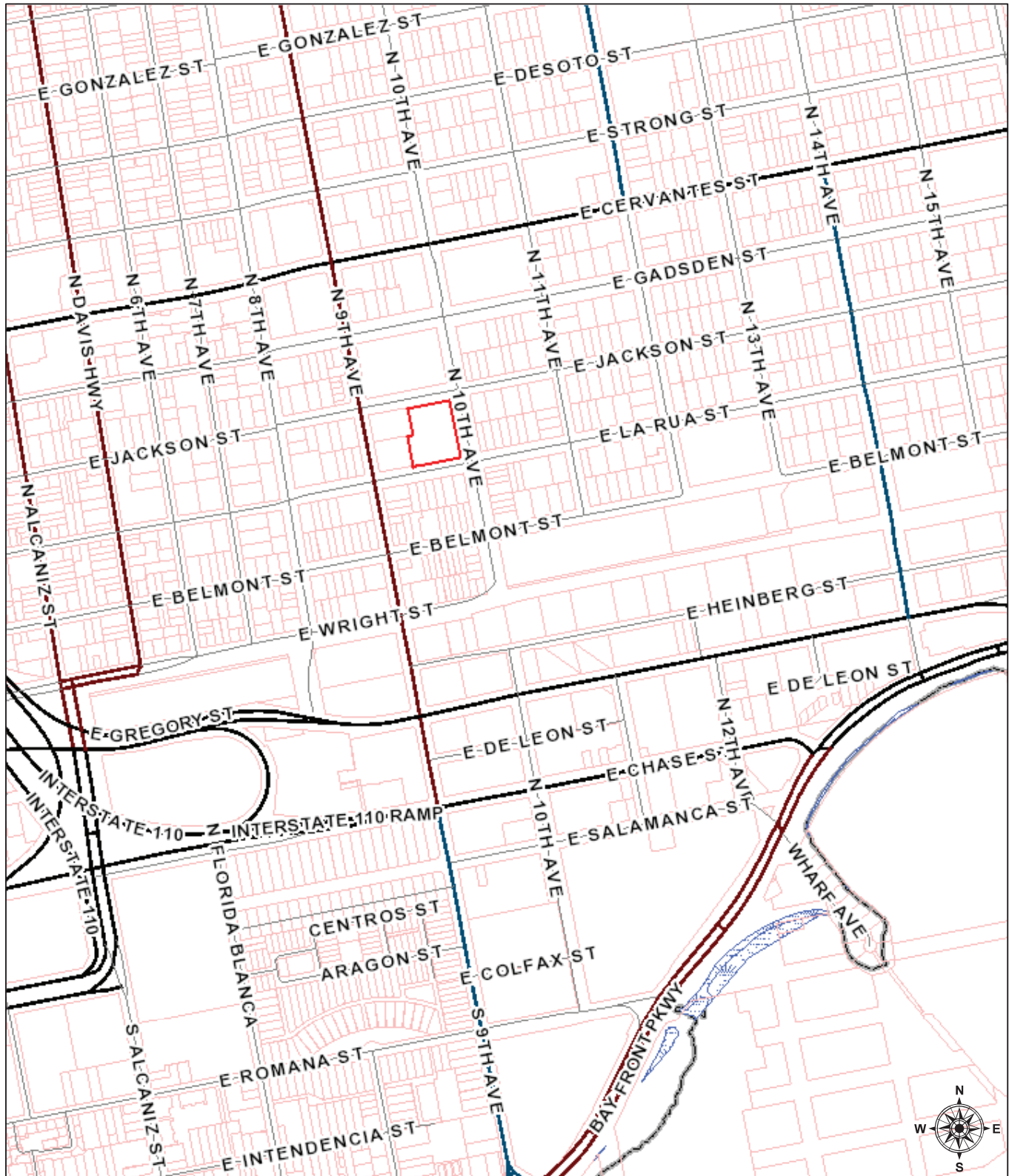
- PRINCIPAL ARTERIAL
- MINOR ARTERIAL
- COLLECTOR

- LOCAL ROAD
- Parcels
- Contours - Elevation
- County Outline



Sources: Esri, HERE, Garmin, USGS, Intermap, INCREMENT P, NRCan, Esri Japan, METI, Esri China (Hong Kong), Esri Korea, Esri (Thailand), NGCC, (c) OpenStreetMap contributors, and the GIS User Community

WETLANDS



August 15, 2019

polygonLayer

Override 1

Streets

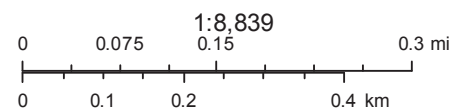
- PRINCIPAL ARTERIAL
- MINOR ARTERIAL
- COLLECTOR

— LOCAL ROAD

□ Parcels

Wetlands

□ County Outline



Sources: Esri, HERE, Garmin, USGS, Intermap, INCREMENT P, NRCan, Esri Japan, METI, Esri China (Hong Kong), Esri Korea, Esri (Thailand), NGCC, (c) OpenStreetMap contributors, and the GIS User Community

COMPARABLE LAND SALE

COMPARABLE NO.: 1 RECORD NUMBER: 7990

CLASSIFICATION: COMMERCIAL LAND

DATE: 05/27/2018

LOCATION: 511 EAST GADSDEN STREET, PENSACOLA, FLORIDA

SALES PRICE: \$180,000

GRANTOR: STEVENS FAMILY LIMITED PARTNERSHIP
GRANTEE: PIKE FAMILY LLC

REFERENCE: OR 7915 PAGE 1610; MLS #537900

BRIEF LEGAL DESCRIPTION: LOTS WITHIN BLOCK 10, EAST KING TRACT;
ESCAMBIA COUNTY, FLORIDA

TERMS: CASH TO SELLER
ZONING: OEHC-1; OLD EAST HILL PRESERVATION
NEIGHBORHOOD

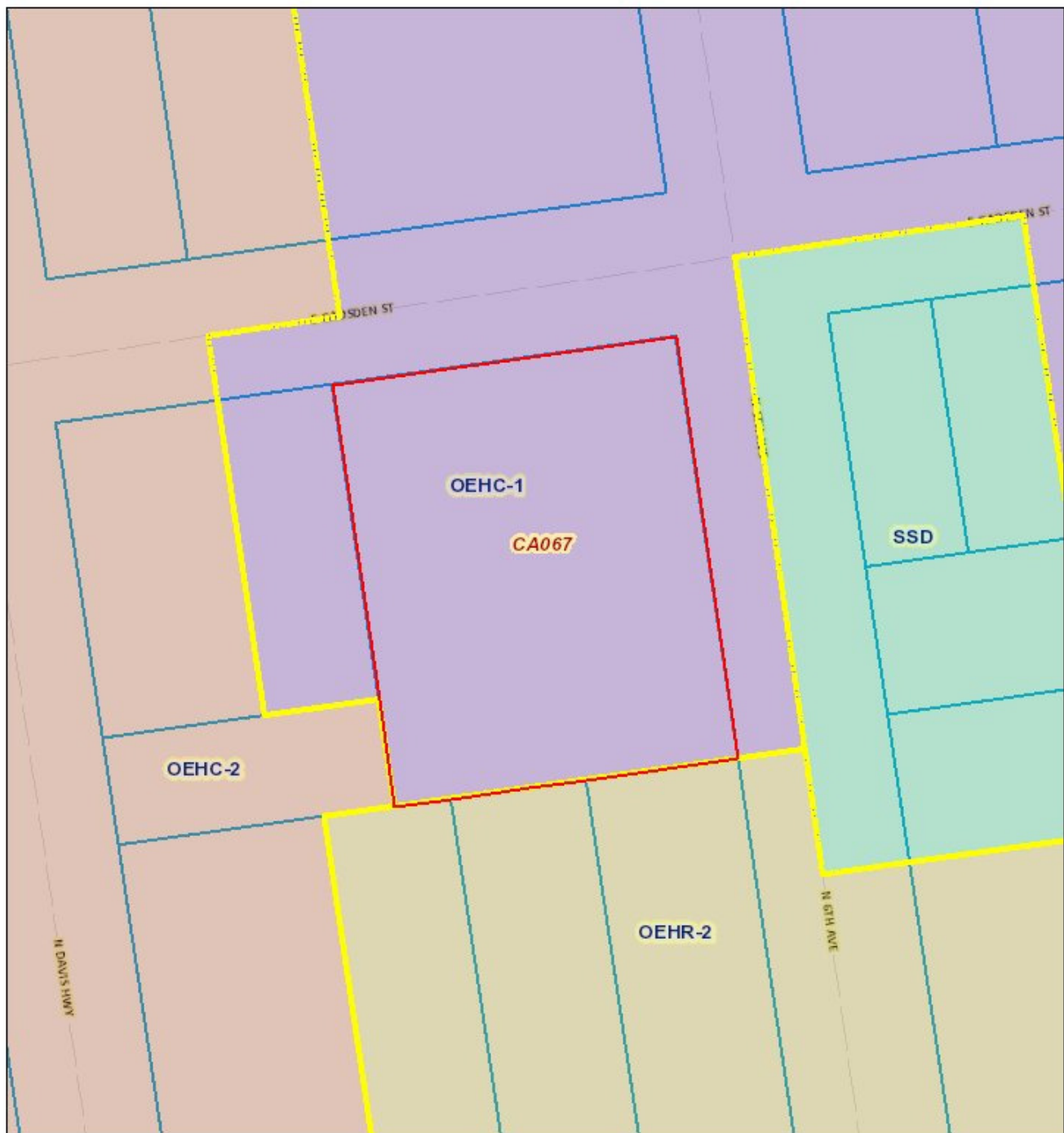
HIGHEST AND BEST USE: OFFICE/RESIDENCE

LAND SIZE:
NUMBER OF ACRES: 0.42 ACRE (18,300 SQ. FT)
FRONT FEET: 150 FT.

LAND UNIT PRICES:
PER SQUARE FOOT: \$9.84
PER FRONT FOOT: \$1,200.00

REMARKS:

- VACANT COMMERCIAL PROPERTY LOCATED AT THE SOUTHWEST CORNER OF EAST GADSDEN STREET AND NORTH 6TH AVENUE.
- PROPERTY WAS LISTED FOR SALE WITH LEVIN RINKE REALTY AT A PRICE OF \$180,000 (MLS #537900). PROPERTY WAS ON THE MARKET FOR 1 DAY PRIOR TO BEING SOLD.
- PARCEL I.D. #: 00-0S-00-9020-008-010
- JURISDICTION: CITY OF PENSACOLA, FLORIDA.



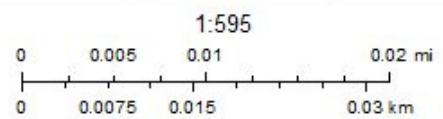
August 27, 2019

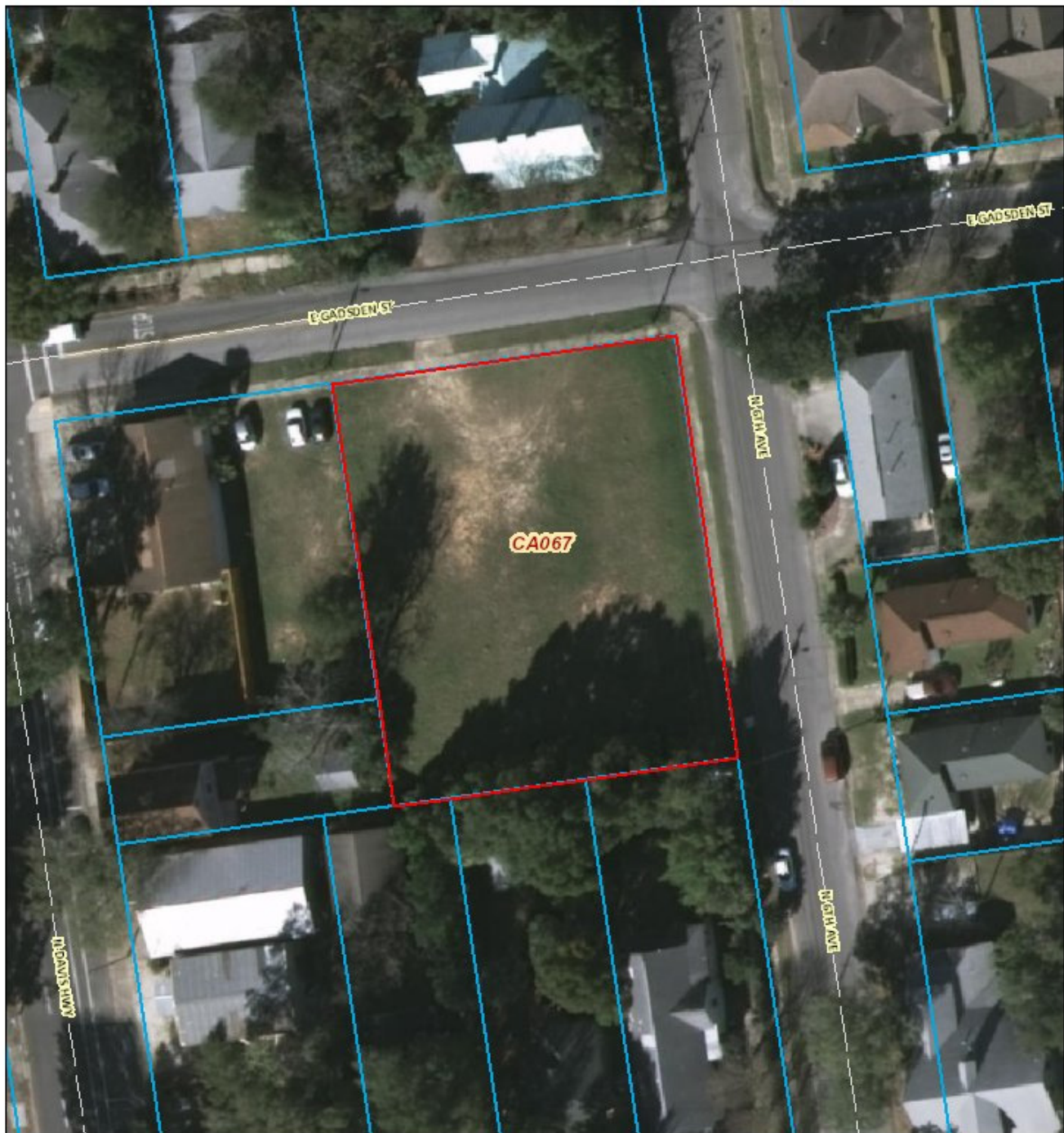
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Override 1

Map Grid

Boundary



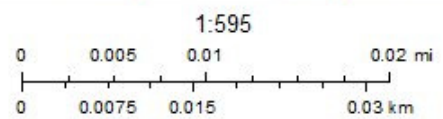


August 27, 2019

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Override 1

- Map Grid
- Boundary
- Property Line

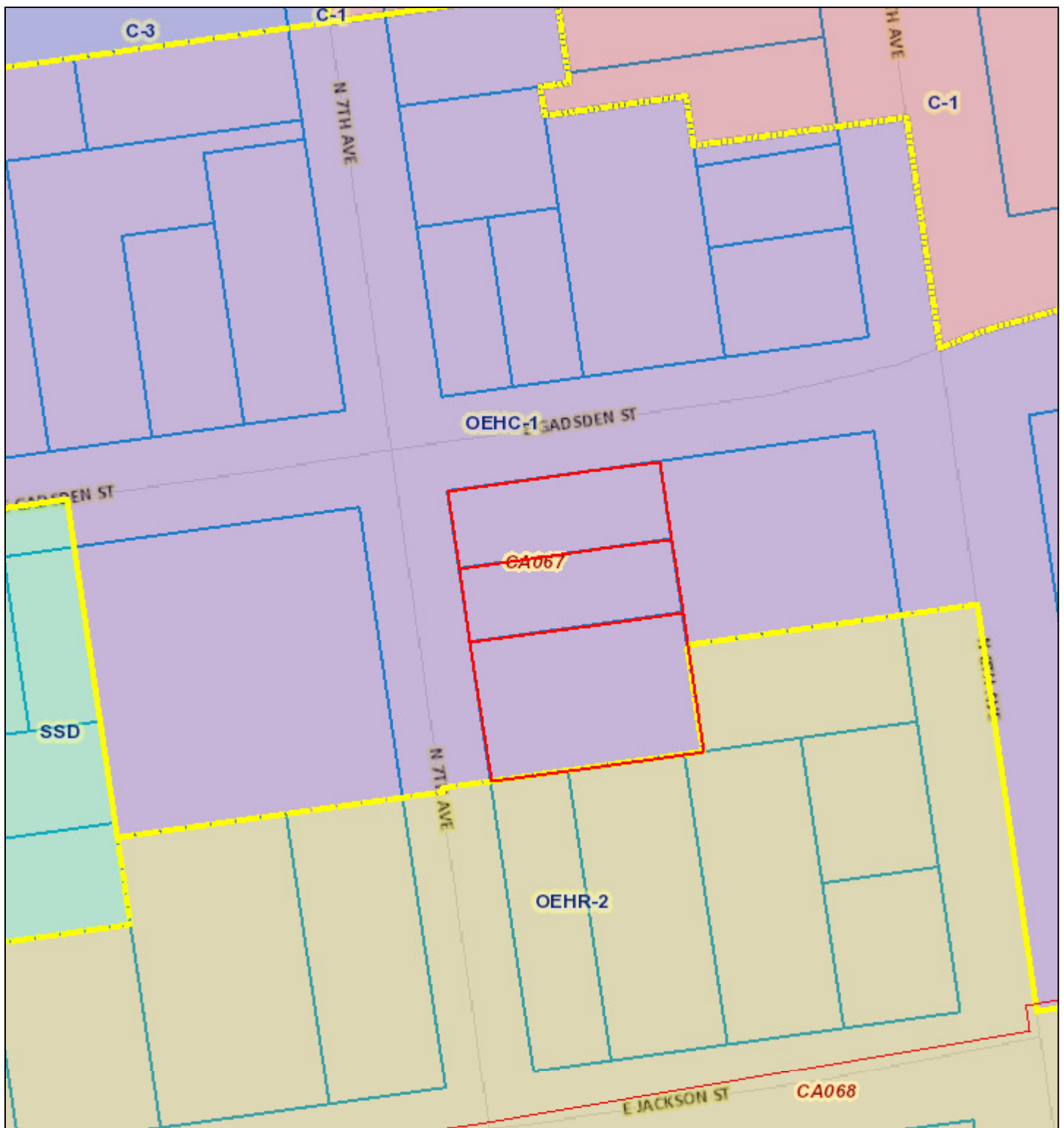


COMPARABLE LAND SALE

COMPARABLE NO.:	2	RECORD NUMBER: 7998
CLASSIFICATION:	COMMERCIAL LAND	
DATE:	08/11/2017	
LOCATION:	622 NORTH 7TH AVENUE, PENSACOLA, FLORIDA	
SALES PRICE:	\$205,000	
GRANTOR:	STANLEY L. AND TINA STROBEL	
GRANTEE:	GEORGE E. JR., AND JUDITH A. HUNTER	
REFERENCE:	OR 7759 PAGE 1157; MLS #512117	
BRIEF LEGAL DESCRIPTION:	LOTS WITHIN BLOCK 12, EAST KING TRACT	
TERMS:	CASH TO SELLER	
ZONING:	OEHC-1; OLD EAST HILL PRESERVATION NEIGHBORHOOD	
HIGHEST AND BEST USE:	OFFICE/RESIDENCE	
LAND SIZE:		
NUMBER OF ACRES:	16,500 SQ. FT. (0.38 ACRE)	
FRONT FEET:	110 FT.	
<u>LAND UNIT PRICES:</u>		
PER SQUARE FOOT:	\$12.42	
PER FRONT FOOT:	\$1,863.64	

REMARKS:

- VACANT COMMERCIAL PARCEL LOCATED AT THE SOUTHEAST CORNER OF EAST GADSDEN STREET AND NORTH SEVENTH AVENUE.
- PROPERTY WAS LISTED FOR SALE WITH LEVIN RINKE REALTY AT A PRICE OF \$219,900 (MLS #512117). PROPERTY WAS ON THE MARKET FOR 73 DAYS PRIOR TO BEING SOLD.
- PARCEL I.D. #: 00-0S-00-9020-065-012, 00-0S-00-9020-070-012, AND 00-0S-00-9020-080-012.
- JURISDICTION: CITY OF PENSACOLA, FLORIDA.



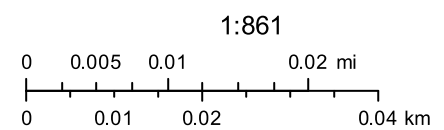
August 29, 2019

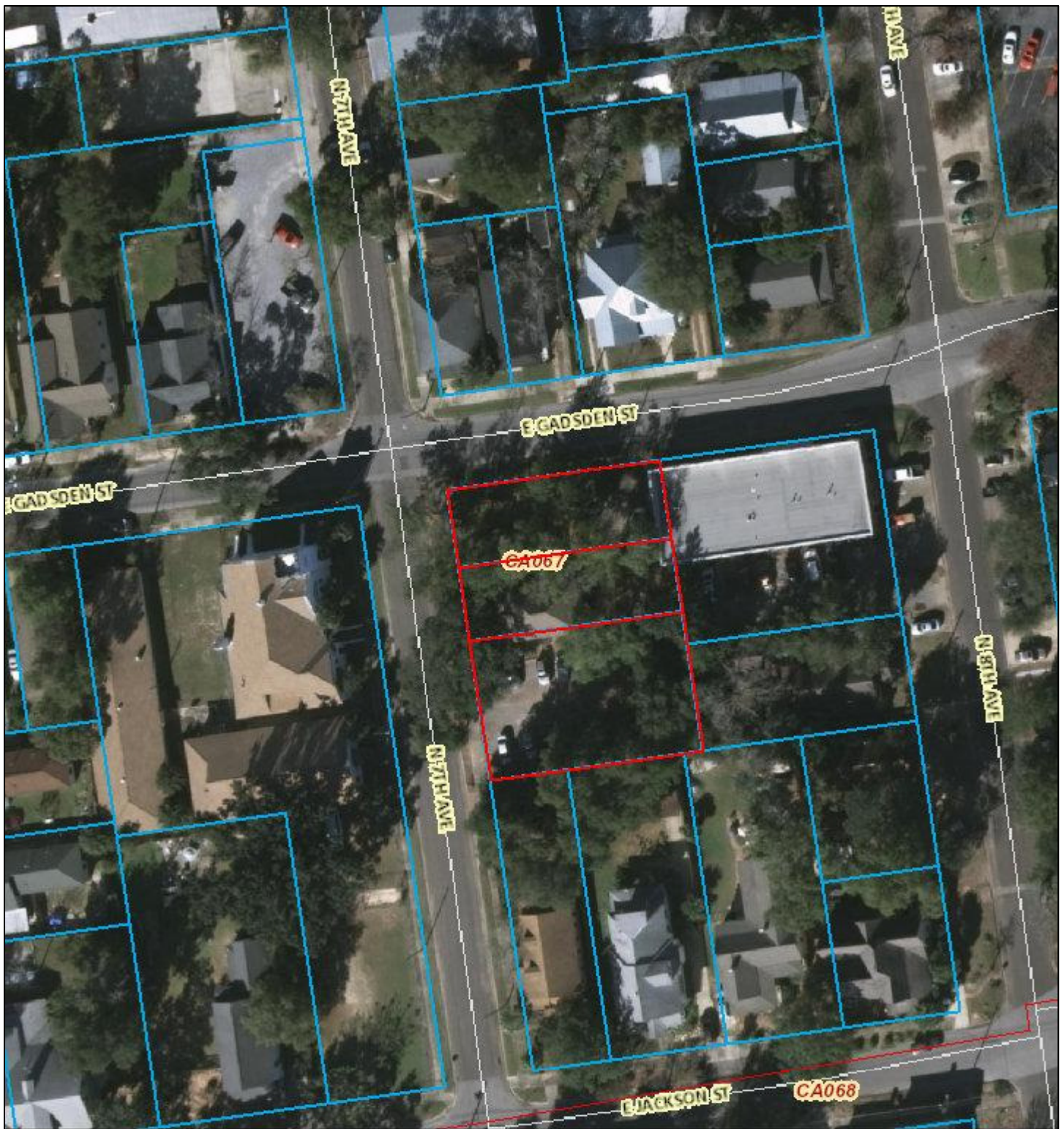
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Override 1

Map Grid

Boundary





August 29, 2019

1:861

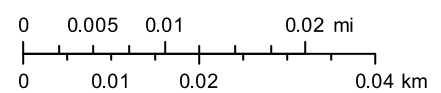
polygonLayer

Override 1



Map Grid

Property Line



COMPARABLE LAND SALE

COMPARABLE NO.: 3 RECORD NUMBER: 7991

CLASSIFICATION: RESIDENTIAL LAND

DATE: 01/05/2018

LOCATION: 1000 EAST BELMONT STREET, PENSACOLA, FLORIDA

SALES PRICE: \$162,500

GRANTOR: BOBE HOUSE LLC
GRANTEE: ERNST CHAD LEIDNER

REFERENCE: OR 7835 PAGE 1587; MLS #526665

BRIEF LEGAL DESCRIPTION: LOTS 16 AND 17, BLOCK 63, NEW CITY TRACT; ESCAMBIA COUNTY, FLORIDA

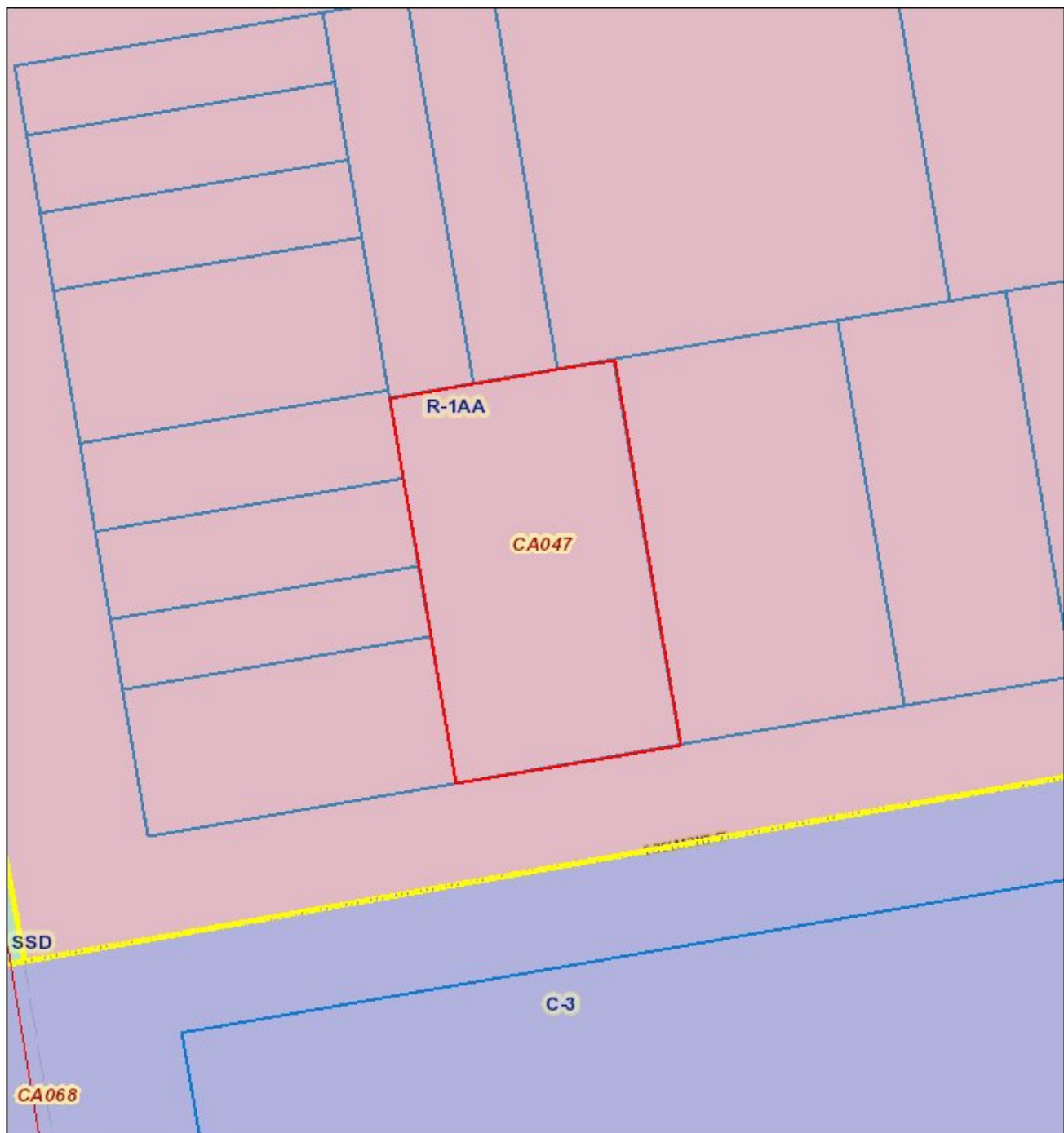
TERMS: CASH TO SELLER
ZONING: R-1AA; MEDIUM DENSITY RESIDENTIAL
HIGHEST AND BEST USE: RESIDENTIAL

LAND SIZE:
NUMBER OF ACRES: 0.25 ACRE (11,000 SQ. FT.)
FRONT FEET: 80 FT.

LAND UNIT PRICES:
PER SQUARE FOOT: \$14.77
PER FRONT FOOT: \$2,031.25

REMARKS:

- INTERIOR PARCEL LOCATED ON THE NORTH SIDE OF EAST BELMONT STREET BETWEEN 10TH AND 11TH AVENUES.
- LAND WAS PURCHASED FOR DEVELOPMENT WITH A RESIDENCE.
- PROPERTY WAS LISTED FOR SALE WITH HARGROVE REALTY AT A PRICE OF \$172,000 (MLS#526665). PROPERTY WAS ON THE MARKET FOR 22 DAYS PRIOR TO BEING SOLD.
- PARCEL I.D. #: 00-0S-00-9025-160-063
- JURISDICTION: CITY OF PENSACOLA, FLORIDA.



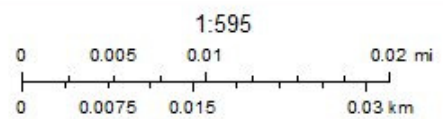
August 27, 2019

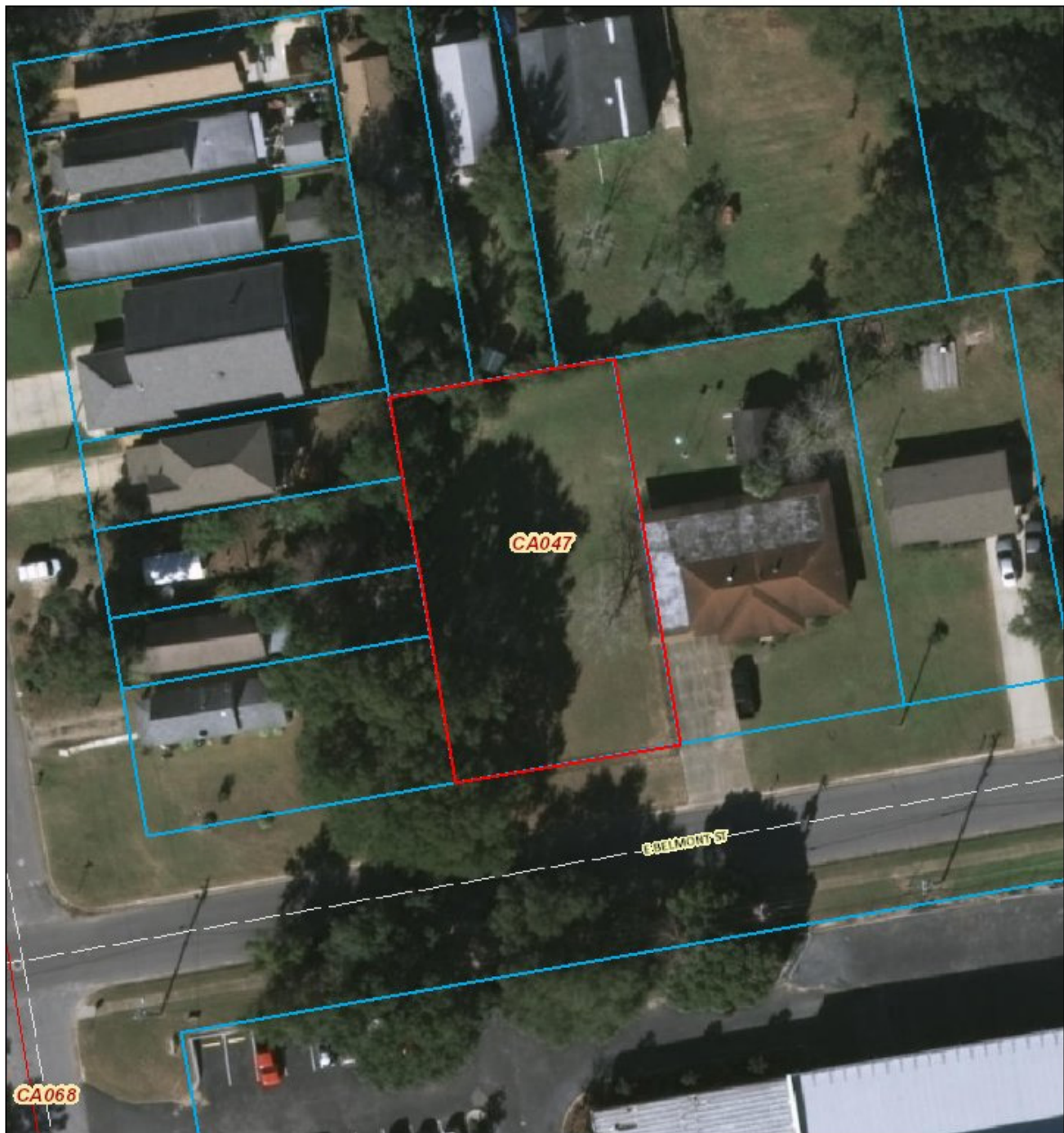
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Override 1

Map Grid

Boundary



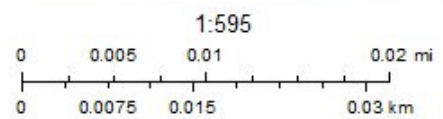


August 27, 2019

polygonLayer

Override 1

- Map Grid
- Boundary
- Property Line

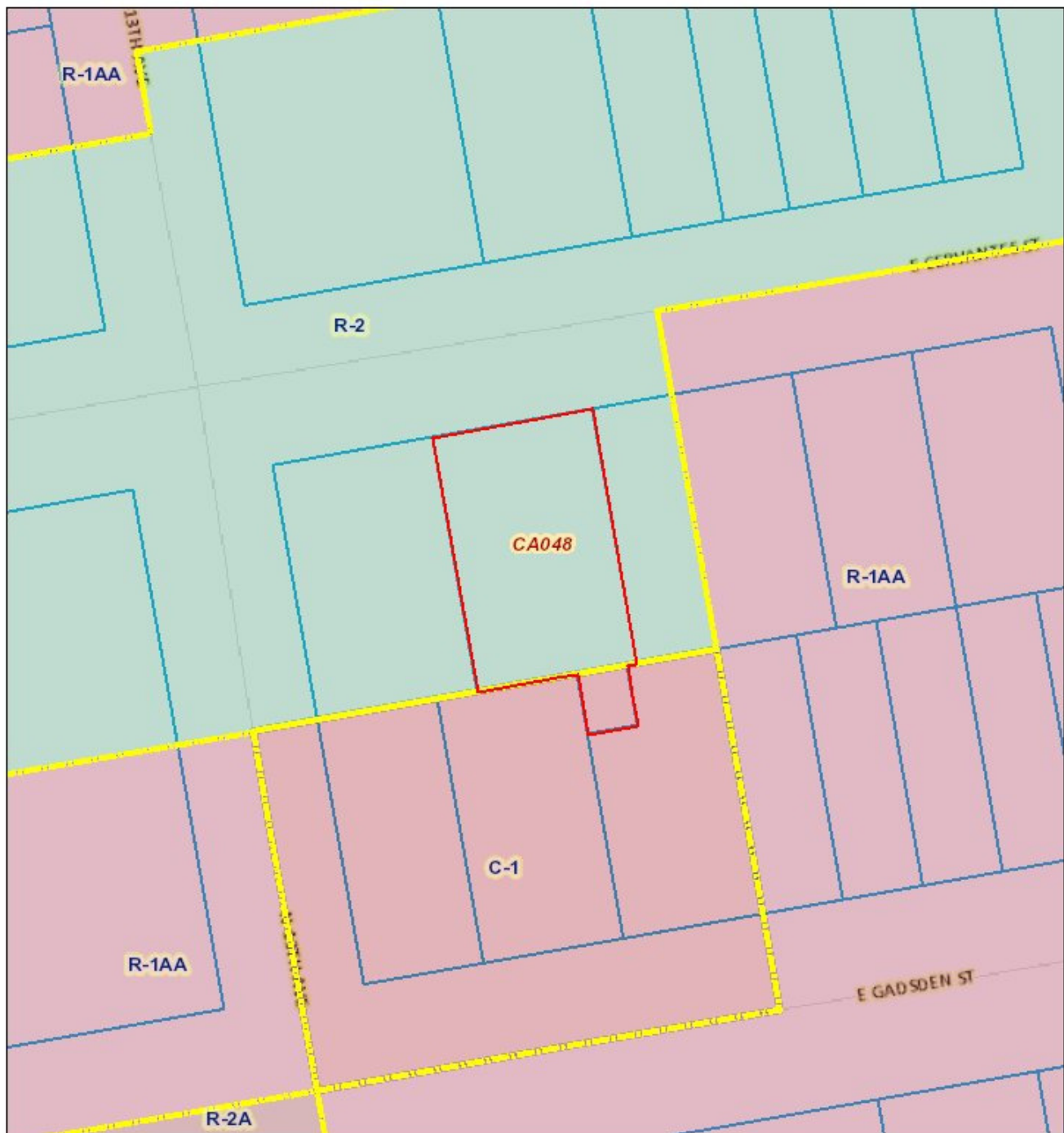


COMPARABLE LAND SALE

COMPARABLE NO.:	4	RECORD NUMBER: 7992
CLASSIFICATION:	COMMERCIAL LAND	
DATE:	10/04/2018	
LOCATION:	1307 EAST CERVANTES STREET, PENSACOLA, FLORIDA	
SALES PRICE:	\$180,000	
GRANTOR:	MICHAEL THIEL AND ADRIAN F HAMMOND, JR & EMILY JANE HAMMOND	
GRANTEE:	KIPLING STREET LLC	
REFERENCE:	OR 7979 PAGE 734	
BRIEF LEGAL DESCRIPTION:	LOTS WITHIN BLOCK 102, NEW CITY TRACT; ESCAMBIA COUNTY, FLORIDA	
TERMS:	CASH TO SELLER	
ZONING:	R-2; RESIDENTIAL/OFFICE	
HIGHEST AND BEST USE:	OFFICE	
LAND SIZE:		
NUMBER OF ACRES:	0.25 ACRE (10,890 SQ. FT.)	
FRONT FEET:	80 FT.	
<u>LAND UNIT PRICES:</u>		
PER SQUARE FOOT:	\$16.53	
PER FRONT FOOT:	\$2,250.00	

REMARKS:

- VACANT INTERIOR LAND PARCEL LOCATED ON THE SOUTH SIDE OF EAST CERVANTES STREET, JUST EAST OF THIRTEENTH AVENUE.
- PROPERTY WAS NOT LISTED IN MLS.
- PARCEL I.D. #: 00-0S-00-9025-003-102
- JURISDICTION: CITY OF PENSACOLA, FLORIDA.

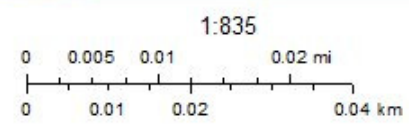


August 27, 2019

polygonLayer

Override 1

- Map Grid
- Boundary



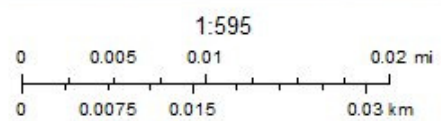


August 27, 2019

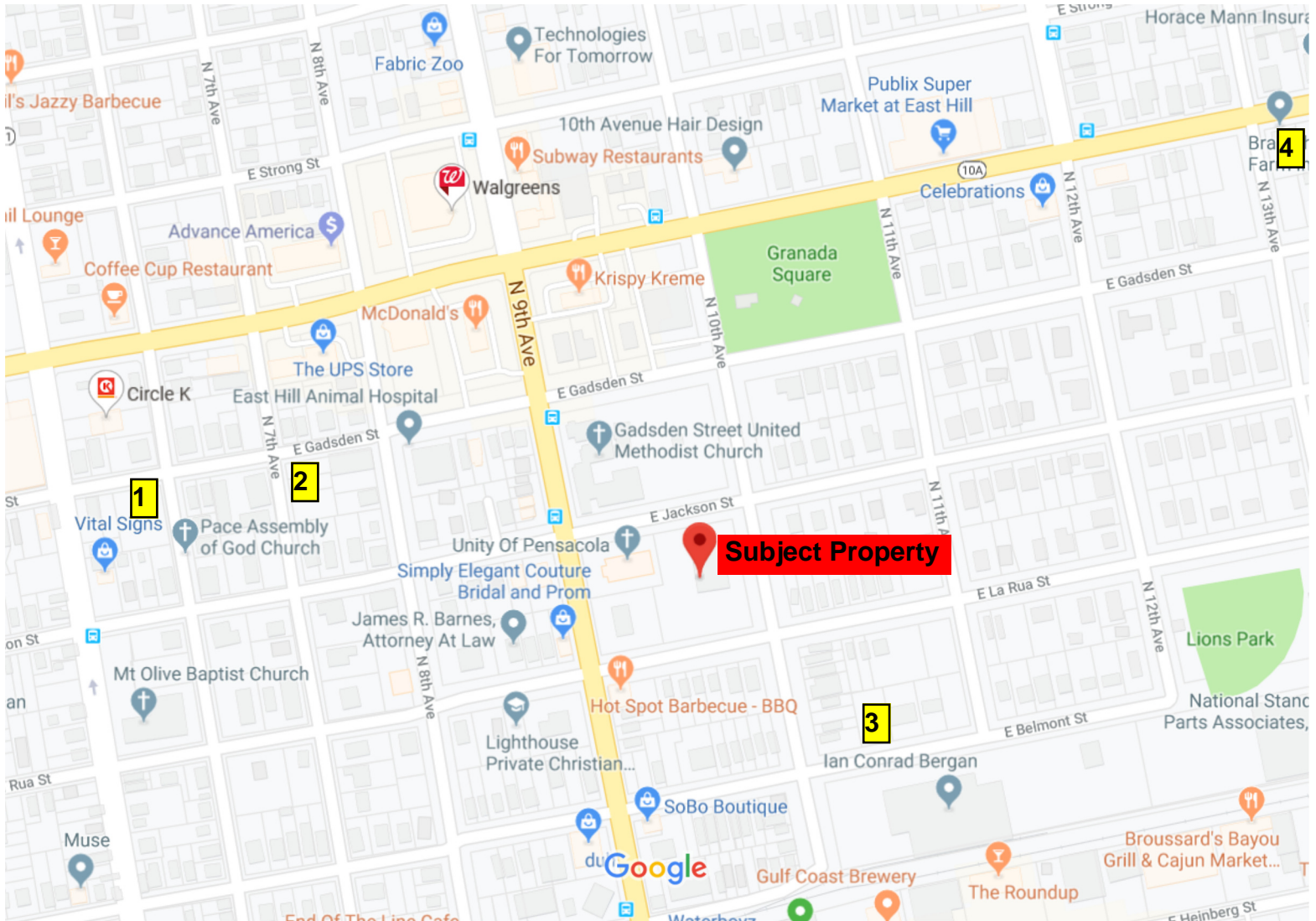
polygonLayer

Override 1

- Map Grid
- Boundary
- Property Line



COMPARABLE LOCATION MAP



APPRAISER'S QUALIFICATIONS

NAME: Charles C. Sherrill, Jr., MAI
TITLE: President
OFFICE ADDRESS: Sherrill Appraisal Company
2803 East Cervantes Street, Suite C
Pensacola, Florida 32503
EDUCATION: Bachelor of Arts Degree in Economics, Washington & Lee University,
Lexington, Virginia (1984)

Successfully completed the following courses sponsored by the American Institute of Real Estate Appraisers:

- Course 1A-1 Real Estate Appraisal Principles (Tufts University, 1986)
- Course 1A-2 Basic Valuation Procedures (University of North Carolina, 1986)
- Course SPP Standards of Professional Practice (Atlanta, Georgia, 1987)
- Course 1B-A Capitalization Theory and Techniques - Part A (Florida State University, 1987)
- Course 1B-B Capitalization Theory and Techniques - Part B (University of Portland, 1988)
- Course 2-1 Case Studies in Real Estate Valuation (Colorado University, 1988)
- Course 2-2 Report Writing and Valuation Analysis (University of Central Florida, 1989)

Successfully completed the following course sponsored by the Commercial Investment Real Estate Institute:

- Course 401 Introduction to Commercial Real Estate Analysis (Pensacola, Florida, 1995/1998)

CONTINUING EDUCATION:

Credited with attendance/completion of the following seminars/courses:

Appraisal Institute

- Eminent Domain and Condemnation
- Uniform Standards of Professional Appraisal Practice
- Business Practices and Ethics
- Analyzing Operating Expenses
- Appraising from Blueprints and Specifications
- Feasibility, Market Value, and Investment Timing
- Analyzing Distressed Real Estate
- Hotel/Motel Valuation
- Effective Appraisal Report Writing
- FHA Homebuyer Protection Plan and The Appraisal Process
- Standards of Professional Practice - Part C
- Standards of Professional Practice - Part A
- Fair Lending and the Appraiser
- Appraisal of Retail Properties
- Standards of Professional Practice - Part B
- Understanding Limited Appraisals and General Reporting Options - General
- Accrued Depreciation
- Depreciation Analysis
- Rates, Ratios, and Reasonableness
- Comprehensive Appraisal Workshop
- Real Estate Risk Analysis
- New Technologies for Real Estate Appraisers

APPRAISER'S QUALIFICATIONS

CONTINUING EDUCATION (Continued):

Credited with attendance/completion of the following seminars/courses:

State Certification

USPAP Update
 Florida Appraisal Laws and Regulations
 Appraisal of 2-4 Family and Multi-Family Properties
 Challenging Assignments for Residential Appraiser's
 Foreclosure Basics for Appraiser's
 Florida Appraiser Supervisor/Trainee Rules
 Neighborhood Analysis
 Communicating the Appraisal
 Appraisal Principles
 Sales Comparison Approach
 Income Capitalization Approach
 Cost Approach
 Real Estate, Mortgages, and Law
 Essential Elements of Disclosures and Disclaimers

EXPERIENCE:

Engaged since 1986 in valuation, consulting, and market studies of various property types, including office, retail, industrial, multi-family residential, churches, restaurants, motels, subdivision developments, commercial land, acreage, marinas, single family residential, and condominiums in numerous states. Have testified as an expert witness numerous times in the Circuit Courts of Escambia, Santa Rosa, and Okaloosa Counties. Prior to joining Sherrill Appraisal Company in 1992, employed by Landauer Associates, Inc., Atlanta, Georgia (1986-1992) as Vice President, Valuation and Technical Services Division.

PROFESSIONAL LICENSES:

State Certified General Appraiser (#RZ1665), State of Florida (1993-Present)
 Licensed Real Estate Broker (#BK0436908), State of Florida (1996-Present)
 Former Licensed Real Estate Salesman (#SL0436908), State of Florida (1985-1996)
 Former State Certified Appraiser (#000439), State of Georgia (1991-1992)

PROFESSIONAL MEMBERSHIPS:

Member, Appraisal Institute; Awarded the MAI designation by the Appraisal Institute in 1991
 Past Member, Escambia County Value Adjustment Board (2008 – 2012)
 Member, Pensacola Association of Realtors
 Member, Florida Association of Realtors
 Member, National Association of Realtors
 Member, Branch Banking and Trust Company Local Advisory Board of Directors

CIVIC ACTIVITIES:

Graduate, Leadership Pensacola (Class of 1999)
 Member, Rotary Club of Pensacola (Former Board Director); Paul Harris Award Recipient
 Past President and Executive Committee Member, Pensacola Sports Association Board of Directors
 Current Board Member, Pensacola Sports Foundation
 Past Secretary/Past Treasurer, Fiesta of Five Flags Association Board of Governors
 Past Board Member and Trustee, Pensacola Historical Society Foundation
 Past Member and Executive Committee Member, Pensacola State College Board of Governors
 Past Board Director & Past Executive Committee Member, Pensacola YMCA
 Past Board Member and Former Treasurer, Pensacola Historical Society Board of Directors
 Past President, Booker T. Washington High School Baseball Booster Club Board of Directors

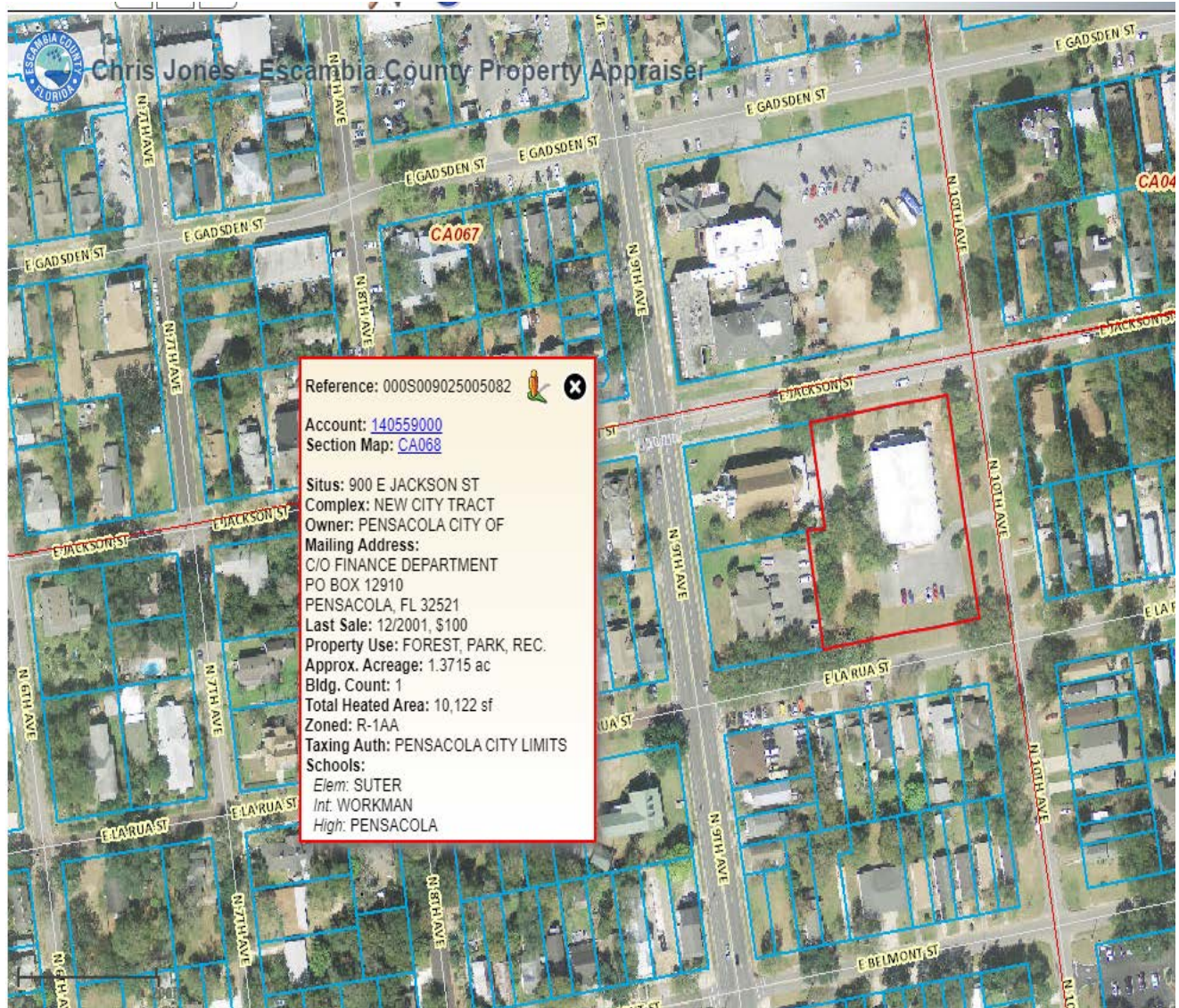
Other civic involvements include various fund raising activities for Boy Scouts of America, Junior Achievement, March of Dimes, American Cancer Society, Leukemia Society, Manna Food Bank, and the American Heart Association.

APPRAISER'S QUALIFICATIONS

LISTING OF APPRAISER CLIENTS:

Aegon Realty Advisors Company
 Aetna Realty Advisors
 Bank of America
 Bank of Boston
 Bank of Pensacola
 Bank South N. A.
 Baptist Health Care Corp.
 Barnett Banks, Inc.
 BBVA Compass
 Beach Community Bank
 Branch Banking & Trust (BB&T)
 Canadian Imperial Bank of Commerce
 Catholic Church Diocese
 Centennial Bank
 CenterState Bank
 Chase Manhattan Mortgage Corp.
 Charter Bank
 Chicago Title Company
 Citicorp Real Estate
 City of Fort Walton Beach
 City of Milton
 City of Pensacola
 Clarity Appraisal Management
 Coastal Bank and Trust
 Colonial Bank of Alabama
 Cumberland Bank (Kentucky)
 Dart Appraisal Management Company
 Dollar Bank
 Dusco Property Management
 Emerald Coast Utilities Authority
 Episcopal Church Diocese
 Equity Valuation Partners
 Escambia County, Florida
 Escambia County Employees' Credit Union
 Farm Credit of Northwest Florida
 Fairfield Communities, Inc.
 Federal Aviation Administration
 Federal Deposit Insurance Corporation
 First Alabama Bank
 First American Bank
 First City Bank of Fort Walton Beach
 First Coast Community Bank
 First National Bank of Commerce (Louisiana)
 First National Bank of Florida
 First National Bank of Georgia
 First Navy Bank
 Fisher Brown Insurance Company (Cost Analysis)

Ford Motor Company
 Florida Department of Transportation
 Gulf Coast Community Bank
 Hancock Bank
 Harvesters Federal Credit Union
 Holley-Navarre Water
 Lakeview Center
 Lasalle Realty Advisors
 Liberty Bank
 Midway Water Company
 Metropolitan Life Insurance Company
 National Bank of Commerce (Alabama)
 National Asset Management Group
 Navy Federal Credit Union
 Pen Air Federal Credit Union
 Pensacola Area Chamber of Commerce
 Pensacola Government Credit Union
 Pensacola Historical Society
 Pensacola State College
 Pensacola Preservation Board (State of Florida)
 PHH Relocation and Real Estate
 PNC Bank
 Port of Pensacola
 Premier Bank (Louisiana)
 Presbytery of Florida
 RBC Bank
 Recoll Management Corporation Insurance Co.
 Regions Bank
 Sacred Heart Hospital
 Saltmarsh, Cleaveland & Gund
 ServisFirst Bank
 Smart Bank
 Southern Company
 SunTrust Banks, Inc.
 Synovus Financial
 Travellers Realty Investment Company
 Tyndall Federal Credit Union
 United Bank (Alabama)
 Valuation Management Group
 Vanguard Bank & Trust Company
 Various Estates, Attorney's, Accountants, Insurance
 Companies, Churches, & Property Owners
 Wachovia Corporation
 Waterfront Rescue Mission
 Wells Fargo Bank
 Whitney National Bank
 WSRE Television



Screen capture of Malcolm Yonge Gym property (with info card) from Chris Jones Property Appraiser website

July 30, 2020

From: [Don Kraher](#)
To: [Jewel Cannada-Wynn](#); [Jared Moore](#); [P.C. Wu](#); [Sherri Myers](#); [Andy Terhaar](#); [Ann Hill](#); [John Jerralds](#)
Cc: [Elaine Mager](#); [Sonja Gaines](#); [Ericka Burnett](#); [Robyn Tice](#); [Susan Woolf](#); [Keith Wilkins](#)
Subject: FW: [EXTERNAL] Malcomb Yonge Gym
Date: Thursday, August 13, 2020 1:36:31 PM
Attachments: [image001.png](#)

PLEASE DO NOT REPLY ALL

Council President and Members of City Council

Please see the information below as provided by Councilwoman Hill. A hard copy will be at your place for those attending in person.

Respectfully,

Don Kraher
Council Executive
Office of the City Council
222 W. Main Street
Pensacola, FL 32502
(850) 435-1686 – Office
(850) 384-6363 – Cell



City of Pensacola

From: Ann Hill <AHill@cityofpensacola.com>
Sent: Thursday, August 13, 2020 1:30 PM
To: Don Kraher <DKraher@cityofpensacola.com>
Cc: Keith Wilkins <KWilkins@cityofpensacola.com>; Grover C. Robinson, IV <GRobinson@cityofpensacola.com>; Brian Cooper <bcooper@cityofpensacola.com>
Subject: Fw: [EXTERNAL] Malcomb Yonge Gym

Please share this with the council members for tonight's meeting - hard copy would be great.

Thanks

Ann

From: joanna johannes <dr.joannajohannes@gmail.com>
Sent: Thursday, August 13, 2020 12:16 PM

To: Ann Hill <AHill@cityofpensacola.com>
Subject: [EXTERNAL] Malcomb Yonge Gym

THIS EMAIL IS FROM AN EXTERNAL EMAIL ACCOUNT

Dear Councilman Hill,

My name is Joanna Johannes and I really need your help. I am the founder of Lighthouse Academy. Lighthouse is a 501c3 Not-For-Profit Organization that provides high quality education to low income students. In 2005, I opened my first Lighthouse campus in Gulf Breeze, Florida. In 2011, I expanded into Escambia county. We immediately filled Gadsden Street United Methodist Church on opening day with over 200 k-8th low income and special needs students. In 2013, I opened a high school across the street from the Church at 625 N 9th Avenue. We immediately filled that campus with over 100 9th-12th students low income and special needs students.

Lighthouse has had a major positive impact on the lives of the children of Escambia County. This success has been attributed to our highly educated teachers and our belief in providing students with grace along with fair, positive discipline. To help expand our mission, since 2011, we have used the Malcomb Yonge GYM every day of the week from 11am-5pm. It has been utilized for Physical Education and our training grounds for our national champion basketball team. Malcomb Yonge GYM is located directly across from our k-8th campus and is the primary reason why I purchased the high school located on 9th Avenue.

The Lighthouse Escambia campuses are for low income and special needs students only. This vulnerable population depends on this Gym for their way of staying in school and off the sometimes troublesome streets of Pensacola. Lighthouse has provided more College athletic scholarships after graduation than any other private school in the area, and possible more than the public schools. Losing our access to Malcom Yonge Gym would be devastating to our program.

I am respectfully requesting that you please allow Lighthouse to engage in a private-public partnership with the City of Pensacola. I have offered to pay for the repairs and improvements of the Gym in exchange for a long term lease with the first right to purchase. We are highly vested in Malcomb Yonge Gym and now have over 400 families that are willing to sign a petition in support of Lighthouse usage. Our parents and faculty painted the outside of the Gym, spent countless hours cleaning walls and bathrooms each day, as well as kept the outside up to par. We have invested in internet, a camera security system, and would be pleased to fix the roof and replace the floor if we could enter into a long term partnership with the City. If this is not an option, we would at least like to engage in a direct negotiation based on our 10 year vested interest in Malcomb Yonge and our very positive relationship.

Last year, we graduated "Downtown" Eddie Brown. Our coach, Morris Jones, led Eddie to become the best guard in the state and the 3rd best guard in the nation. In addition, we have 5 students that have come to Lighthouse specifically to play basketball with us through their entire high school career. Without a Gym for daily practice, these students from Sudan, Gambia, and Madagascar, will not have a home GYM and may have to be replaced with another school or go back to their county.

We also have a family member in Detroit, Michigan that sends us basketball players that need a new start in life. They are with host families and highly depend on the GYM as their avenue to getting college scholarships. As a former President of the Navarre Rotary, I believe in International and domestic engagement of students in need. I am saddened when I was told about the surplus decision by the pastor of the Gadsden Street United Methodist Church last week. She had received a notice in the mail. Please help me if you are able as this issue is on the agenda for today's meeting.

With sincere appreciation for any help that you may provide,
Joanna Johannes- (PhD-Educational Leadership, higher education; MBA; BA-Finance)

Sent from [Mail](#) for Windows 10



City of Pensacola

222 West Main Street
Pensacola, FL 32502

Memorandum

File #: 20-00590

City Council Workshop

9/21/2020

DISCUSSION ITEM

FROM: City Council Member Sherri Myers

SUBJECT:

DEVELOPING AN ORDINANCE TO ADDRESS TRAFFIC CALMING, SUCH AS SPEED BUMPS AND OTHER MEASURES.

SUMMARY:

This item seeks to discuss the development of an Ordinance or other appropriate mechanism to address traffic calming request process.

For a citizen to request / obtain the installation of traffic calming devices, there is a petition process that must be completed.

Prior to any traffic calming devices being installed a traffic study has to be completed and in order for the device to be installed, it has to fall within a certain percentile (75%) I believe. So that, as an example, if the average speeds are 6 mph over, a location would be eligible for a device...under six, it would not). The \$150 fee, is not a fee that goes to the City but rather is used to pay an agreed upon price to a 3rd party, unbiased vendor, to conduct the traffic study (the study is done for 24-hrs on a day identified by the requestor as the most problematic). If the location is deemed eligible for a device, then the signatures of neighbors are required. If a location does not meet the criteria for a device, no signatures would be required.

If the \$150 processing fee is removed, another funding source would need to be located for the payment of the traffic study.

PRIOR ACTION:

Previous Discussion Item

STAFF CONTACT:

Don Kraher, Council Executive

ATTACHMENTS:

- 1) Traffic Calming Petition Process
- 2) Traffic Calming Sign in Sheet

PRESENTATION: No

To Whom It May Concern:

In response to your recent request for information concerning the City of Pensacola's policy on installation of traffic calming devices, enclosed is a copy of the current policy and an official petition form.

As the neighborhood contact person, you are advised to carefully read the policy, requirements, and instructions before moving forward with this petition. Please keep this information packet intact while offering the petition to residents, as each signature indicates that the property owner or lessee has read all instructions and information relating to this petition.

The completed petition should be sent to City of Pensacola, Public Works and Facilities, 2757 North Palafox Street, Pensacola Florida 32501.

If you have any questions concerning the procedures for installation of traffic calming devices please contact Public Works Department at 435-1755.

PETITION FOR INSTALLATION OF TRAFFIC CALMING DEVICES

Purpose: To petition the City of Pensacola with regard to the installation of traffic calming devices for the purpose of alleviating speeding on City road.

ALL PERSONS ARE ENCOURAGED TO CAREFULLY READ THE POLICY AND INFORMATION/INSTRUCTIONS PRIOR TO SIGNING THE PETITION.

It is a policy of the City of Pensacola that requests for installation of traffic calming devices will be processed by the Public Works and Facilities Department subject to the following conditions:

1. Petition Process:

- a) Receipt of a petition signed by 75% or more of the owners of property, which abut the roadway on which traffic calming devices are requested (application processing fee - **\$150.00**). Lessees of property, which abut the affected roadway, may sign the petition in lieu of the property owner, if the property owner resides outside of Escambia County. A contact person shall be noted on the petition to act as neighborhood coordinator. For intersections where traffic circles are desired, the petition must include signatures from at least 75% of affected property owners along the intersecting side streets. Staff will determine the geographic limits of where property owners may be reasonably impacted.
- b) Limits of the petition area will be determined by one of the following:
 - a. 1000' or greater in each direction of proposed placement
 - b. Other limits – as defined by city staff
- c) The roadway on which traffic calming devices are requested is a paved roadway. Traffic calming devices may be constructed concurrently with a programmed paving project.
- d) The roadway on which traffic calming devices are requested is not functionally classified as a minor arterial, principal arterial, or a collector road. City staff will also determine whether or not “Rural/Local” roads are eligible for traffic calming devices.
- e) The 85th percentile speed on the roadway which traffic calming devices are requested must be 6 mph or greater than the speed limit set in accordance with §316.189, Florida Statutes.
- f) Streets with Average Daily Traffic volumes exceeding 5000 vehicles per day may require a special evaluation and justification for approval, giving consideration to other alternative measures, where appropriate.
- g) If City staff determines the area is more suitable for and qualifies for a Community Traffic Management Plan an approach based on the subdivision or area layout, a meeting will be held with the stakeholders (HOA, Neighborhood Watch, etc.) to identify the process and cost. These groups will be asked to contribute to the purchase and implementation of the traffic calming devices.

The City of Pensacola shall respond to all petitions for installation of traffic calming devices within 30 days of their receipt. If the petition does not meet the conditions listed above, the City of Pensacola, or designee, shall so notify the contact person in writing.

If the petition meets the conditions listed above, the City of Pensacola, or designee, shall notify the contact person that the petition is valid and that an investigation will be conducted to determine appropriate traffic calming devices for the roadway on which these devices have been requested. This investigation may include field checks, neighborhood input and/or traffic engineering studies. Upon completion of the investigation, the City of Pensacola, or designee, shall set a meeting with affected property owners to discuss traffic calming and to seek consensus on maintenance of a speed hump, speed table or construction of alternative devices (e.g. median islands, traffic circles, lane narrowing, road blocks, directional diverters, multi-way stops signs).

2. Design Criteria:

Traffic calming devices to be constructed on roadways, which are functionally classified as a “local” road and in a residence district, as defined in §316.003, Florida Statutes, shall be designed for speeds of 15, 20, 25 mph. Engineering staff will determine the appropriate design speed based on the conditions for each roadway that is petitioned.

3. Right of Way Acquisition:

Staff is authorized to acquire right of way, which is required to construct traffic calming devices. The amount of right of way required will be based on the minimum needed to accommodate the specific design for each location as prepared by staff. Traffic calming design and associated right of way needs will be discussed during a meeting with affected property owners. Staff will ask property owners to donate real property for right of way in order to expedite the project. IF property owner(s) refuse to donate property, staff will offer the City of Pensacola approved purchase price for the right of way and advise residents that construction will be delayed at least six to eight months. IF affected property owner(s) refuse the purchase offer, staff is authorized to proceed with condemnation by eminent domain to obtain right of way if approved by the City of Pensacola.

Instructions for Completing the Petition:

1. Only one signature per property is counted.
2. Each signatory must be the registered property owner (**based off the Property Tax Appraiser's information**) or a lessee of the address for which he/she is signing if owner is not in Escambia County.
3. Signatures must be legible and supplemented by the printed name of the signatory and date.
4. If a signatory is not the person currently listed as owner on the tax roll (With the exception of a lessee), an explanation as to the signatory's relationship to the property owner is needed. For example, if said property was inherited, but the tax roll does not reflect this change, an explanation of this would be necessary.
5. A contact person to act as a neighborhood coordinator should be noted on the petition. Please include an address, email, and daytime phone number for this individual.

The official petition form enclosed is the only acceptable form for use as a petition.

If something other than a speed hump or speed tables is desired, use the space below your signature to express in writing what device you prefer (Example: traffic circle, median island, road block)

Petitions and Processing Fee to be submitted to:

City of Pensacola
Public Works and Facilities Department
2757 North Palafox Street
Pensacola, Florida 32501

Further inquiries should be made to the Public Works and Facilities at (850) 435-1755

Traffic Calming Petition -- City of Pensacola

Location _____

Contact/ Neighborhood Coordinator

Phone Number

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Address _____

Signature	Name Print	Address
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Signature	Name Print	Address
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[illegible]