



City of Pensacola

Community Redevelopment Agency

Agenda - Final

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

Monday, October 11, 2021, 3:30 PM

Hagler-Mason Conference Room,
2nd Floor

Immediately following City Council Agenda Conference starting at 3:30 p.m.

Members of the public may attend the meeting in person. City Council encourages those not fully vaccinated to wear face coverings that cover their nose and mouth.

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

CALL MEETING TO ORDER

Members: Delarian Wiggins, Chairperson, Teniade Broughton, Vice Chairperson, Jennifer Brahier, Ann Hill, Casey Jones, Jared Moore, Sherri Myers

BOARD MEMBER DISCLOSURE

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

CHAIRMAN'S REPORT

APPROVAL OF MINUTES

1. [21-00887](#) APPROVAL OF CRA MEETING MINUTES - 09/07/21 & 09/20/21

Sponsors: Delarian Wiggins

Attachments: [Draft CRA Mtg 090721.pdf](#)
[Draft CRA Special Mtg Minutes 092021.pdf](#)

PRESENTATIONS

ACTION ITEMS

2. [21-00854](#) EXTENSION OF CONSTRUCTION COMMENCEMENT DEADLINE FOR
150 S. BAYLEN STREET THROUGH SEPTEMBER 30, 2022

Sponsors: Delarian Wiggins

Attachments: [Extension Request Letter 07122021](#)
[Complaint for Declaratory Relief](#)
[Red Feather Answer](#)

3. [2021 -06
CRA](#) SUPPLEMENTAL BUDGET RESOLUTION NO. 2021-06 CRA -
AMENDING THE FISCAL YEAR 2021 BUDGET

Sponsors: Delarian Wiggins

Attachments: [Supplemental Budget Resolution No. 2021-06 CRA](#)
[Supplemental Budget Explanation No. 2021-06 CRA](#)

DISCUSSION ITEMS

4. [21-00862](#) CRA URBAN DESIGN OVERLAY REVISIONS

Sponsors: Delarian Wiggins

Attachments: [CRA Overlay District Map](#)

OPEN FORUM

ADJOURNMENT

The City of Pensacola adheres to the Americans with Disabilities Act and will make reasonable accommodations for access to City services, programs and activities. Please call 436-5640 (or TDD 435-1666) for further information. Request must be made at least 48 hours in advance of the event in order to allow the City time to provide the requested services.

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

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

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



City of Pensacola

222 West Main Street
Pensacola, FL 32502

Memorandum

File #: 21-00887

Community Redevelopment Agency 10/11/2021

SUBJECT:

APPROVAL OF CRA MEETING MINUTES - 09/07/21 & 09/20/21



City of Pensacola

COMMUNITY REDEVELOPMENT AGENCY

DRAFT

Meeting Minutes

September 7, 2021

5:04 P.M.

Hagler/Mason Conf. Rm, 2nd Fl

The Community Redevelopment Agency (CRA) Board meeting was called to order by Chairperson Wiggins at 5:04 P.M. (Immediately following the 3:30 P.M. City Council Agenda Conference).

CALL MEETING TO ORDER

CRA MEMBERS PRESENT: Delarian Wiggins, Teniade Broughton, Jennifer Brahier, Ann Hill, Casey Jones, Jared Moore, Sherri Myers

CRA MEMBERS ABSENT: None

Public participation was available as follows:

Members of the public may attend the meeting in person. City Council encourages those not fully vaccinated to wear face coverings that cover their nose and mouth.

Members of the public also attended the meeting via live stream and/or phone.

To watch the meeting live visit: cityofpensacola.com/428/Live-Meeting-Video.

To provide input:

- For Open Forum, for items not on the agenda: citizens may submit an online form here www.cityofpensacola.com/CRAInput **beginning at 1:00 P.M. until 3:30 P.M. only** to indicate they wish to speak during Open Forum **and include a phone number. Staff will call the person** at the appropriate time so the citizen can directly address the CRA using a telephone held up to a microphone.
- For agenda items: citizens may submit an online form here www.cityofpensacola.com/CRAInput **beginning at 1:00 P.M. until that agenda item has been voted upon** to indicate they wish to speak to a specific item on the agenda **and include a phone number. Staff will call the person** at the appropriate time so the citizen can directly address the CRA using a telephone held up to a microphone. **Any form received after an agenda item has been voted upon will not be considered.**

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

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

CHAIRMAN'S REPORT

None

APPROVAL OF MINUTES

1. [21-00724 COMMUNITY REDEVELOPMENT AGENCY MEETING MINUTES - 08/09/2021](#)

A motion was made by CRA Member Moore seconded by CRA Member Jones.

The motion carried by the following vote:

Yes: 7 Delarian Wiggins, Teniade Broughton, Jennifer Brahier, Ann Hill,
Casey Jones, Jared Moore, Sherri Myers

No: 0 None

PRESENTATIONS

None

ACTION ITEMS

2. [21-00703 FLORIDA DEPARTMENT OF ECONOMIC OPPORTUNITY COMMUNITY PLANNING TECHNICAL ASSISTANCE GRANT PROGRAM - JACKSON STREET TRANSPORTATION MASTER PLAN](#)

Recommendation: That the Community Redevelopment Agency approve and authorize the CRA Chairperson to execute the acceptance of the Florida Department of Economic Opportunity Community Planning Assistance Grant in the amount of \$40,000 for development the Jackson Street Transportation Master Plan. Finally, that the CRA request that City Council adopt a Supplemental Budget Resolution to appropriate the grant funds.

ACTION ITEMS (CONT'D)

A motion was made by CRA Moore seconded by CRA Jones.

CRA Administrator Gibson gave an overview of the item. Staff responded accordingly to questions.

The motion carried by the following vote:

Yes: 7 Delarian Wiggins, Teniade Broughton, Jennifer Brahier, Ann Hill,
Casey Jones, Jared Moore, Sherri Myers

No: 0 None

3. [21-00704 FISCAL YEAR 2022 COMMUNITY POLICING INTERLOCAL AGREEMENT](#)

Recommendation: That the Community Redevelopment Agency (CRA) approve an interlocal agreement with the City of Pensacola for the purpose of providing Community Policing Innovations within the Urban Core Community Redevelopment Area for Fiscal Year 2022 in an amount not to exceed \$100,000.

A motion was made by CRA Moore seconded by CRA Jones.

CRA Administrator Gibson introduced City of Pensacola, Police Chief, Eric Randall to give an overview of the Community Policing Program. Chief Randall responded accordingly to questions.

The motion carried by the following vote:

Yes: 7 Delarian Wiggins, Teniade Broughton, Jennifer Brahier, Ann Hill,
Casey Jones, Jared Moore, Sherri Myers

No: 0 None

DISCUSSION ITEMS

None

OPEN FORUM

None

ADJOURNMENT

5:21 P.M.

Approved: _____



City of Pensacola

COMMUNITY REDEVELOPMENT AGENCY

DRAFT

Special Meeting Minutes

September 20, 2021

6:09 P.M. Hagler/Mason Conference Rm, 2nd Fl

The Community Redevelopment Agency (CRA) Special Board meeting was called to order by Chairperson Wiggins at 6:09 P.M. (Immediately following the 3:30 P.M. City Council Agenda Conference).

CALL MEETING TO ORDER

CRA MEMBERS PRESENT: Delarian Wiggins, Teniade Broughton (via Teams), Jennifer Brahier, Ann Hill, Casey Jones, Jared Moore, Sherri Myers

CRA MEMBERS ABSENT: None

Public participation was available as follows:

Members of the public may attend the meeting in person. City Council encourages those not fully vaccinated to wear face coverings that cover their nose and mouth.

Members of the public also attended the meeting via live stream and/or phone.

To watch the meeting live visit: cityofpensacola.com/428/Live-Meeting-Video.

BOARD MEMBER DISCLOSURE

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

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

ACTION ITEMS

1. 21-00799 AMENDMENT OF CONTRACT WITH SCAPE LANDSCAPE ARCHITECTURE, DPC FOR DESIGN ASSISTANCE SERVICES FOR THE HASHTAG AND BRUCE BEACH WATERFRONT CONNECTOR PROJECTS

Recommendation: That the Community Redevelopment Agency (CRA) amend the contract with SCAPE Landscape Architecture DPC for design assistance services for the Hashtag and Bruce Beach waterfront connector projects. Further, that the CRA authorize the Chairperson to take all actions necessary to negotiate and execute the necessary contract amendment.

A motion was made by CRA Member Jones seconded by CRA Member Brahier.

CRA Administrator Helen Gibson provided an overview of the item. Staff responded accordingly to questions.

The motion carried by the following vote:

Yes: 7 Delarian Wiggins, Teniade Broughton, Jennifer Brahier, Ann Hill,
Casey Jones, Jared Moore, Sherri Myers

No: 0 None

2. 2021 -04 CRA RESOLUTION NO. 2021-04 CRA - AUTHORIZING THE CRA TO APPLY FOR AND ACCEPT AN FDOT BEAUTIFICATION GRANT FOR GARDEN STREET LANDSCAPE IMPROVEMENTS - WEST OF A STREET

Recommendation: That the Community Redevelopment Agency (CRA) adopt Resolution No. 2021-04 CRA.

A RESOLUTION OF THE CITY OF PENSACOLA COMMUNITY REDEVELOPMENT AGENCY AUTHORIZING THE COMMUNITY REDEVELOPMENT AGENCY TO APPLY FOR AND ACCEPT A FDOT BEAUTIFICATION GRANT AND ENTER INTO A BEAUTIFICATION GRANT AGREEMENT AND A LANDSCAPE CONSTRUCTION AND MAINTENANCE MEMORANDUM OF AGREEMENT WITH THE FLORIDA DEPARTMENT OF TRANSPORTATION

A motion was made by CRA Jones seconded by CRA Hill.

Assistant CRA Administrator Victoria D'Angelo provided an overview of the item. Staff responded accordingly to questions.

The motion carried by the following vote:

Yes: 7 Delarian Wiggins, Teniade Broughton, Jennifer Brahier, Ann Hill,
Casey Jones, Jared Moore, Sherri Myers

No: 0 None

DISCUSSION ITEMS

None

ADJOURNMENT

6:30 P.M.

Approved: _____



Memorandum

File #: 21-00854

Community Redevelopment Agency 10/11/2021

ACTION ITEM

SPONSOR: Delarian Wiggins, Chairperson

SUBJECT:

EXTENSION OF CONSTRUCTION COMMENCEMENT DEADLINE FOR 150 S. BAYLEN STREET THROUGH SEPTEMBER 30, 2022

RECOMMENDATION:

That the Community Redevelopment Agency (CRA) approve an extension of the date to commence construction on redevelopment of the property at 150 South Baylen Street through September 30, 2022.

SUMMARY:

On April 10, 2017, the CRA approved an award of contract for the sale of surplus property at 150 South Baylen Street (an underutilized parking lot) to Studer Properties, LLP. The property sold at its appraised value of \$510,000. The deed required that construction on the property begin by April 4, 2021.

On March 8, 2021, the CRA approved and was notified that the property was under contract to Red Feather Developers, LLC. On that date, the CRA approved a request by Red Feather to extend the construction deadline to September 30, 2021.

On August 12, 2021, Red Feather submitted notification to CRA that a title encumbrance had been placed on the property. The pending litigation to resolve the encumbrance issue would not likely be resolved prior to the end of September. Red Feather requested an extension of all deadlines pertaining to the development through September 30, 2022. Staff recommends the CRA approve this extension.

PRIOR ACTION:

December 5, 2016 - The CRA declared the property at 150 S. Baylen Street surplus.

December 23, 2016 - A 30-day Notice of Property Disposition/RFP was published.

January 22, 2017 - A purchase offer of \$510,000 was received from Studer Properties, LLP.

April 10, 2017 - The CRA awarded a contract for the sale of 150 S. Baylen Street to Studer

Properties, LLP.

April 13, 2017 - City Council approved the contract for the sale of 150 S. Baylen St to Studer Properties, LLP.

August 31, 2017 - The property was conveyed by Special Warranty Deed.

August 5, 2019 - the CRA approved a partial extension to the plan submittal deadline through February 29, 2020.

April 20, 2020 - The CRA approved a full extension of the plan submittal deadline through August 31, 2020.

October 5, 2020 - The CRA reviewed and accepted the developer's design plans for the site.

March 8, 2021 - The CRA approved extension of the construction start deadline to September 30, 2021.

FUNDING:

NA

FINANCIAL IMPACT:

None

LEGAL REVIEW ONLY BY CITY ATTORNEY: Choose an item.

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

STAFF CONTACT:

David Forte, Deputy City Administrator - Community Development
M. Helen Gibson, AICP, CRA Administrator
Victoria D'Angelo, Assistant CRA Administrator

ATTACHMENTS:

- 1) Extension Request Letter 07122021
- 2) Complaint for Declaratory Relief
- 3) Red Feather Answer

PRESENTATION: No



August 12, 2021

Via email only (hgibson@cityofpensacola.com)
 M. Helen Gibson, AICP
 CRA Administrator
 222 W Main St.
 Pensacola, FL 32502

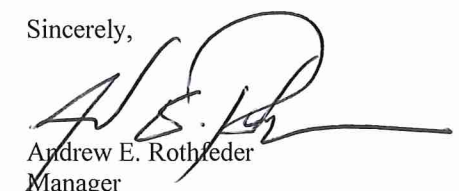
Re: 150 S. Baylen Street

Dear Helen,

As I have discussed with Mayor Robinson, there is a title encumbrance that has been placed on the above-referenced property that has delayed our ability to develop the property as planned. Litigation is pending to resolve that encumbrance, but it is unlikely that it will be resolved by the end of September. We request a one year extension of all deadlines dealing with development (specifically, move the construction commencement deadline from September 30, 2021 to September 30, 2022) to give us time to deal with this unknown and undisclosed encumbrance on the property. We will push for a resolution of this issue well before that extended deadline, but COVID-19 has backlogged our judicial system, and we would rather err on the side of caution regarding the extension.

Please confirm that this extension will be granted, or let me know the process for granting the extension and what else I may need to do. And please do not hesitate to call with any questions regarding this matter. I have attached, for your convenience, a copy of the pending lawsuit, and our response. Thank you very much.

Sincerely,


 Andrew E. Rothfeder
 Manager
 Red Feather Developers, LLC

Cc via email:
 Susan Woolf
 Delarian Wiggins
 Grover Robinson
 Kerrith Fiddler
 Ed Fleming

Attachments: Complaint and Answer

IN THE CIRCUIT COURT IN AND FOR ESCAMBIA COUNTY, FLORIDA

21 W. ROMANA, LLC,
a Florida limited liability
company,
Plaintiff,

vs.

Case No.: _____

STUDER PROPERTIES, LLP, a
Florida limited liability partnership,
DRUG FREE WORKPLACES, INC.,
a Florida corporation,
Defendants.

COMPLAINT FOR DECLARATORY RELIEF

COMES NOW Plaintiff, 21 W. ROMANA, LLC, a Florida limited liability company by and through its undersigned counsel and sues STUDER PROPERTIES, LLP, a Florida limited liability partnership and DRUG FREE WORKPLACES, INC., a Florida corporation and alleges:

1. This is an action for a declaratory relief under Florida Statutes Chapter 86 to confirm the existence of a prescriptive easement over and through real properties currently owned by Defendants, as set forth in Exhibit “A” attached hereto and incorporated herein.

2. Plaintiff, 21 W. Romana, LLC, is a Florida limited liability company with a single member, Charles S. Liberis a/k/a Charles S. Liberis, Jr. (“Liberis Jr.”).

3. Defendant, Studer Properties LLP is a Florida limited liability partnership (“Studer Properties”).

4. Defendant, Drug Free Workplaces Inc., is a Florida corporation (“Drug Free”) (collectively Studer Properties and Drug Free are referred to herein as “Defendants”).

The Benefitted Property – 21 W. Romana Street

5. Plaintiff, 21 W. Romana LLC, a Florida limited liability company (“21 W. Romana”) is the owner of real property located at 21 W. Romana Street, Pensacola, Florida 32502 (“Benefitted Property”) as shown on Exhibit “A” previously attached hereto and as more particularly described in the Quitclaim Deed attached hereto as Exhibit “B” and incorporated herein.

6. Prior to Plaintiff, 21 W. Romana taking title to the Benefitted Property, title was held by Liberis Jr., Mary C. Liberis and/or Charles Liberis a/k/a Charles S. Liberis, Sr. (“Predecessors”) since January 26, 1945.

7. Plaintiff, 21 W. Romana and the Predecessors of the Benefitted Property have specifically used the area described as a prescriptive easement on Exhibit “A,” previously attached hereto.

The Burdened Properties – Baylen Parking Lot and 25 W. Romana Parking Lot.

8. Defendant, Studer Properties is the record owner of 150 S. Baylen Street, Pensacola, Florida 32502 (“Baylen Parking Lot”) having acquired title from the Community Redevelopment Agency of the City of Pensacola on or about August 31, 2017.

9. The Community Redevelopment Agency of the City of Pensacola acquired the Baylen Parking Lot from Escambia County on or about February 13, 2008.

10. Prior to February 13, 2008, Escambia County acquired title to the Baylen Parking Lot from Barnett Bank of West Florida on October 20, 1995, and the legal description in the conveyance specifically referred to the Baylen Parking Lot as “The Parking Lot Property,” as more particularly described in Exhibit “C” attached hereto and incorporated herein by reference.

11. Defendant, Drug Free is the record owner of 25 W. Romana Street, Pensacola, Florida 32502 (“25 W. Romana”) having acquired title from October 16, Inc., on or about June 2, 1997. As shown on Exhibit “A”, approximately, the southern half of 25 W. Romana is the 25 W. Romana Parking Lot (collectively, the Baylen Parking Lot and the “25 W. Romana Parking Lot”) are the “Burdened Parking Lot Property”).

12. The Baylen Parking Lot abuts the boundary lines of the Benefitted Property and 25 West Romana as set forth in Exhibit “A” previously attached hereto.

13. When Defendants acquired their respective properties, they were, and to this day continue to be, in use as parking lots, and the easement was at that time, and continues to be, openly and visibly used, not only by Plaintiff, 21 W. Romana, but also by Defendant, Drug Free.

Plaintiff, 21 W. Romana’s Use and Studer Properties Development

14. There has been actual, continuous, and uninterrupted use of an easement over, across, and through the Burdened Parking Lot Property by Plaintiff and its Predecessors, including tenants, vendors, guests, and utility services for ingress and egress, vehicle parking, deliveries, maintenance, utility access, trash removal, dumpster pick up, and fire exits for more than 20 years prior to the conveyance from Barnett Bank of West Florida to Escambia County.

15. Plaintiff, 21 W. Romana’s use of the Burdened Parking Lot Property has been:

a. open, notorious, and visible with the actual knowledge of the Defendants and the previous owners of the Burdened Parking Lot Property, or the knowledge of such use must be imputed to them;

b. across, over, and through a limited and defined area with a reasonably certain, width, line, and termini as identified in Exhibit “A” previously attached hereto; and

c. continuous and without permission of the Defendants or the prior owners of the Burdened Parking Lot Property and under some claim of right, inconsistent with the rights of Defendants and previous owners of the Burdened Parking Lot Property, such that they could have asserted a cause of action against the Plaintiff, 21 W. Romana to prevent the use.

16. Defendant, Studer Properties has announced plans to develop the Burdened Parking Lot Property into townhomes consisting of several buildings, an amenity area, and a swimming pool, and Defendant, Studer Properties intends to purchase 25 W. Romana Parking Lot from Defendant, Drug Free to develop into an amenity area and swimming pool. A true and correct copy of Studer Properties’ plan of development as submitted to the City of Pensacola’s Architectural Review Board is attached hereto as Exhibit “D.”

17. Defendant, Studer Properties’ development will decrease the value of the Benefitted Property at 21 W. Romana, will interfere with the 21 W. Romana’s use and quiet enjoyment, and will result in Plaintiff, 21 W. Romana losing access to its property via its prescriptive easement.

18. Defendant, Studer Properties’ development will block Plaintiff, 21 W. Romana’s use of the rear area of its building, including, but not limited to, its prescriptive easement which will prevent tenants, vendors, guests, and utility services from ingress and egress, vehicle parking, deliveries, maintenance, utility access, trash removal, dumpster pickup, and fire exits.

19. Plaintiff, 21 W. Romana alleges that it has a prescriptive easement across the Burdened Parking Lot Property for ingress and egress, at least for vehicle parking, deliveries,

maintenance, utility access, trash removal, dumpster pickup, and fire exits to its property, the Burdened Parking Lot Property.

20. Plaintiff, 21 W. Romana has used the prescriptive easement across, over, and through the Burdened Parking Lot Property, and Liberis Jr., has actual knowledge that the Burdened Parking Lot Property was used as a parking lot for 20 continuous years without interruption at least since time that the Benefitted Property was owned by Mary C. Liberis as of 1973.

21. Plaintiff, 21 W. Romana's use has been adverse to all owners of the Burdened Parking Lot Property.

22. The adverse legal interest of the parties are of sufficient immediacy and materiality to warrant a declaratory judgment.

23. All conditions precedent to bringing this action have been performed or have occurred.

WHEREFORE, Plaintiff requests a declaration determining that:

A. Plaintiff, 21 W. Romana has a prescriptive easement across Defendant, Studer Properties' Baylen Parking Lot and Defendant, Drug Free's 25 W. Romana Parking Lot for ingress and egress, parking, deliveries, maintenance, utility access, trash removal, dumpster pickup, and fire exits;

B. Defendant, Studer Properties be enjoined from developing the Baylen Parking Lot and 25 W. Romana Parking Lot to the extent that it would block or impede Plaintiff, 21 W. Romana's, its guests, invitees, licensees, or tenants, use of the prescriptive easement to access 21 W. Romana; and

C. For such other and further relief as this Court deems just and proper.

Dated May 12, 2021.

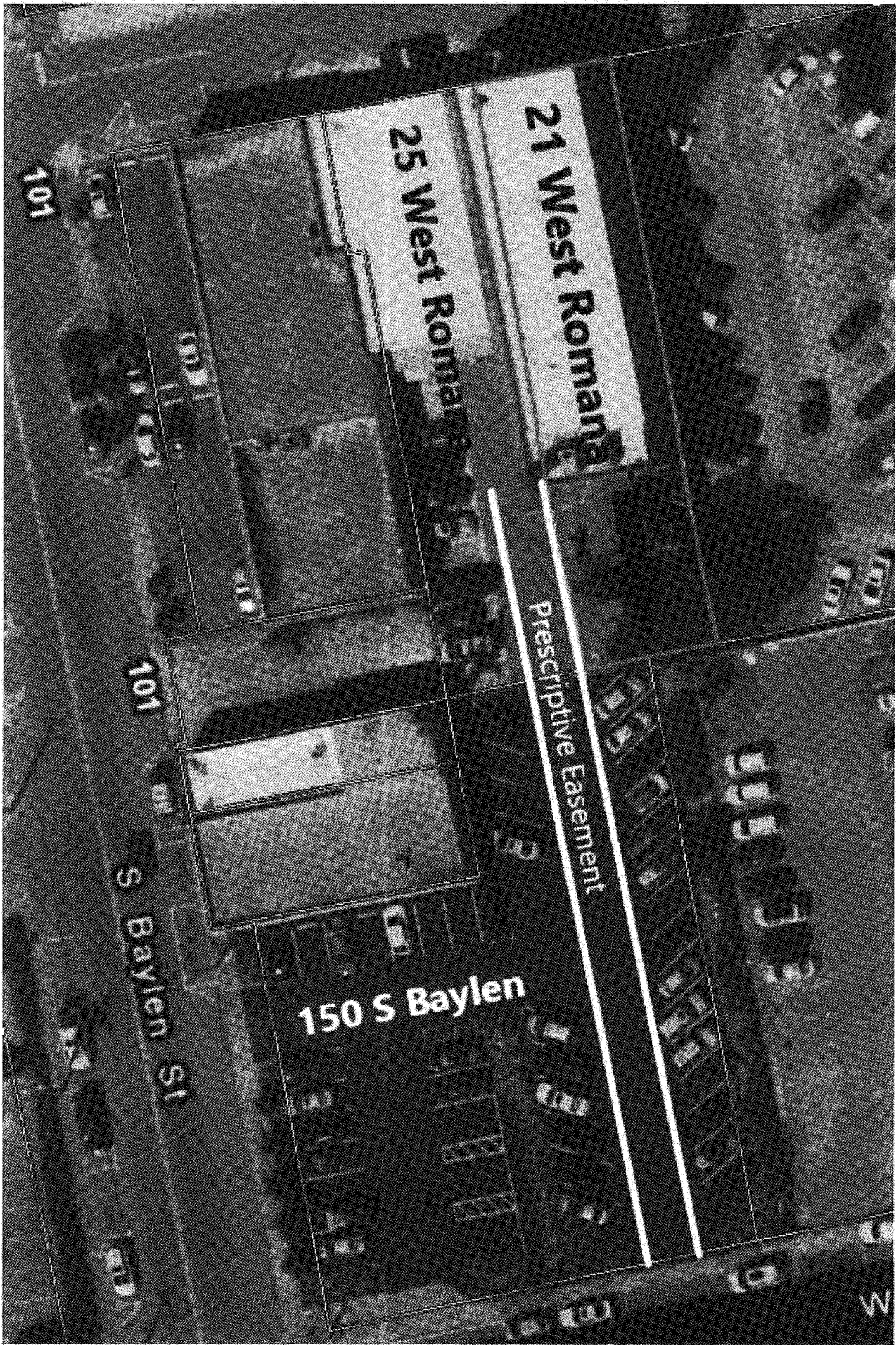
/s/ Philip A. Bates
PHILIP A. BATES
Florida Bar No. 228354
SARAH S. WALTON
Florida Bar No. 49954
PHILIP A. BATES, P.A.
25 West Cedar Street, Suite 550 (32502)
Post Office Box 1390
Pensacola, FL 32591-1390
Telephone: (850) 470-0091
Telecopier: (850) 470-0441
pbates@philipbates.net
swalton@philipbates.net
dwatts@philipbates.net
Attorneys for Plaintiff, 21 W. Romana, LLC

- and -

R. Douglas Goldin, Esquire
Florida Bar No. 1005158
Liberis Law Firm
212 West Intendencia Street
Pensacola, Florida 32502
Phone: (850) 438-9647
Fax: (850) 433-5409
dgoldin@liberislaw.com
assistant@liberislaw.com

Pursuant to Fla. R. Jud. Admin. 2.516(b)(1)(A), Plaintiff's counsel hereby designates its primary email address for the purpose of email service as:

Philip A. Bates	Primary:	pbates@philipbates.net
	Secondary:	dwatts@philipbates.net
Sarah S. Walton	Primary:	swalton@philipbates.net
	Secondary:	mbutler@philipbates.net
R. Douglas Goldin	Primary:	dgoldin@liberislaw.com
	Secondary:	assistant@liberislaw.com



Recorded in Public Records 08/02/2012 at 09:27 AM OR Book 6890 Page 922,
Instrument #2012059497, Ernie Lee Magaha Clerk of the Circuit Court Escambia
County, FL Recording \$10.00 Deed Stamps \$7.00

This Document Prepared By and Return to:
Liberis Law Firm
212 West Intendencia Street
Pensacola, FL 32502

Parcel ID Number: 152S304101000000

Quitclaim Deed

This Quitclaim Deed, Made this 25th day of July, 2012 A.D., Between Charles S. Liberis, a married man as his non-homestead property of the County of Escambia, State of Florida, grantors, and 21 W. Romana, LLC, a Florida Limited Liability Company existing under the laws of the State of Florida whose address is: 212 W. Intendencia Street Pensacola, FL 32502 of the County of Escambia, State of Florida, grantees.

Witnesseth that the GRANTORS, for and in consideration of the sum of ----- **TEN DOLLARS (\$10)**-----, and other good and valuable consideration to GRANTORS in hand paid by GRANTEES, the receipt whereof is hereby acknowledged, have granted, bargained and quitclaimed to the said GRANTEES and GRANTEES' heirs, successors and assigns forever, the following described land, situate, lying and being in the County of **Escambia** State of **Florida** to wit:

The East ½ of Lot 195, Block 26, Old City Tract, City of Pensacola, Escambia County, Florida, according to the map of said City copyrighted by Thomas C. Watson in 1906.

To Have and to Hold the same together with all and singular the appurtenances thereunto belonging or in anywise appertaining, and all the estate, right, title, interest, lien, equity and claim whatsoever of grantors, either in law or equity, for the use, benefit and profit of the said grantees forever.

In Witness Whereof, the grantors have hereunto set their hands and seals the day and year first above written.

Signed, sealed and delivered in our presence:

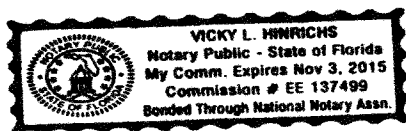
Vicky L. Hinrichs
Printed Name: Vicky L. Hinrichs
Witness

Charles S. Liberis (Seal)
Charles S. Liberis
Address: 212 W. Intendencia St. Pensacola, FL 32502

Shannon Moreira
Printed Name: Shannon Moreira
Witness

STATE OF Florida
COUNTY OF Escambia

The foregoing instrument was acknowledged before me this 25th day of July, 2012 by **Charles S. Liberis**, who is personally known to me or who have produced their **Florida driver's license** as identification.



Vicky L. Hinrichs
Printed Name: Vicky L. Hinrichs
Notary Public
My Commission Expires: 11/3/2015

OR BK3857 Pg0779
INSTRUMENT 00245808

1312
8753
PREPARED BY AND RETURN TO:

LEONARDO J. MAIMAN, ESQUIRE
BRANT, MOORE, MACDONALD & WELLS, P.A.
BARNETT CENTER, SUITE 3100
50 NORTH LAURA STREET
JACKSONVILLE, FL 32202

D S PD \$8,750.00
Mort \$0.00 ASUM \$0.00
OCTOBER 26, 1995
Ernie Lee Magaha,
Clerk of the Circuit Court
BY: *[Signature]* D.C.

SPECIAL WARRANTY DEED

THIS SPECIAL WARRANTY DEED, is made as of the 20TH day of OCTOBER, 1995 by BARNETT BANK OF WEST FLORIDA, a Florida corporation, successor to The Citizens & Peoples National Bank of Pensacola ("Grantor"), in favor of ESCAMBIA COUNTY, a political subdivision of the State of Florida, (Tax I.D. # 59-60000598) the address of which is 14 West Government Street, Room 411, Pensacola, Florida 32501 ("Grantee").

W I T N E S S E T H:

GRANTOR, for and in consideration of the sum of Ten and No/100 Dollars (\$10.00), the receipt and sufficiency of which is hereby acknowledged, by these presents does grant, bargain, sell, alien, remise, release, convey and confirm unto Grantee the following described property ("Property"):

- A. All of that certain land ("Land") situated in Escambia County, Florida more particularly described on Exhibit A attached hereto and made a part hereof.
- B. All right, title and interest of Grantor in and to the improvements of any nature whatsoever situate on the Land.
- C. All rights, privileges, tenements, hereditaments, rights-of-ways, easements, appendages, appurtenances, reversions, remainders, and riparian or littoral rights belonging or in any wise appertaining to the Land or any improvements thereon and all right, title and interest of Grantor in and to any streets, ways, alleys, strips or gores of land adjoining the Land.

SUBJECT TO zoning and or restrictions and prohibitions imposed by governmental authority; restrictions, easements and other matters appearing of record; interest of undisclosed parties, if any; ad valorem real estate taxes for the year 1995 and install-

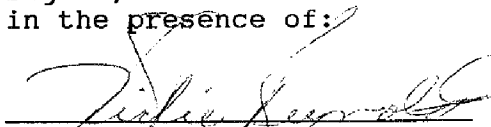
ments of special assessments, if any, falling due after the date hereof; and any state of facts which would be disclosed by an accurate survey of the Property ("Permitted Encumbrances").


AND GRANTOR hereby represents to Grantee that, except as set forth in the Permitted Encumbrances, at the time of the delivery of this deed the Property was free from all encumbrances made by grantor, and that with respect to the valid claims of others against the Property arising out of acts of Grantor (excluding those involving any of the Permitted Encumbrances), Grantor will warrant and defend Grantor's title to the Property against such claims, but against none other. Grantee, by the acceptance of this deed, acknowledges that the foregoing representations and warranty by Grantor constitute the only representations and warranty, expressed or implied, made by Grantor to Grantee with respect to Grantor's title to the Property.

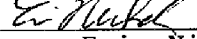
IN WITNESS WHEREOF, Grantor has caused these presents to be executed in its name by its proper officer thereunto duly authorized, the day and year first above written.

Signed, sealed and delivered
in the presence of:

BARNETT BANK OF WEST FLORIDA,
a Florida corporation


Print Name: VICKIE REYNOLDS


Print Name: DONNA M. NICOLL

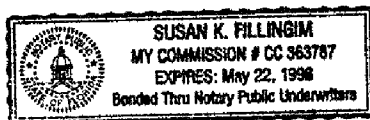
By: 
Print Name: Eric Nickelsen
Title: President

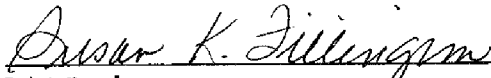
(CORPORATE SEAL)

Address:
c/o Barnett Banks, Inc.
100 N. Laura Street
7th Floor
Jacksonville, FL 32201
Attn: Ms. Kathy Heaton

STATE OF FLORIDA
COUNTY OF ESCAMBIA

The foregoing instrument was acknowledged before me this 20TH day of October, 1995, by Eric Nickelsen, as President of Barnett Bank of West Florida, a Florida corporation, who is personally known to me ~~or has produced~~ _____ as identification.




Print Name: _____
Notary Public
State of Florida At Large
Commission No.: _____
My Commission Expires: _____

OR Bk3857 Pg0781
INSTRUMENT 00245808

Instrument 00245808
Filed and recorded in the
Official Records
OCTOBER 26, 1995
at 01:28 P.M.
ERNIE LEE MAGAHA,
CLERK OF THE CIRCUIT COURT
Escambia County,
Florida

EXHIBIT "A"

PARKING LOT PARCEL:

COMMENCE AT THE SOUTHWEST CORNER OF BLOCK 26, OLD CITY TRACT, CITY OF PENSACOLA AS COPYRIGHTED BY THOMAS C. WATSON IN 1906; THENCE PROCEED N 89° 02' 20" EAST ALONG THE SOUTH LINE OF SAID BLOCK 26, A DISTANCE OF 10.00 FEET TO THE POINT OF BEGINNING, SAID POINT BEING THE INTERSECTION OF THE NORTH RIGHT OF WAY (R/W) LINE OF INTENDENCIA STREET (R/W VARIES) AND THE EAST R/W LINE OF BAYLEN STREET (R/W VARIES); THENCE PROCEED NORTH 00° 08' 28" EAST ALONG SAID EAST R/W LINE OF BAYLEN STREET A DISTANCE OF 119.10 FEET; THENCE DEPART SAID LINE, PROCEED NORTH 89° 11' 00" EAST A DISTANCE OF 66.55 FEET; THENCE PROCEED NORTH 00° 02' 03" WEST A DISTANCE OF 53.84 FEET; THENCE PROCEED NORTH 89° 23' 23" EAST A DISTANCE OF 60.08 FEET; THENCE PROCEED SOUTH 00° 06' 23" EAST A DISTANCE OF 172.39 FEET TO THE AFOREMENTIONED NORTH R/W LINE OF INTENDENCIA STREET; THENCE PROCEED SOUTH 89° 02' 20" WEST ALONG SAID NORTH R/W LINE A DISTANCE OF 127.22 FEET TO THE POINT OF BEGINNING. LYING AND BEING PART OF SECTION 46, TOWNSHIP 2 SOUTH, RANGE 30 WEST, ESCAMBIA COUNTY, FLORIDA.

BANK PARCEL:

COMMENCE AT THE NORTHWEST CORNER OF BLOCK 15, OLD CITY TRACT, CITY OF PENSACOLA AS COPYRIGHTED BY THOMAS C. WATSON IN 1906; THENCE PROCEED NORTH 89° 38' 12" EAST ALONG THE NORTH LINE OF SAID BLOCK 15, A DISTANCE OF 7.50 FEET TO THE POINT OF BEGINNING, SAID POINT BEING THE INTERSECTION OF THE EAST RIGHT OF WAY (R/W) LINE OF BAYLEN STREET (R/W VARIES) AND THE SOUTH R/W LINE OF INTENDENCIA STREET (R/W VARIES); THENCE CONTINUE NORTH 89° 38' 12" EAST ALONG SAID SOUTH R/W LINE A DISTANCE OF 280.02 FEET; THENCE DEPARTING SAID R/W LINE, PROCEED SOUTH 00° 13' 02" EAST A DISTANCE OF 90.60 FEET; THENCE PROCEED NORTH 89° 38' 12" EAST A DISTANCE OF 120.12 FEET TO THE WEST R/W LINE OF PALAFOX STREET (R/W VARIES); THENCE PROCEED SOUTH 00° 13' 02" EAST ALONG SAID WEST R/W LINE A DISTANCE OF 81.29 FEET; THENCE DEPARTING SAID WEST R/W LINE, PROCEED SOUTH 89° 15' 54" WEST A DISTANCE OF 255.23 FEET; THENCE PROCEED SOUTH 00° 17' 54" EAST A DISTANCE OF 19.97 FEET; THENCE PROCEED SOUTH 89° 51' 32" WEST A DISTANCE OF 145.68 FEET TO THE AFOREMENTIONED WEST R/W LINE OF BAYLEN STREET (R/W VARIES); THENCE PROCEED NORTH 00° 00' 00" EAST ALONG SAID WEST R/W LINE A DISTANCE OF 192.95 FEET TO THE POINT OF BEGINNING. LYING IN AND BEING PART OF SECTION 46, TOWNSHIP 2 SOUTH, RANGE 30 WEST, ESCAMBIA COUNTY, FLORIDA.

**Architectural Review Board Application
Full Board Review**



Application Date: 01.28.2021

Project Address: 150 S Baylen Street, Pensacola Florida 32502
Applicant: Caldwell Associates Architects
Applicant's Address: 116 N Tarragona Street
Email: michele@caldwell-assoc.com/michael@caldwell-assoc.com **Phone:** 850-439-6578
Property Owner: Studer Properties LLP

District: ☐ PHD ☐ NHPD ☐ OEHPD ☒ PHBD ☐ GCD
(If different from Applicant)

Application is hereby made for the project as described herein:

- ☐ Residential Homestead – \$50.00 hearing fee
☒ Commercial/Other Residential – \$250.00 hearing fee

** An application shall be scheduled to be heard once all required materials have been submitted and it is deemed complete by the Secretary to the Board. You will need to include fourteen (14) copies of the required information. Please see pages 3 – 4 of this application for further instruction and information.*

Project specifics/description:

This development will create 11-three story, single family townhouses on a previously underutilized .42-acre parking lot, located on the corner of Baylen Street & Intendencia Street. This infill style development helps restore the urban fabric, enhances the streetscape, creates additional neighborhood security, and adds living options and density to our popular downtown core. At just one block off Palafox, it is walking distance to all of Pensacola's downtown amenities while not being at the center of the activity. Property owners will utilize a shared private access drive from Intendencia Street for rear access to their garage which will enable the public streets and sidewalks to maintain, and even enhance, their current function and pedestrian traffic patterns. Three different unit types are offered ranging from a 2,000 SF to 3,000 SF.

I, the undersigned applicant, understand that payment of these fees does not entitle me to approval and that no refund of these fees will be made. I have reviewed the applicable zoning requirements and understand that I must be present on the date of the Architectural Review Board meeting.

[Signature]
Applicant Signature

01.28.2021

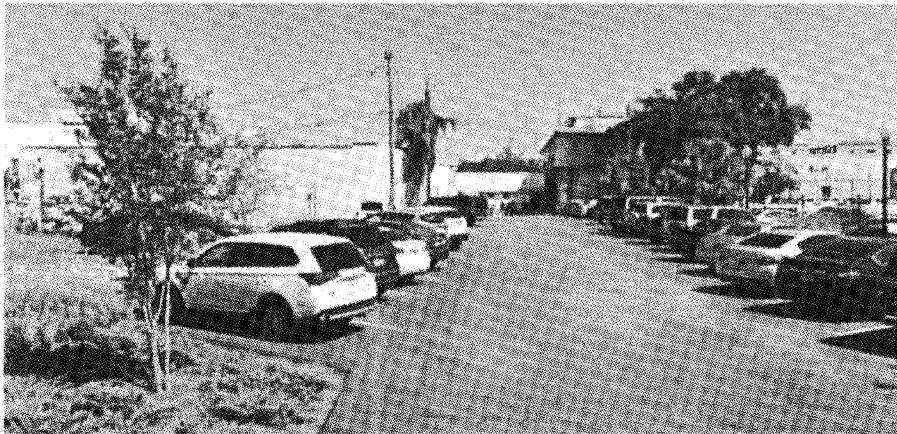
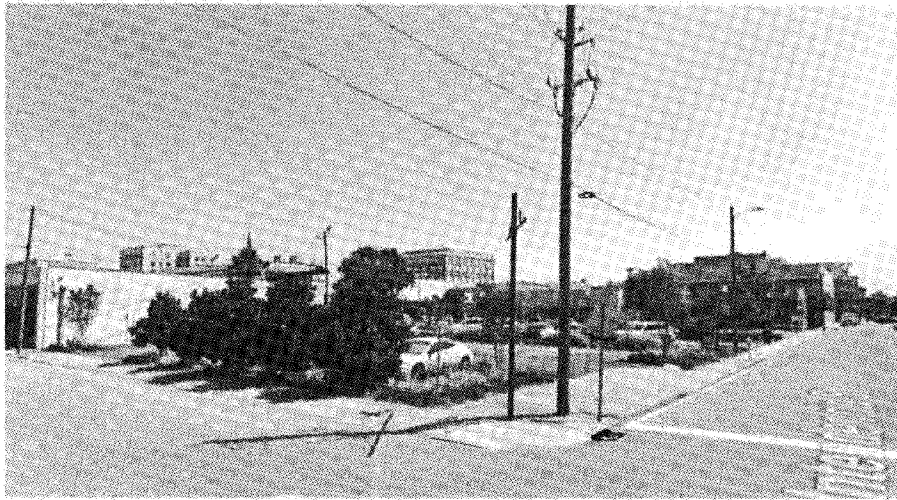
Date

Planning Services
222 W. Main Street * Pensacola, Florida 32502
(850) 435-1670
Mail to: P.O. Box 12910 * Pensacola, Florida 32521

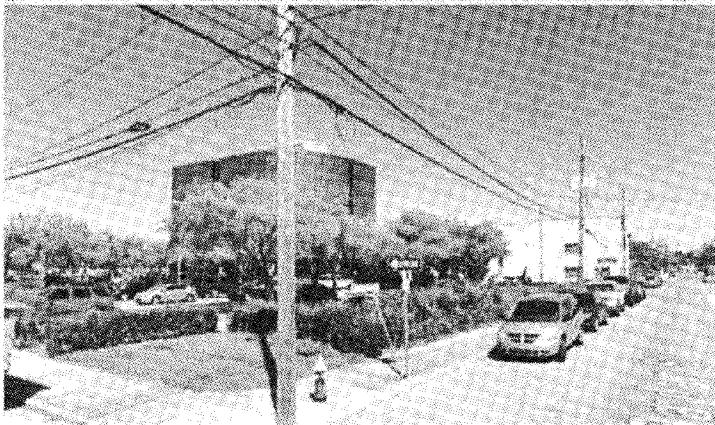
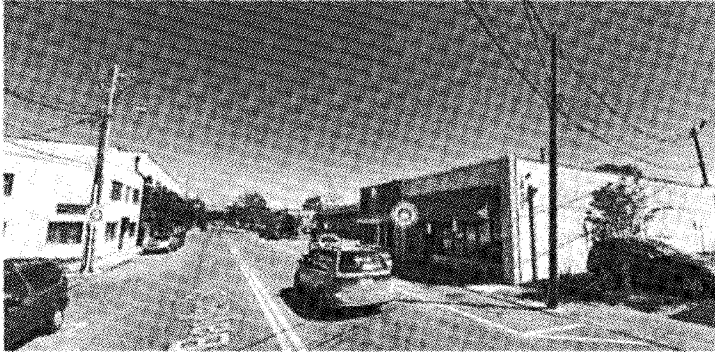
EXHIBIT D
EXHIBIT L²⁵

1/28/2021

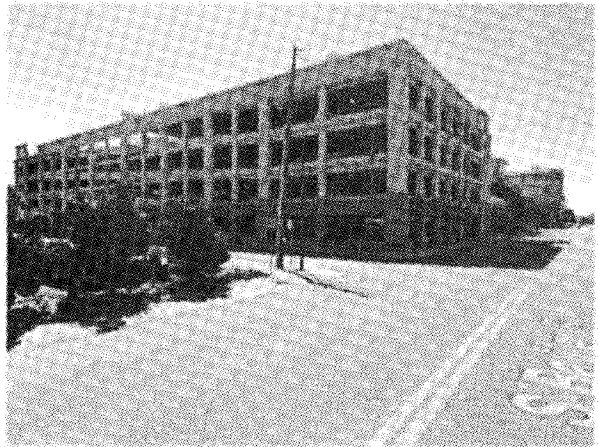
150 S. Baylen Street Existing Conditions:



Surrounding Buildings:



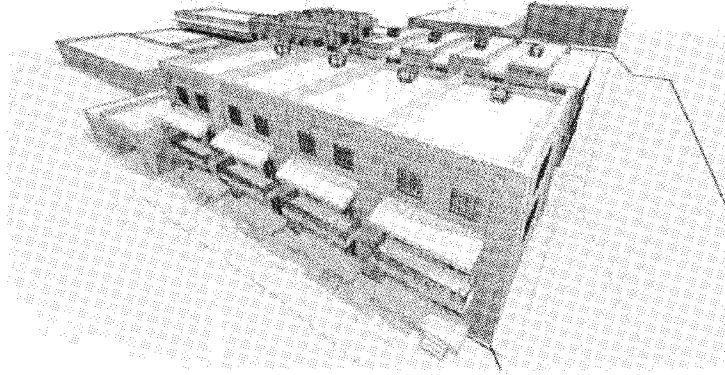
CALDWELL



136 North Independence Street, Pensacola, FL 32502 (850) 432-9500 caldwell-usa.com

RED FEATHER TOWNHOUSES

BAYLEN ST. & INTENDENCIA ST.
PENSACOLA, FL.



CALDWELL
ARCHITECTS
1000 W. BAY ST. SUITE 200
PENSACOLA, FL 32504
TEL: 904.438.1111
FAX: 904.438.1112
WWW.CALDWELL-ARCHITECTS.COM

PROJECT TEAM
OWNER: BAYLEN & ASSOCIATES
ARCHITECT: CALDWELL ARCHITECTS
STRUCTURAL: BAYLEN & ASSOCIATES
MECHANICAL: BAYLEN & ASSOCIATES
ELECTRICAL: BAYLEN & ASSOCIATES
PLUMBING: BAYLEN & ASSOCIATES
LANDSCAPE: BAYLEN & ASSOCIATES
INTERIOR DESIGN: BAYLEN & ASSOCIATES
FURNITURE: BAYLEN & ASSOCIATES
CLOTHING: BAYLEN & ASSOCIATES
ACCESSORIES: BAYLEN & ASSOCIATES
COOKWARE: BAYLEN & ASSOCIATES
FURNITURE: BAYLEN & ASSOCIATES

PROJECT:
RED FEATHER
TOWNHOUSES

150 S BAYLEN STREET
(CORNER OF BAYLEN &
INTENDENCIA)

PRELIMINARY
NOT FOR
CONSTRUCTION

PROJECT NO.: 20021
SHEET TITLE:
COVER SHEET

SHEET NUMBER:
G001

DESIGN DEVELOPMENT

SCOPE OF WORK

THE DEVELOPER WILL CREATE A THREE STORY, SINGLE FAMILY TOWNHOUSES ON A 1.5 ACRE PARCEL. THE PARCEL IS LOCATED ON THE CORNER OF BAYLEN STREET & INTENDENCIA STREET. THE DEVELOPER WILL BE RESPONSIBLE FOR THE DESIGN, CONSTRUCTION, AND MAINTENANCE OF THE TOWNHOUSES. THE DEVELOPER WILL BE RESPONSIBLE FOR THE DESIGN, CONSTRUCTION, AND MAINTENANCE OF THE TOWNHOUSES. THE DEVELOPER WILL BE RESPONSIBLE FOR THE DESIGN, CONSTRUCTION, AND MAINTENANCE OF THE TOWNHOUSES.

PROJECT TEAM

ARCHITECT:
CALDWELL ASSOCIATES ARCHITECTS, PC
1100 NORTH CALHOUN ST.
SUITE 200
PENSACOLA, FL 32504
PHONE: 904.438.1111

STRUCTURAL ENGINEER:
BAYLEN & ASSOCIATES
1100 NORTH CALHOUN ST.
SUITE 200
PENSACOLA, FL 32504
PHONE: 904.438.1111

MECHANICAL ENGINEER:
BAYLEN & ASSOCIATES
1100 NORTH CALHOUN ST.
SUITE 200
PENSACOLA, FL 32504
PHONE: 904.438.1111

ELECTRICAL ENGINEER:
BAYLEN & ASSOCIATES
1100 NORTH CALHOUN ST.
SUITE 200
PENSACOLA, FL 32504
PHONE: 904.438.1111

PLUMBING ENGINEER:
BAYLEN & ASSOCIATES
1100 NORTH CALHOUN ST.
SUITE 200
PENSACOLA, FL 32504
PHONE: 904.438.1111

LANDSCAPE ARCHITECT:
BAYLEN & ASSOCIATES
1100 NORTH CALHOUN ST.
SUITE 200
PENSACOLA, FL 32504
PHONE: 904.438.1111

INTERIOR DESIGNER:
BAYLEN & ASSOCIATES
1100 NORTH CALHOUN ST.
SUITE 200
PENSACOLA, FL 32504
PHONE: 904.438.1111

FURNITURE:
BAYLEN & ASSOCIATES
1100 NORTH CALHOUN ST.
SUITE 200
PENSACOLA, FL 32504
PHONE: 904.438.1111

CLOTHING:
BAYLEN & ASSOCIATES
1100 NORTH CALHOUN ST.
SUITE 200
PENSACOLA, FL 32504
PHONE: 904.438.1111

ACCESSORIES:
BAYLEN & ASSOCIATES
1100 NORTH CALHOUN ST.
SUITE 200
PENSACOLA, FL 32504
PHONE: 904.438.1111

COOKWARE:
BAYLEN & ASSOCIATES
1100 NORTH CALHOUN ST.
SUITE 200
PENSACOLA, FL 32504
PHONE: 904.438.1111

PROJECT INFORMATION

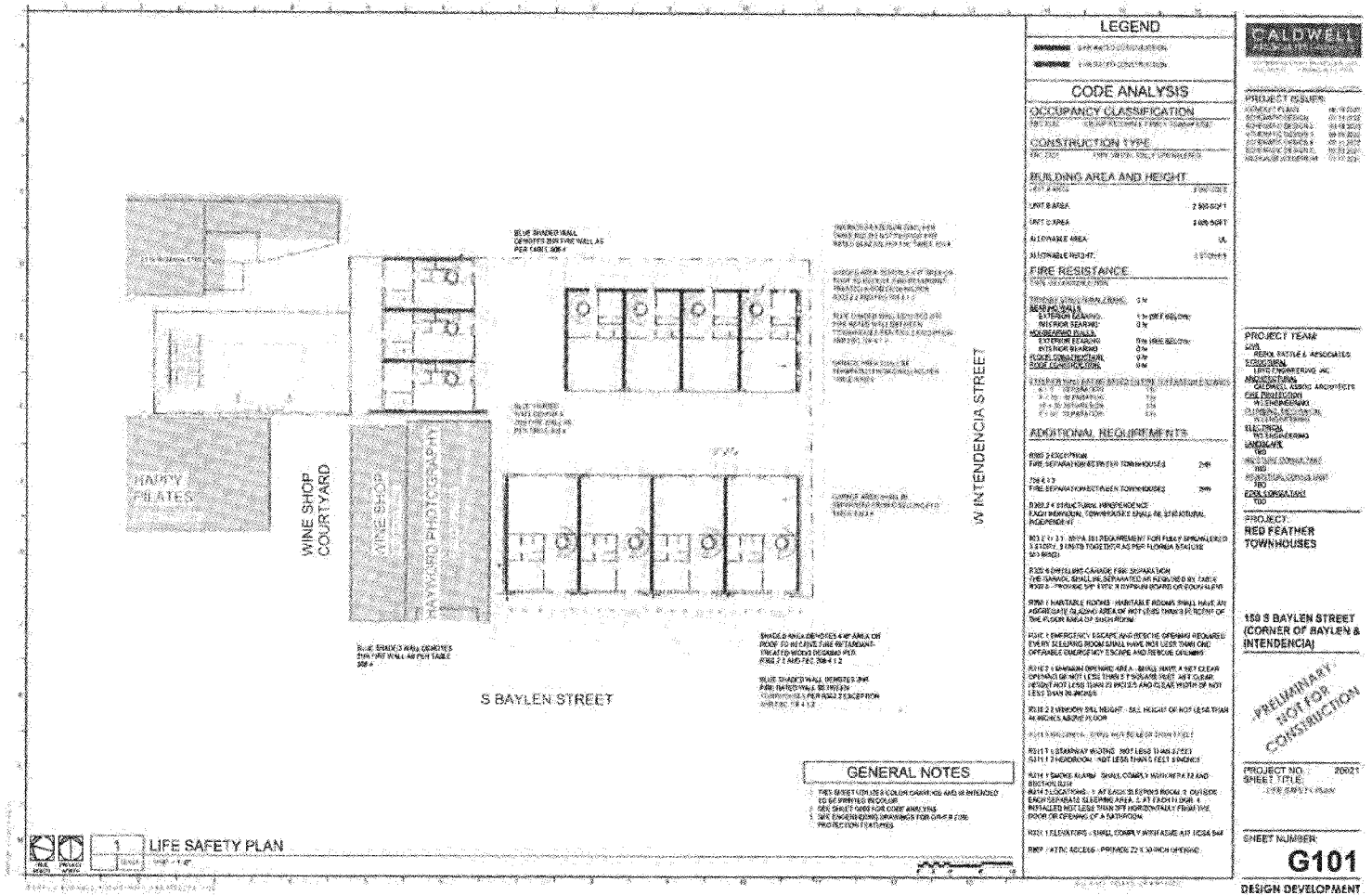


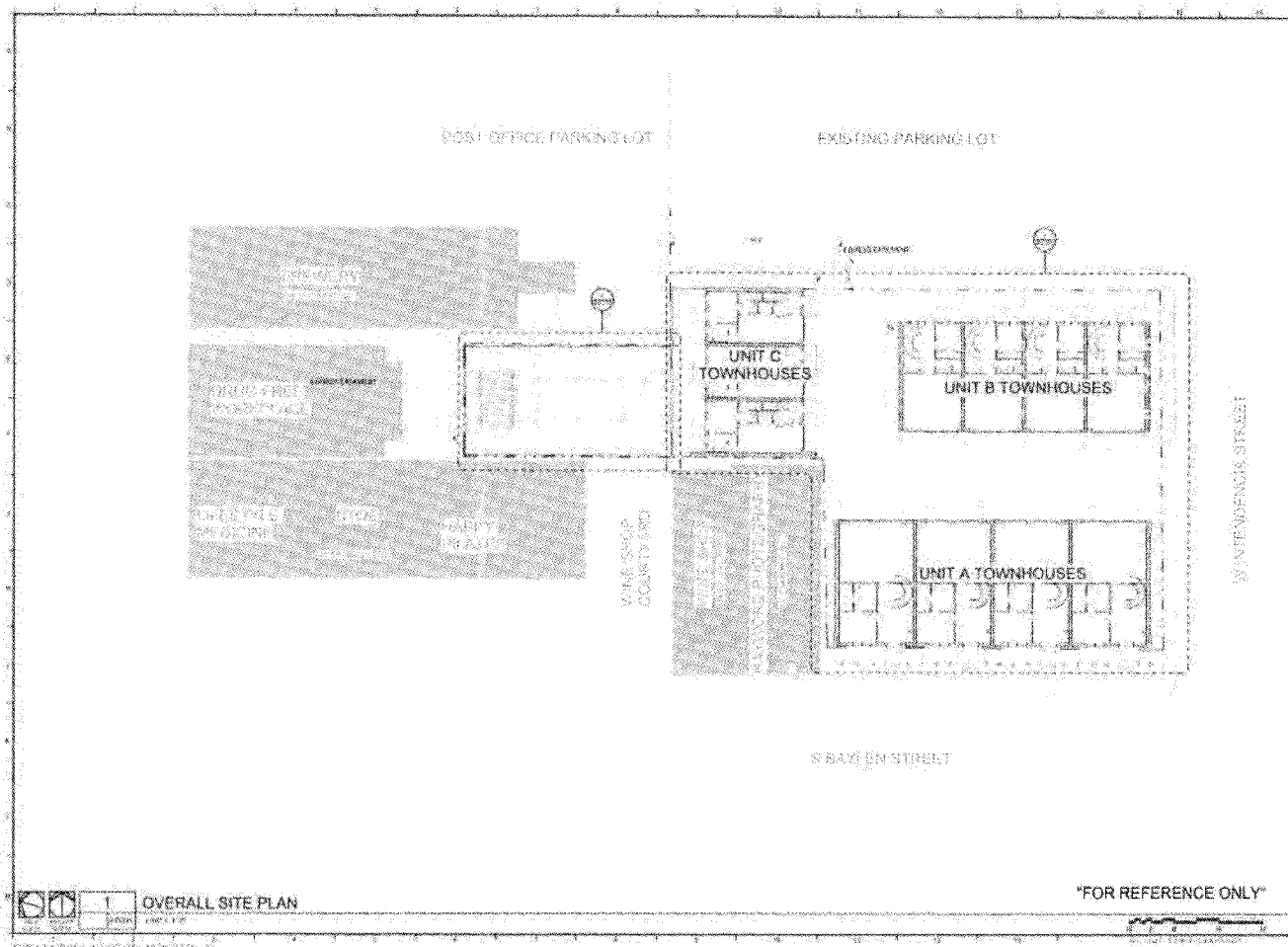
PARCEL 16 NUMBER 00-00-000-001-110
ESTABLISHED BY RECORD

APPLICABLE CODES

THE FOLLOWING CODES AND ORDINANCES ARE APPLICABLE TO THIS PROJECT:

- FLORIDA BUILDING CODE (RESIDENTIAL, FLORIDA EDITION)
- FLORIDA BUILDING CODE (2001)
- FLORIDA BUILDING CODE (2001)
- FLORIDA BUILDING CODE (2001)
- FLORIDA BUILDING CODE (2001)





CALDWELL
ARCHITECTS
100 S. BAYLEN STREET, SUITE 100
SAN ANTONIO, TEXAS 78205
TEL: 214.591.1234
WWW.CALDWELLARCHITECTS.COM

PROJECT TEAM
DESIGNER: CALDWELL ARCHITECTS
ARCHITECT: CALDWELL ARCHITECTS
ENGINEER: J. R. HARRIS, P.E.
LANDSCAPE ARCHITECT: J. R. HARRIS, P.E.
PLANNING: J. R. HARRIS, P.E.
ALL OTHERS: J. R. HARRIS, P.E.
PROJECT NUMBER: 20021
SHEET TITLE: OVERALL SITE PLAN

PROJECT
RED FEATHER TOWNHOUSES

100 S BAYLEN STREET
(CORNER OF BAYLEN & INTENDENCIA)

PRELIMINARY
NOT FOR CONSTRUCTION

PROJECT NO.: 20021
SHEET TITLE: OVERALL SITE PLAN

SHEET NUMBER
AS001
DESIGN DEVELOPMENT



CALDWELL
ARCHITECTS & PLANNERS
1000 S BAYLEN STREET, SUITE 100
SAN ANTONIO, TEXAS 78204
TEL: 214.591.1234
FAX: 214.591.1235
WWW.CALDWELLARCHITECTS.COM

PROJECT TEAM
OWNER: RED FEATHER TOWNHOUSES
ARCHITECT: CALDWELL ARCHITECTS & PLANNERS
ENGINEER: J. R. HARRIS, P.E.
LANDSCAPE ARCHITECT: J. R. HARRIS, P.E.
INTERIOR DESIGNER: J. R. HARRIS, P.E.
GENERAL CONTRACTOR: J. R. HARRIS, P.E.
CONSTRUCTION MANAGER: J. R. HARRIS, P.E.

**150 S BAYLEN STREET
(CORNER OF BAYLEN & INTENDENCIA)**

**PRELIMINARY
NOT FOR
CONSTRUCTION**

PROJECT NO.: 20001
SHEET TITLE: UNIT SH. PLAN

SHEET NUMBER:
AS100
DESIGN DEVELOPMENT



PROJECT ISSUES:	
CONCEPT PLAN	08.19.2020
SCHEMATIC DESIGN	07.16.2021
SCHEMATIC DESIGN	07.19.2021
SCHEMATIC DESIGN	08.18.2021
SCHEMATIC DESIGN	08.11.2021
SCHEMATIC DESIGN	08.10.2021
SCHEMATIC DESIGN	08.17.2021

PROJECT TEAM:	
OWNER	RED FEATHER & ASSOCIATES
ARCHITECT	RED FEATHER & ASSOCIATES
LANDSCAPE ARCHITECT	RED FEATHER & ASSOCIATES
ENGINEER	RED FEATHER & ASSOCIATES
PLANNING	RED FEATHER & ASSOCIATES
CONSTRUCTION	RED FEATHER & ASSOCIATES
PERMITTING	RED FEATHER & ASSOCIATES
MARKETING	RED FEATHER & ASSOCIATES
LEGAL	RED FEATHER & ASSOCIATES
FINANCIAL	RED FEATHER & ASSOCIATES
ADMINISTRATIVE	RED FEATHER & ASSOCIATES
QUALITY CONTROL	RED FEATHER & ASSOCIATES
CONSTRUCTION	RED FEATHER & ASSOCIATES

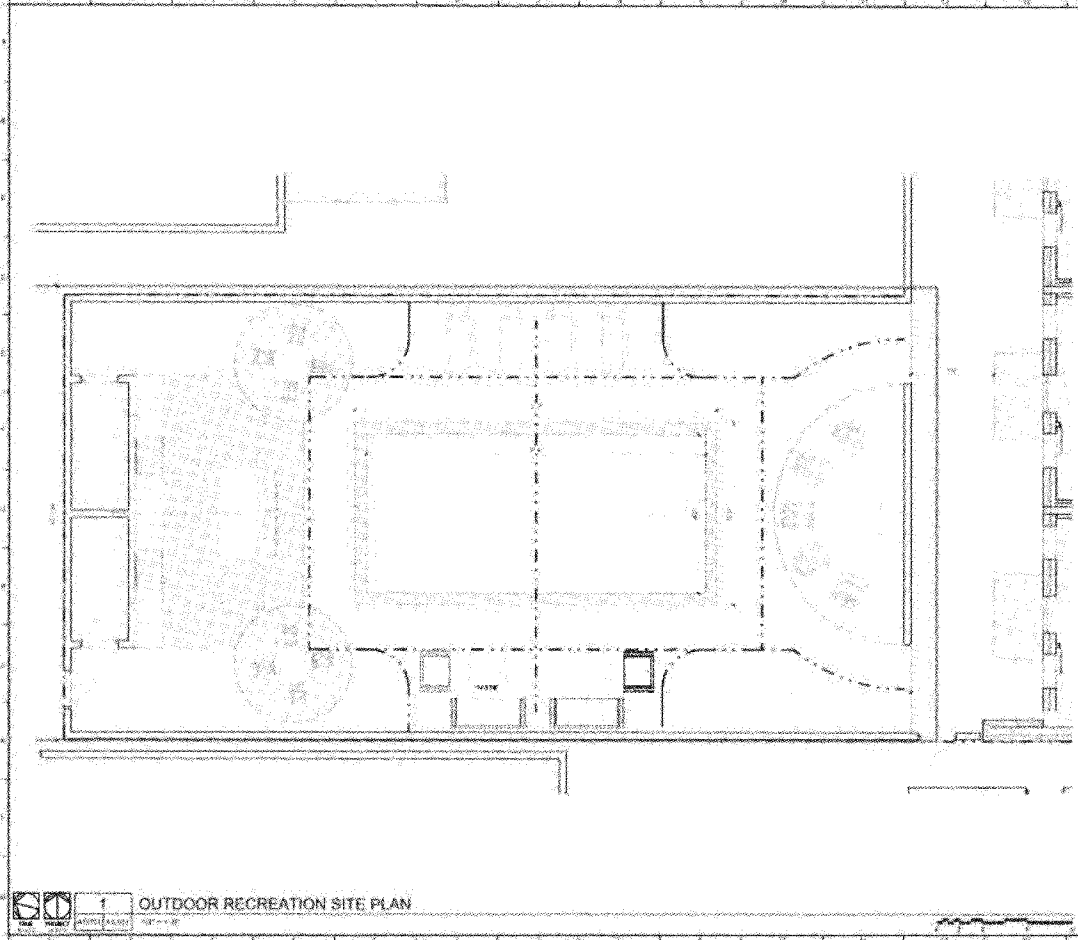
PROJECT:
RED FEATHER
TOWNHOUSES

188 S BAYLEN STREET
(CORNER OF BAYLEN &
INTENDENCIA)

PRELIMINARY
NOT FOR
CONSTRUCTION

PROJECT NO.: 20021
SHEET TITLE:
AGENCY SITE PLAN

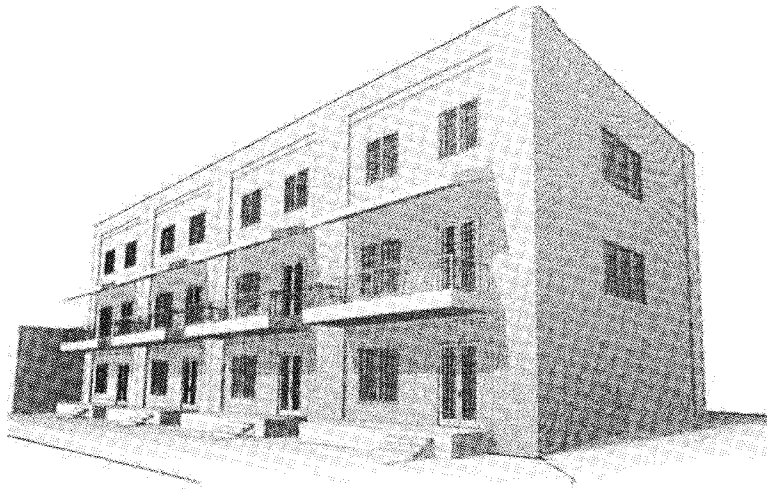
SHEET NUMBER:
AS101
DESIGN DEVELOPMENT



1 OUTDOOR RECREATION SITE PLAN

BAYLEN STREET TOWNHOUSES

UNIT TYPE A



4 BEDROOM / 3 1/2 BATH
2,377 SF - CONDITIONED SPACE
230 SF - BALCONIES
562 SF - 2 CAR GARAGE
3,169 SF TOTAL



CALDWELL
 ARCHITECTURAL
 1000 S. BAYLEN STREET, SUITE 100
 DENVER, CO 80202
 (303) 733-1111
 WWW.CALDWELLARCH.COM

PROJECT TEAM
 ARCHITECT: CALDWELL ARCHITECTURAL
 ENGINEER: BAYLEN ENGINEERING
 INTERIOR DESIGNER: BAYLEN INTERIOR DESIGN
 LANDSCAPE ARCHITECT: BAYLEN LANDSCAPE ARCHITECTURE
 CIVIL ENGINEER: BAYLEN CIVIL ENGINEERING
 ELECTRICAL ENGINEER: BAYLEN ELECTRICAL ENGINEERING
 MECHANICAL ENGINEER: BAYLEN MECHANICAL ENGINEERING
 PLUMBING ENGINEER: BAYLEN PLUMBING ENGINEERING
 STRUCTURAL ENGINEER: BAYLEN STRUCTURAL ENGINEERING
 ENVIRONMENTAL ENGINEER: BAYLEN ENVIRONMENTAL ENGINEERING
 HISTORIC PRESERVATION: BAYLEN HISTORIC PRESERVATION
 CONSTRUCTION MANAGEMENT: BAYLEN CONSTRUCTION MANAGEMENT

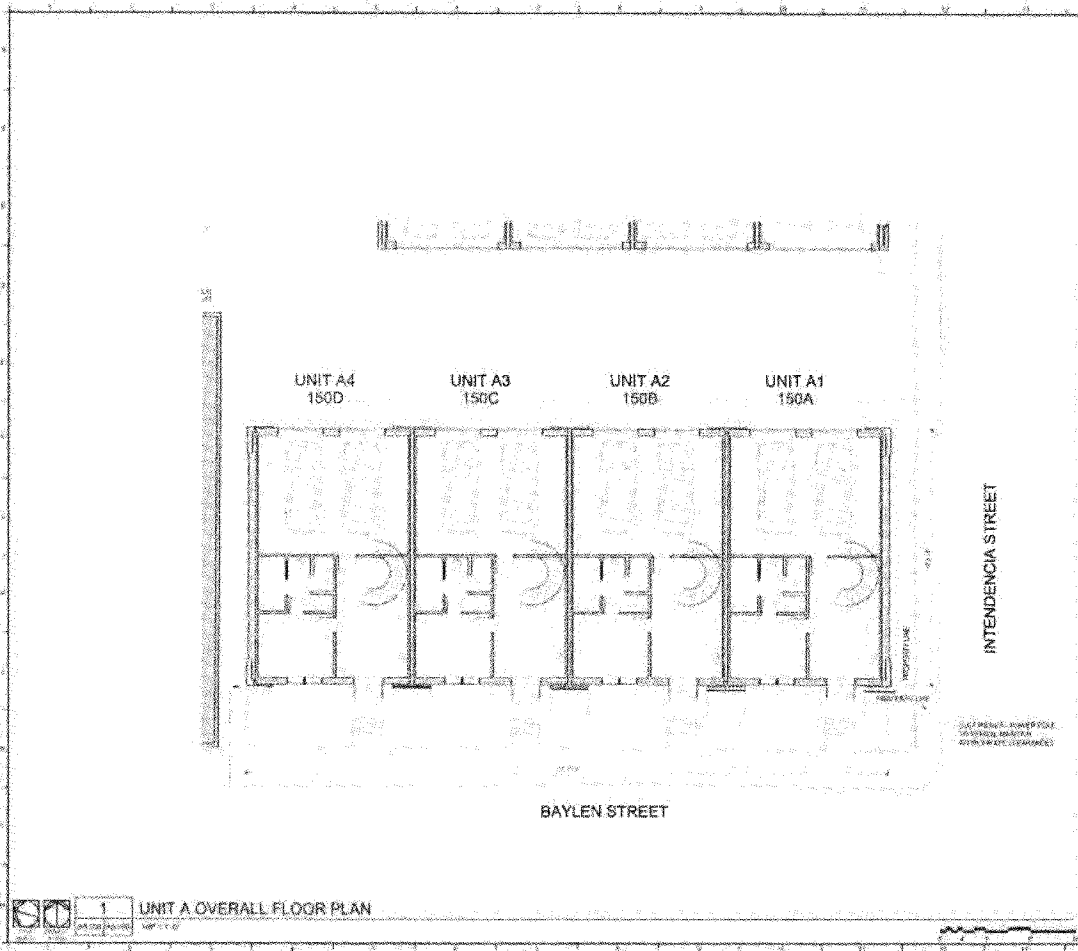
PROJECT:
RED FEATHER TOWNHOUSES

**180 S BAYLEN STREET
 (CORNER OF BAYLEN &
 INTENDENCIA)**

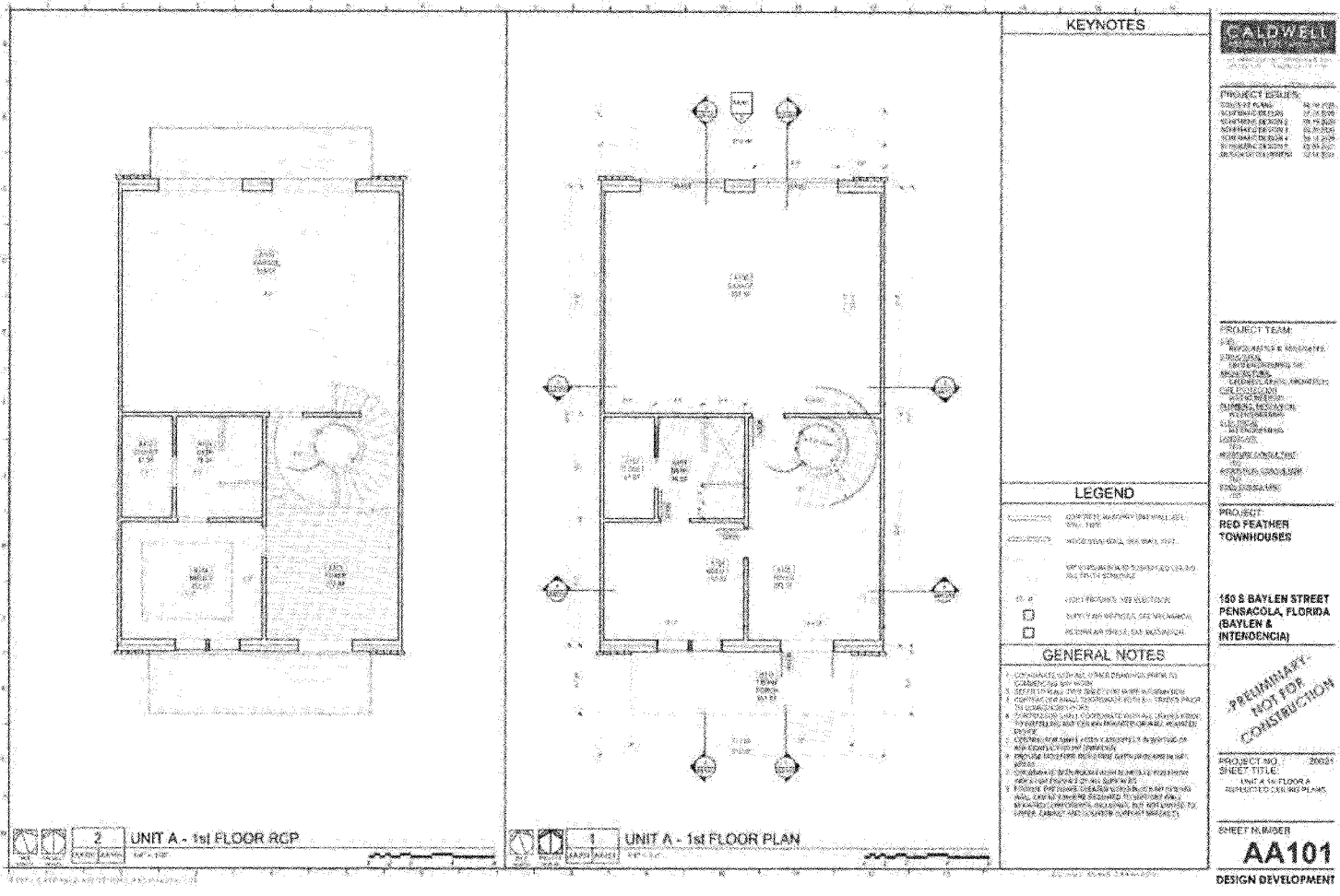
**PRELIMINARY
 NOT FOR
 CONSTRUCTION**

PROJECT NO.: 20021
SHEET TITLE: UNIT A CONSTRUCTION

SHEET NUMBER:
GA001
DESIGN DEVELOPMENT



KEYNOTES	
<p>CALDWELL ARCHITECTS & ENGINEERS 100 S BAYLEN STREET, SUITE 100 SAN ANTONIO, TEXAS 78205 TEL: 214.222.1111 WWW.CALDWELLARCHITECTS.COM</p>	
<p>PROJECT TEAM: ARCHITECTS & ENGINEERS PROJECT NO. 20021 PROJECT NAME: RED FEATHER TOWNHOUSES PROJECT LOCATION: 100 S BAYLEN STREET, SAN ANTONIO, TEXAS 78205 PROJECT DATE: 08/14/2021 PROJECT STATUS: DESIGN DEVELOPMENT PROJECT PHASE: DESIGN DEVELOPMENT PROJECT SCALE: 1/8" = 1'-0"</p>	
<p>PROJECT: RED FEATHER TOWNHOUSES 100 S BAYLEN STREET (CORNER OF BAYLEN & INTENDENCIA)</p>	
<p>PRELIMINARY - NOT FOR CONSTRUCTION</p>	
<p>PROJECT NO.: 20021 SHEET TITLE: UNIT A OVERALL PLAN</p>	
<p>SHEET NUMBER: AA100 DESIGN DEVELOPMENT</p>	





KEYNOTES

Caldwell

1998, 1999, 2000, 2001, 2002, 2003, 2004, 2005, 2006, 2007, 2008, 2009, 2010, 2011, 2012, 2013, 2014, 2015, 2016, 2017, 2018, 2019, 2020, 2021, 2022, 2023, 2024, 2025, 2026, 2027, 2028, 2029, 2030, 2031, 2032, 2033, 2034, 2035, 2036, 2037, 2038, 2039, 2040, 2041, 2042, 2043, 2044, 2045, 2046, 2047, 2048, 2049, 2050, 2051, 2052, 2053, 2054, 2055, 2056, 2057, 2058, 2059, 2060, 2061, 2062, 2063, 2064, 2065, 2066, 2067, 2068, 2069, 2070, 2071, 2072, 2073, 2074, 2075, 2076, 2077, 2078, 2079, 2080, 2081, 2082, 2083, 2084, 2085, 2086, 2087, 2088, 2089, 2090, 2091, 2092, 2093, 2094, 2095, 2096, 2097, 2098, 2099, 2100, 2101, 2102, 2103, 2104, 2105, 2106, 2107, 2108, 2109, 2110, 2111, 2112, 2113, 2114, 2115, 2116, 2117, 2118, 2119, 2120, 2121, 2122, 2123, 2124, 2125, 2126, 2127, 2128, 2129, 2130, 2131, 2132, 2133, 2134, 2135, 2136, 2137, 2138, 2139, 2140, 2141, 2142, 2143, 2144, 2145, 2146, 2147, 2148, 2149, 2150, 2151, 2152, 2153, 2154, 2155, 2156, 2157, 2158, 2159, 2160, 2161, 2162, 2163, 2164, 2165, 2166, 2167, 2168, 2169, 2170, 2171, 2172, 2173, 2174, 2175, 2176, 2177, 2178, 2179, 2180, 2181, 2182, 2183, 2184, 2185, 2186, 2187, 2188, 2189, 2190, 2191, 2192, 2193, 2194, 2195, 2196, 2197, 2198, 2199, 2200, 2201, 2202, 2203, 2204, 2205, 2206, 2207, 2208, 2209, 2210, 2211, 2212, 2213, 2214, 2215, 2216, 2217, 2218, 2219, 2220, 2221, 2222, 2223, 2224, 2225, 2226, 2227, 2228, 2229, 2230, 2231, 2232, 2233, 2234, 2235, 2236, 2237, 2238, 2239, 2240, 2241, 2242, 2243, 2244, 2245, 2246, 2247, 2248, 2249, 2250, 2251, 2252, 2253, 2254, 2255, 2256, 2257, 2258, 2259, 2260, 2261, 2262, 2263, 2264, 2265, 2266, 2267, 2268, 2269, 2270, 2271, 2272, 2273, 2274, 2275, 2276, 2277, 2278, 2279, 2280, 2281, 2282, 2283, 2284, 2285, 2286, 2287, 2288, 2289, 2290, 2291, 2292, 2293, 2294, 2295, 2296, 2297, 2298, 2299, 2300, 2301, 2302, 2303, 2304, 2305, 2306, 2307, 2308, 2309, 2310, 2311, 2312, 2313, 2314, 2315, 2316, 2317, 2318, 2319, 2320, 2321, 2322, 2323, 2324, 2325, 2326, 2327, 2328, 2329, 2330, 2331, 2332, 2333, 2334, 2335, 2336, 2337, 2338, 2339, 2340, 2341, 2342, 2343, 2344, 2345, 2346, 2347, 2348, 2349, 2350, 2351, 2352, 2353, 2354, 2355, 2356, 2357, 2358, 2359, 2360, 2361, 2362, 2363, 2364, 2365, 2366, 2367, 2368, 2369, 2370, 2371, 2372, 2373, 2374, 2375, 2376, 2377, 2378, 2379, 2380, 2381, 2382, 2383, 2384, 2385, 2386, 2387, 2388, 2389, 2390, 2391, 2392, 2393, 2394, 2395, 2396, 2397, 2398, 2399, 2400, 2401, 2402, 2403, 2404, 2405, 2406, 2407, 2408, 2409, 2410, 2411, 2412, 2413, 2414, 2415, 2416, 2417, 2418, 2419, 2420, 2421, 2422, 2423, 2424, 2425, 2426, 2427, 2428, 2429, 2430, 2431, 2432, 2433, 2434, 2435, 2436, 2437, 2438, 2439, 2440, 2441, 2442, 2443, 2444, 2445, 2446, 2447, 2448, 2449, 2450, 2451, 2452, 2453, 2454, 2455, 2456, 2457, 2458, 2459, 2460, 2461, 2462, 2463, 2464, 2465, 2466, 2467, 2468, 2469, 2470, 2471, 2472, 2473, 2474, 2475, 2476, 2477, 2478, 2479, 2480, 2481, 2482, 2483, 2484, 2485, 2486, 2487, 2488, 2489, 2490, 2491, 2492, 2493, 2494, 2495, 2496, 2497, 2498, 2499, 2500, 2501, 2502, 2503, 2504, 2505, 2506, 2507, 2508, 2509, 2510, 2511, 2512, 2513, 2514, 2515, 2516, 2517, 2518, 2519, 2520, 2521, 2522, 2523, 2524, 2525, 2526, 2527, 2528, 2529, 2530, 2531, 2532, 2533, 2534, 2535, 2536, 2537, 2538, 2539, 2540, 2541, 2542, 2543, 2544, 2545, 2546, 2547, 2548, 2549, 2550, 2551, 2552, 2553, 2554, 2555, 2556, 2557, 2558, 2559, 2560, 2561, 2562, 2563, 2564, 2565, 2566, 2567, 2568, 2569, 2570, 2571, 2572, 2573, 2574, 2575, 2576, 2577, 2578, 2579, 2580, 2581, 2582, 2583, 2584, 2585, 2586, 2587, 2588, 2589, 2590, 2591, 2592, 2593, 2594, 2595, 2596, 2597, 2598, 2599, 2600, 2601, 2602, 2603, 2604, 2605, 2606, 2607, 2608, 2609, 2610, 2611, 2612, 2613, 2614, 2615, 2616, 2617, 2618, 2619, 2620, 2621, 2622, 2623, 2624, 2625, 2626, 2627, 2628, 2629, 2630, 2631, 2632, 2633, 2634, 2635, 2636, 2637, 2638, 2639, 2640, 2641, 2642, 2643, 2644, 2645, 2646, 2647, 2648, 2649, 2650, 2651, 2652, 2653, 2654, 2655, 2656, 2657, 2658, 2659, 2660, 2661, 2662, 2663, 2664, 2665, 2666, 2667, 2668, 2669, 2670, 2671, 2672, 2673, 2674, 2675, 2676, 2677, 2678, 2679, 26

PROJECTS	
CONCRETE PAVING	06-18-2000
CONCRETE PAVING	07-14-2000
CONCRETE PAVING	08-04-2000
CONCRETE PAVING	08-28-2000
CONCRETE PAVING	09-11-2000
CONCRETE PAVING	09-22-2000
CONCRETE PAVING	10-27-2000

PROJECT TEAM

Project Manager: [Name]
Team Lead: [Name]
Team Members: [List of names]

[Additional roles and names as visible in the image]

PROJECT:
RED FEATHER
TOY/HOUSES

130 S BAYLEN STREET
PENSACOLA, FLORIDA
(BAYLEN &
INTENDENCIA)

PRELIMINARY
NOT FOR
CONSTRUCTION

PROJECT NO. 2002-1
SHEET TITLE
100% GRADE SHEET
100% GRADE SHEET

SHIRT NUMBER
AA102

DESIGN DEVELOPMENT

LEGEND

1. 在下列各题中，选择正确的答案，将序号填入括号内。

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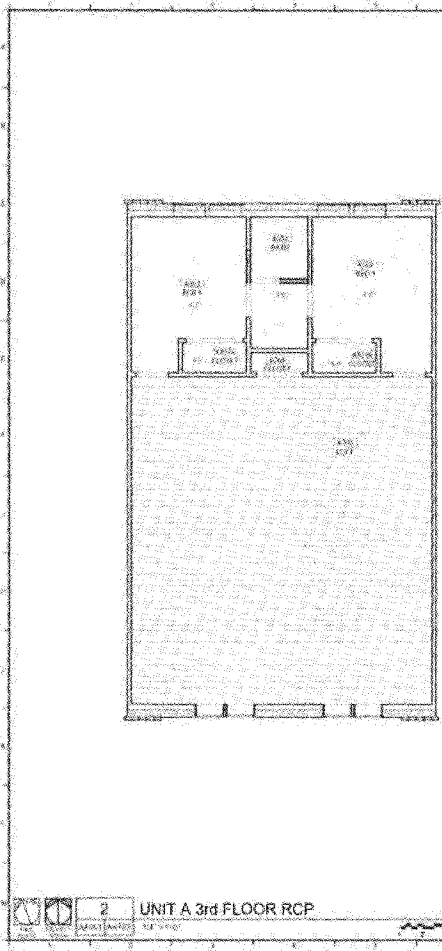
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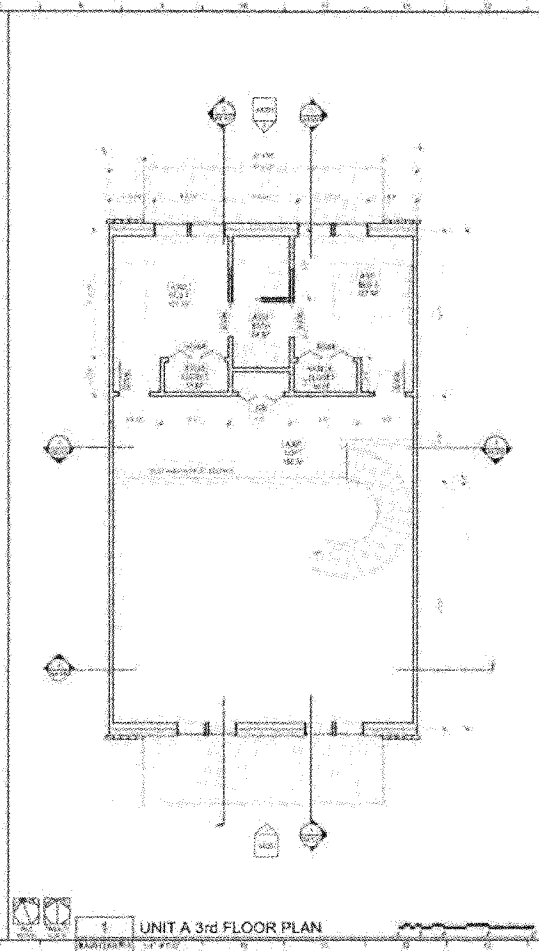
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GENERAL NOTES

7. COORDINATE WITH ALL OTHER DEPARTMENTS TO
IMPLEMENT AND ENFORCE
8. REPORT TO SUPERIOR OFFICIALS WHEN NECESSARY
9. CONDUCT A RISK ASSESSMENT OF THE PROJECT
AND THE ORGANIZATION
10. COMMUNICATE SMALL PROBLEMS WITH ALL PARTIES INVOLVED
TO AVOID LARGER AND COSTLY PROBLEMS DOWN THE ROAD
11. KEEP RECORDS OF ALL PROJECTS AND REPORT TO THE OFFICE OF
THE CHIEF OF POLICE
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2 UNIT A 3rd FLOOR RCP



1 UNIT A 3rd FLOOR PLAN

KEYNOTES

LEGEND

GENERAL NOTES

CALDWELL
 PROJECT NUMBER: 160 S BAYLEN STREET
 PROJECT NAME: RED FEATHER TOWNHOUSES
 PROJECT LOCATION: PENSACOLA, FLORIDA
 PROJECT DATE: 10/11/2017
 PROJECT SCALE: 1/8" = 1'-0"

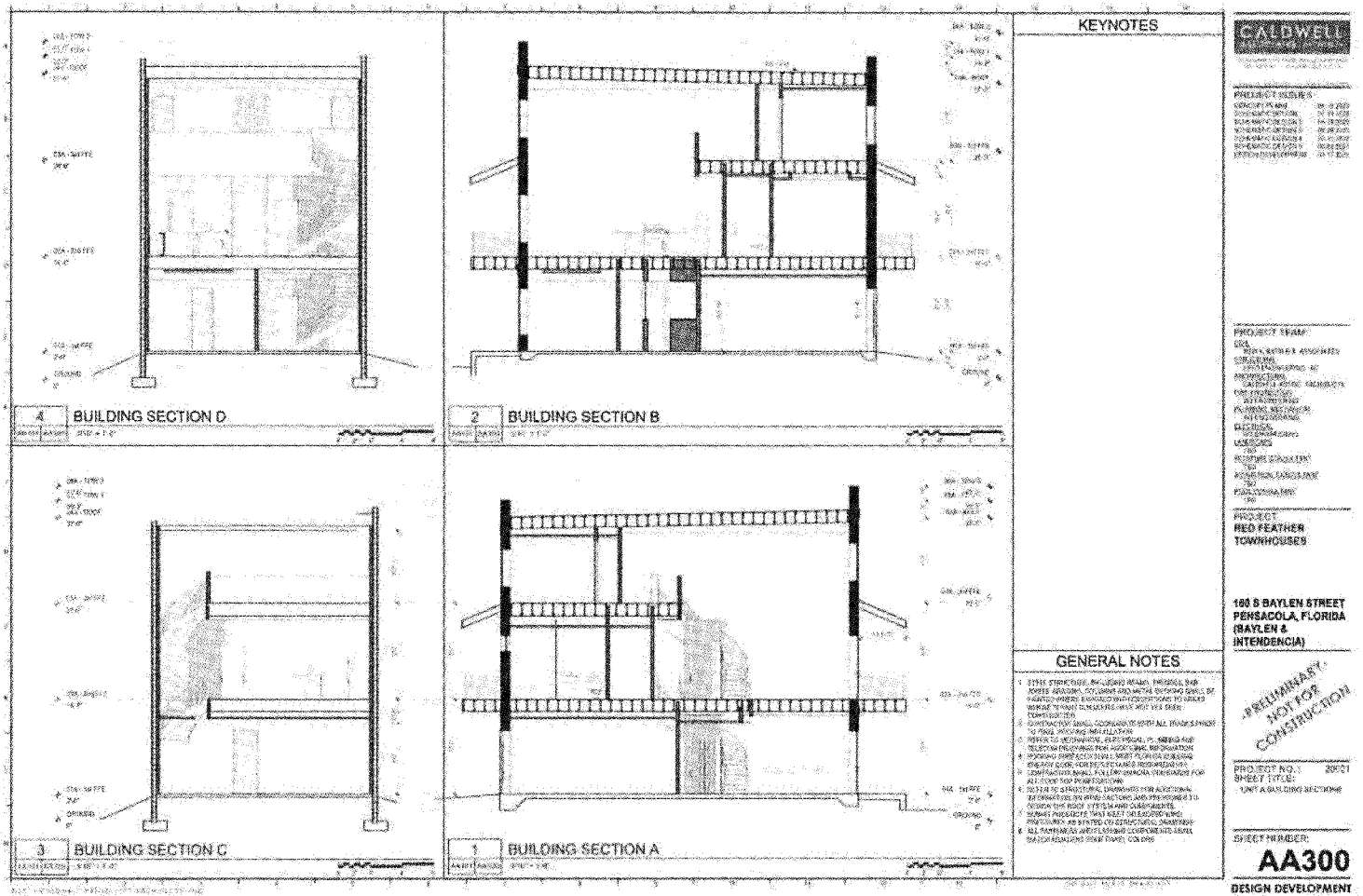
PROJECT TEAM
 PROJECT MANAGER: J. B. BROWN
 ARCHITECT: J. B. BROWN
 ENGINEER: J. B. BROWN
 LANDSCAPE ARCHITECT: J. B. BROWN
 INTERIOR DESIGNER: J. B. BROWN
 ELECTRICAL ENGINEER: J. B. BROWN
 MECHANICAL ENGINEER: J. B. BROWN
 CIVIL ENGINEER: J. B. BROWN
 ENVIRONMENTAL ENGINEER: J. B. BROWN
 HISTORIC PRESERVATION: J. B. BROWN
 ARCHITECTURAL CONSULTANT: J. B. BROWN
 PROJECT CONSULTANT: J. B. BROWN

160 S BAYLEN STREET
 PENSACOLA, FLORIDA
 (BAYLEN & INTENDENCIA)

PRELIMINARY - NOT FOR CONSTRUCTION

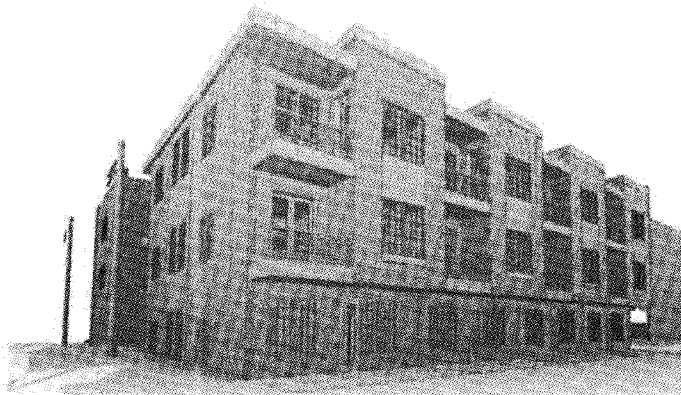
PROJECT NO: 160 S BAYLEN STREET
 SHEET TITLE: UNIT A 3rd FLOOR & RIGHT OF WAY PLAN

SHEET NUMBER: **AA103**
 DESIGN DEVELOPMENT

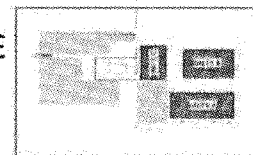


BAYLEN STREET TOWNHOUSES

UNIT TYPE B



4 BEDROOM / 3 1/2 BATH
2,152 SF - CONDITIONED SPACE
177 SF - BALCONIES
377 SF - 2 CAR GARAGE
2,706 SF TOTAL



CALDWELL
 ARCHITECTS
 14400 COUNTRY CLUB DRIVE, SUITE 100
 DALLAS, TEXAS 75244
 (214) 343-1000
 FAX (214) 343-1001
 WWW.CALDWELLARCHITECTS.COM

PROJECT ISSUES

CONCEPT DESIGN	08.10.2007
SCHEMATIC DESIGN	07.11.2007
CONCEPT DESIGN	06.12.2007
SCHEMATIC DESIGN	05.01.2008
CONCEPT DESIGN	04.02.2008
SCHEMATIC DESIGN	03.03.2008
CONCEPT DESIGN	02.04.2008

PROJECT TEAM

OWNER
 HUNTSVILLE ASSOCIATES

ARCHITECT
 CALDWELL ARCHITECTS

ENGINEER
 HUNTSVILLE ASSOCIATES

LANDSCAPE ARCHITECT
 HUNTSVILLE ASSOCIATES

INTERIOR DESIGNER
 HUNTSVILLE ASSOCIATES

ELECTRICAL ENGINEER
 HUNTSVILLE ASSOCIATES

Mechanical Engineer
 HUNTSVILLE ASSOCIATES

Structural Engineer
 HUNTSVILLE ASSOCIATES

Soil Engineer
 HUNTSVILLE ASSOCIATES

Environmental Engineer
 HUNTSVILLE ASSOCIATES

Historical Consultant
 HUNTSVILLE ASSOCIATES

Public Development
 HUNTSVILLE ASSOCIATES

180 S BAYLEN STREET
CORNER OF BAYLEN &
INTENDENCIA

PRELIMINARY -
NOT FOR
CONSTRUCTION

PROJECT NO. 20061
 SHEET TITLE: UNIT B (TOWNHOUSE)

GB001
 DESIGN DEVELOPMENT

IN THE CIRCUIT COURT IN AND FOR ESCAMBIA COUNTY, FLORIDA

21 W. ROMANA, LLC., a Florida
limited liability company,

Plaintiff,

vs.

CASE NO. 2021 CA 001247

RED FEATHER DEVELOPERS, LLC,
a Florida limited liability partnership, and
DRUG FREE WORKPLACES, INC.,
a Florida corporation,

Defendants.

**ANSWER OF DEFENDANT, RED FEATHER DEVELOPERS, LLC,¹
TO PLAINTIFF'S COMPLAINT FOR DECLARATORY RELIEF**

COMES NOW, Defendant, RED FEATHER DEVELOPERS, LLC ("RED FEATHER"),¹ by and through its undersigned counsel, and answers Plaintiff's Complaint for Declaratory Relief as follows²:

1. Admitted this is a declaratory judgment action and that RED FEATHER owns a portion of the property depicted in Exhibit "A".

2. Without knowledge.

3. Admitted that RED FEATHER is a Florida limited liability company.

4. Admitted.

5. Without knowledge. Denied that the property described is a "benefitted property."

6. Without knowledge. Denied that the property described is a "benefitted property."

¹ RED FEATHER has been substituted as a party Defendant in place of Studer Properties, LLP by Order entered July 20, 2021.

² Allegations not expressly addressed are denied.

7. Denied.

8. Admitted that RED FEATHER is the record owner and that it acquired title from Studer Properties. Otherwise, without knowledge.

9. Without knowledge.

10. Without knowledge.

11. Admitted that DFW is the owner of 25 W. Romana Street. Denied that the Plaintiff's property is a "benefitted property."

12. Admitted that Exhibit "A" appears to depict the properties referenced. All other inferences or allegations in this paragraph are denied.

13. Denied that there is any easement. Admitted that Plaintiff has, from time to time, used RED FEATHER'S property in a manner that is not inconsistent with RED FEATHER'S use. Thus, Plaintiff's use is deemed to be permissive and not adverse.

14. Denied.

15. a. Admitted that Plaintiff has traversed across RED FEATHER'S property from time to time; however, that use was not inconsistent with RED FEATHER'S use, and thus was permissive and not adverse.

b. See response to 15(a) above.

c. Denied.

16. Admitted that RED FEATHER intends to develop its property in a manner permitted by law. Admitted that Exhibit "D" reflects a submission made to the City's architectural review board. Otherwise, Denied.

17. Denied.

18. Denied

19. Denied that any prescriptive easement exists.

20. Denied.

21. Denied.

22. Admitted that this lawsuit, through slandering RED FEATHER'S title, has created a need for a declaratory judgment. All other allegations or inferences in this paragraph are denied.

23. Denied that Plaintiff has met the pre-requisite requirements of establishment of a prescriptive easement including, *without limitation*, continuous use, adverse use, and inconsistent use.

WHEREFORE, RED FEATHER demands a judgment of dismissal along with the award of its costs incurred in this action, and for any other relief the Court may deem proper.

/s/R. Todd Harris
EDWARD P. FLEMING
Florida Bar No.: 615927
R. TODD HARRIS
Florida Bar No.: 651931
MCDONALD FLEMING LLP
719 S. Palafox Street
Pensacola, FL 32502
(850) 477-0660; (850) 202-8529
harrisservice@pensacolalaw.com
epfleming@pensacolalaw.com
Counsel for Defendants

CERTIFICATE OF SERVICE

I hereby certify that the foregoing was electronically filed with this Clerk of Court on this 20th day of July, 2021 using the Florida E-Portal system which will send notification of such filing to the following:

Philip A. Bates, Esquire
Sarah S. Walton, Esquire
PHILIP A. BATES, P.A.
25 West Cedar Street, Suite 550
Pensacola, FL 32502
Email: pbates@philipbates.net
swalton@philipbates.net
dwatts@philipbates.net
Counsel for Plaintiff

R. Douglas Goldin, Esquire
Liberis Law Firm
212 West Indendencia Street
Pensacola, FL 32502
Email: dgoldin@liberislaw.com
assistant@liberislaw.com
Counsel for Plaintiff

/s/R. Todd Harris
R. TODD HARRIS



Memorandum

File #: 2021 -06 CRA

Community Redevelopment Agency 10/11/2021

ACTION ITEM

SPONSOR: Delarian Wiggins, Chairperson

SUBJECT:

SUPPLEMENTAL BUDGET RESOLUTION NO. 2021-06 CRA - AMENDING THE FISCAL YEAR 2021 BUDGET

RECOMMENDATION:

That the Community Redevelopment Agency adopt Supplemental Budget Resolution No. 2021-06 CRA.

A RESOLUTION OF THE PENSACOLA COMMUNITY REDEVELOPMENT AGENCY APPROVING AND CONFIRMING REVISIONS AND APPROPRIATIONS FOR THE FISCAL YEAR ENDING SEPTEMBER 30, 2021; PROVIDING FOR AN EFFECTIVE DATE.

SUMMARY:

There are three Tax Increment Financing (TIF) Districts contained within the City of Pensacola's Fiscal Year 2021 Annual Budget; the Urban Core TIF, the Eastside TIF, and the Westside TIF. The Community Redevelopment Agency (CRA) is responsible for using the TIF funds to promote growth, redevelopment, and subsequent property value increases in the Redevelopment Area. TIF funds can only be used to undertake planning and construction of improvements and/or specific projects within the Redevelopment Area or neighborhoods included within the respective plans.

In order to be compliant with Florida Statutes, the CRA is required to approve all budget resolutions involving any TIF District.

The attached Supplemental Budget Resolution adjusts the Allocated Overhead/(Cost Recovery) based on the most recent Full Cost Allocation Study. Additionally, adjustments have been made to various revenue accounts within the three CRA Funds based on the actual amounts received.

An additional Supplemental Budget Resolution will be brought back in November to make final revisions to the FY 2021 Budget for the CRA Funds.

PRIOR ACTION:

August 10, 2020 - The Community Redevelopment Agency approved the Fiscal Year 2021 Budget on

Budget Resolution No. 2020-01 CRA.

November 9, 2020 - The Community Redevelopment Agency approved an Encumbrance Carryover Budget Resolution on Supplemental Budget Resolution No. 2020-06 CRA.

December 7, 2020 - The Community Redevelopment Agency approved a Contracts Payable Budget Resolution on Supplemental Budget Resolution No. 2020-07 CRA.

December 7, 2020 - The Community Redevelopment Agency approved a Non-Encumbered Carryover Budget Resolution on Supplemental Budget Resolution No. 2020-08 CRA.

FUNDING:

N/A

FINANCIAL IMPACT:

Adoption of the supplemental budget resolution maintains compliance as required by Florida Statutes pertaining to tax increment financing districts.

CITY ATTORNEY REVIEW: Choose an item.

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

STAFF CONTACT:

David Forte, Deputy City Administrator - Community Development
M. Helen Gibson, AICP, CRA Administrator
Amy Lovoy, Finance Director

ATTACHMENTS:

- 1) Supplemental Budget Resolution No. 2021-06 CRA
- 2) Supplemental Budget Explanation No. 2021-06 CRA

PRESENTATION: No

CRA RESOLUTION NO. 2021-06 CRA

A RESOLUTION OF THE PENSACOLA COMMUNITY REDEVELOPMENT
AGENCY APPROVING AND CONFIRMING REVISIONS AND
APPROPRIATIONS FOR THE FISCAL YEAR ENDING SEPTEMBER 30, 2021;

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

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

A. COMMUNITY REDEVELOPMENT AGENCY FUND

To:	Interest Income	35,535
To:	PSA Reserved Parking	356
As Reads:	Transfer In From Urban Core Redevelopment Trust Fund	3,383,600
Amended		
To Read	Transfer In From Urban Core Redevelopment Trust Fund	3,383,531
As Reads:	Operating Expense	53,889,263
Amended		
To Read	Operating Expense	53,834,585
As Reads:	Allocated Overhead/(Cost Recovery)	142,000
Amended		
To Read	Allocated Overhead/(Cost Recovery)	232,500

B. URBAN CORE REDEVELOPMENT TRUST FUND

As Reads:	Escambia County TIF	4,296,800
Amended		
To Read	Escambia County TIF	4,296,752
As Reads:	Downtown Improvement District TIF	426,500
Amended		
To Read	Downtown Improvement District TIF	426,479
As Reads:	Transfer to CRA Fund	3,383,600
Amended		
To Read	Transfer to CRA Fund	3,383,531

C. EASTSIDE TIF FUND

To:	Interest Income	2,758
As Reads:	Escambia County TIF	142,300
Amended		
To Read	Escambia County TIF	145,897

As Reads:	Transfer In - City	92,300
Amended		
To Read	Transfer In - City	92,208
As Reads:	Operating Expenses	422,092
Amended		
To Read	Operating Expenses	434,655
As Reads:	Allocated Overhead/(Cost Recovery)	14,500
Amended		
To Read	Allocated Overhead/(Cost Recovery)	8,200

D. WESTSIDE TIF FUND

To:	Interest Income	3,838
As Reads:	Escambia County TIF	493,600
Amended		
To Read	Escambia County TIF	493,592
As Reads:	Transfer In - City	320,000
Amended		
To Read	Transfer In - City	319,998
As Reads:	Operating Expenses	735,832
Amended		
To Read	Operating Expenses	743,160
As Reads:	Allocated Overhead/(Cost Recovery)	8,300
Amended		
To Read	Allocated Overhead/(Cost Recovery)	4,800

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

SECTION 3. This resolution shall become effective retroactive to September 30, 2021 immediately upon adoption.

Adopted: _____

Approved: _____
Chairman, CRA

Attest:

City Clerk

**THE CITY OF PENSACOLA
COMMUNITY REDEVELOPMENT AGENCY
OCTOBER 2021 - SEPTEMBER 2021 SUPPLEMENTAL BUDGET RESOLUTION NO. 2021-06 CRA**

FUND	AMOUNT	DESCRIPTION
A. COMMUNITY REDEVELOPMENT AGENCY FUND		
Estimated Revenues:		
Transfer in From Urban Core Redevelopment Trust Fund	(69)	Decrease estimated revenue from Transfer In From Urban Core Redev. Trust Fund
Interest Income	35,535	Appropriate estimated revenue from Interest Income
PSA Reserved Parking	356	Appropriate estimated revenue from PSA Reserved Parking
Total Estimated Revenues	<u>35,822</u>	
Appropriations:		
Operating Expenses	(54,678)	Decrease appropriation for Operating Expenses
Allocated Overhead/(Cost Recovery)	90,500	Adjust appropriation for Allocated Overhead/(Cost Recovery)
Total Appropriations	<u>35,822</u>	
B. URBAN CORE REDEVELOPMENT TRUST FUND		
Estimated Revenues:		
Escambia County TIF	(48)	Decrease estimated revenue - Final TIF
DIB TIF	(21)	Decrease estimated revenue - Final TIF
Total Estimated Revenues	<u>(69)</u>	
Appropriations:		
Transfer to CRA Fund	(69)	Decrease appropriation for Transfer to CRA Fund
Total Appropriations	<u>(69)</u>	
C. EASTSIDE TIF FUND		
Estimated Revenues		
Escambia County TIF	3,597	Increase estimated revenue - Final TIF
Interest Income	2,758	Appropriate estimated revenue from Interest Income
Transfer In-City	(92)	Decrease estimated revenue - Final TIF
Total Estimated Revenues	<u>6,263</u>	
Appropriations		
Operating Expenses	12,563	Increase appropriation for Operating Expenses
Allocated Overhead/(Cost Recovery)	(6,300)	Adjust appropriation for Allocated Overhead/(Cost Recovery)
Total Appropriations	<u>6,263</u>	
D. WESTSIDE TIF FUND		
Estimated Revenues		
Escambia County TIF	(8)	Decrease estimated revenue - Final TIF
Interest Income	3,838	Appropriate estimated revenue from Interest Income
Transfer in from General Fund	(2)	Decrease estimated revenue - Final TIF
Total Estimated Revenues	<u>3,828</u>	
Appropriations		
Operating Expenses	7,328	Increase appropriation for Operating Expenses
Allocated Overhead/(Cost Recovery)	(3,500)	Adjust appropriation for Allocated Overhead/(Cost Recovery)
Total Appropriations	<u>3,828</u>	



Memorandum

File #: 21-00862

Community Redevelopment Agency 10/11/2021

DISCUSSION ITEM

FROM: Delarian Wiggins, CRA Chairperson

SUBJECT:

CRA URBAN DESIGN OVERLAY REVISIONS

SUMMARY:

The Urban Design Overlay was adopted by the City Council in 2019 to provide development standards for the CRA neighborhoods not covered by a special design review board. The intent of these design standards was to preserve and maintain the traditional walkable, urban pattern and character of Pensacola's community redevelopment area neighborhoods.

Implementation of the overlay has highlighted several areas in which the ordinance can be tweaked to make its application smoother for builders and developers. Staff is drafting revisions for submission to the Planning Board at its November meeting. Upon Planning Board's approval, it is anticipated that the proposed revisions will be forwarded to City Council in December.

PRIOR ACTION:

May 30, 2019 - City Council adopted Ordinance #13-19



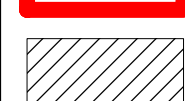
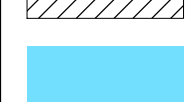


STAFF CONTACT:

David Forte, Deputy City Administrator - Community Development
M. Helen Gibson, AICP, CRA Administrator
Victoria D'Angelo, Assistant CRA Administrator

ATTACHMENTS:

- 1) CRA Overlay District Map

PRESENTATION: No

-  Urban Design Overlay District - amended
-  Urban Design Overlay District - original
-  Special Review Districts
-  Urban Infill and Redevelopment Area - Eastside
-  Urban Core CRA
-  Westside CRA

Eastside CRA

Westside CRA

Urban Core CRA

0 0.125 0.25 Miles

Date: 7/9/2020

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.

PENSACOLA
FLORIDA'S FIRST & FUTURE