



City of Pensacola

City Council Workshop

Agenda

Monday, February 22, 2021, 3:30 PM

Council Chambers, 1st Floor

Members of the public may NOT attend the meeting in person, as City Hall is closed to the public until further notice. Members of the public may participate via live stream and/or phone city of pensacola.com/428/Live-Meeting-Video.

CALL TO ORDER

SELECTION OF CHAIR

DETERMINATION OF PUBLIC INPUT

DISCUSSION OF...

- 1.** [21-00203](#) 900 EAST JACKSON STREET - MALCOLM YONGE GYM

Sponsors: Ann Hill

Attachments: [Appraisal Report 900 E. Jackson St. - Malcolm Yonge Gym](#)
[Areal from Property Appraiser 900 E. Jackson St. - Malcolm Yonge \(](#)
[Email from Lighthouse Academy](#)
[Portion of Email from Gregg Harding regarding Malcolm Yonge Gym](#)
[Provided by Councilwoman Hill - Malcolm Yonge](#)
- 2.** [21-00202](#) PROCESS FOR GETTING ITEMS TO & FROM THE PLANNING BOARD

Sponsors: Sherri Myers

Attachments: [Section 12-11-3](#)
- 3.** [21-00204](#) STREET LIGHTING

Sponsors: Jared Moore

Attachments: [Lighting standard AMA](#)

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 requested services.



City of Pensacola

222 West Main Street
Pensacola, FL 32502

Memorandum

File #: 21-00203

City Council Workshop

2/22/2021

DISCUSSION ITEM

SPONSOR: City Council Vice President Ann Hill

SUBJECT:

900 EAST JACKSON STREET - MALCOLM YONGE GYM

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.

Malcolm Yonge Gym also currently houses the Lighthouse Academy.

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.

During the September 2020 workshop, three options were presented: (1) a long-term lease with Lighthouse Academy, (2) selling the property, (3) keeping the property and using the land for affordable housing. This item seeks to provide further guidance to city staff.

PRIOR ACTION:

September 21, 2020 - City Council held a Workshop wherein the Malcolm Yonge Gym was discussed.

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 - 900 E. Jackson St.
- 2) Aerial from property appraiser - 900 E. Jackson St.
- 3) Emails from Lighthouse Academy
- 4) Portion of email from Gregg Harding regarding Malcolm Yonge Gym
- 5) Provided by Councilwoman Hill

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 ($40/50$ 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.

Utilities Availability

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.

Zoning

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.

After the above adjustments were made to the unit prices of the comparables, the indicated value range for the subject is \$9.21 to \$13.96 per square foot. However, all but one reflect the upper end of this unit price range. In reconciling the above value indications, most weight was placed on Comparable No. 3. It is the sale that resulted in the fewest and least price adjustments, is located just 1 block from the subject property, and it has the same R-1AA zoning as the subject. As a result, a unit value towards the middle to upper end of the above range is concluded to be appropriate for the subject. Therefore, a value of \$13.00 per square foot is estimated for this valuation. This concluded unit value and is well-bracketed by the unadjusted unit price range of the comparables, which is considered to be reasonable based upon property characteristics and current market conditions.

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.

SUMMARY OF LAND VALUATION CONCLUSION

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

The above total land value estimate far exceeds the total sales price range of \$162,500 to \$205,000 that is indicated by the above comparables. However, this is concluded to be reasonable based primarily upon the much smaller size of the comparables, relative to the subject property. Furthermore, it equates to approximately \$86,667 per allowable lot. This is considered to be reasonable based upon the above comparable sales and the shape/configuration of the subject parcel. The comparable sales have an indicated price per lot which generally ranges from \$81,250 to \$102,500.

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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	<u>Comp. No. 1</u>	<u>Comp. No. 2</u>	<u>Comp. No. 3</u>	<u>Comp. No. 4</u>
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)**

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

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%		+ <u>\$116,743</u>
		Sub-Total:	\$1,284,175
Plus Entrepreneurial Profit @	15.0%		+ <u>\$192,626</u>
Total Replacement Cost New:			\$1,476,802
Less Estimated Accrued Depreciation (See Breakdown Below):			- <u>\$1,388,730</u>
Depreciated Cost New of Improvements:			\$88,071
Plus Land Value Estimate:	59,743 Square Feet x \$13.00 Per Square Foot (rounded)	=	<u>\$780,000</u>
Total Value Indication:			\$868,071
Rounded:			<u><u>\$870,000</u></u>

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:	<u>\$94,875</u>	x	80.0%	=	<u>\$75,900</u>
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 C. Sherrill, Jr.", with a stylized flourish extending from the end.

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

SHERRILL, 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

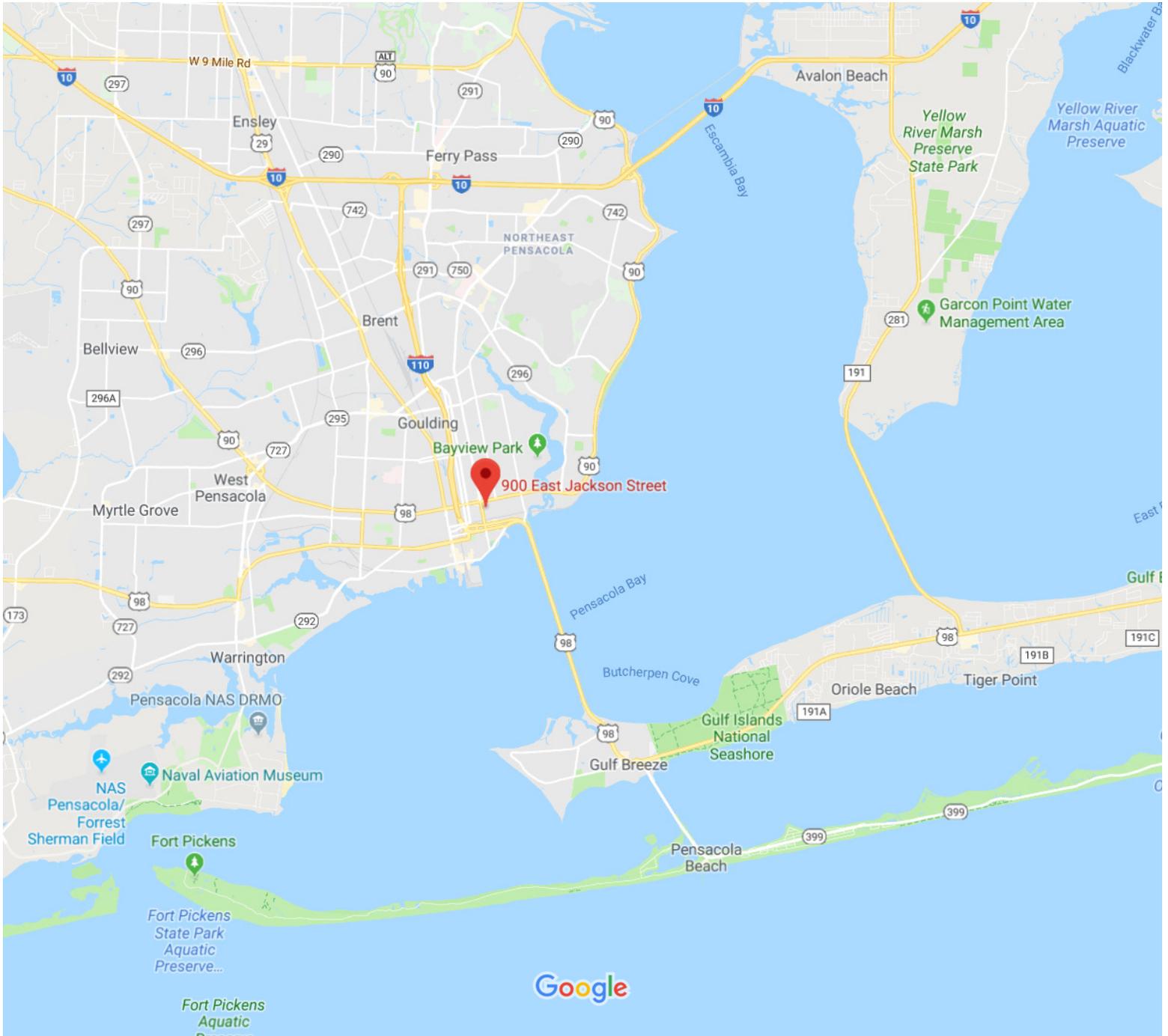
PHOTOGRAPHS OF SUBJECT PROPERTY

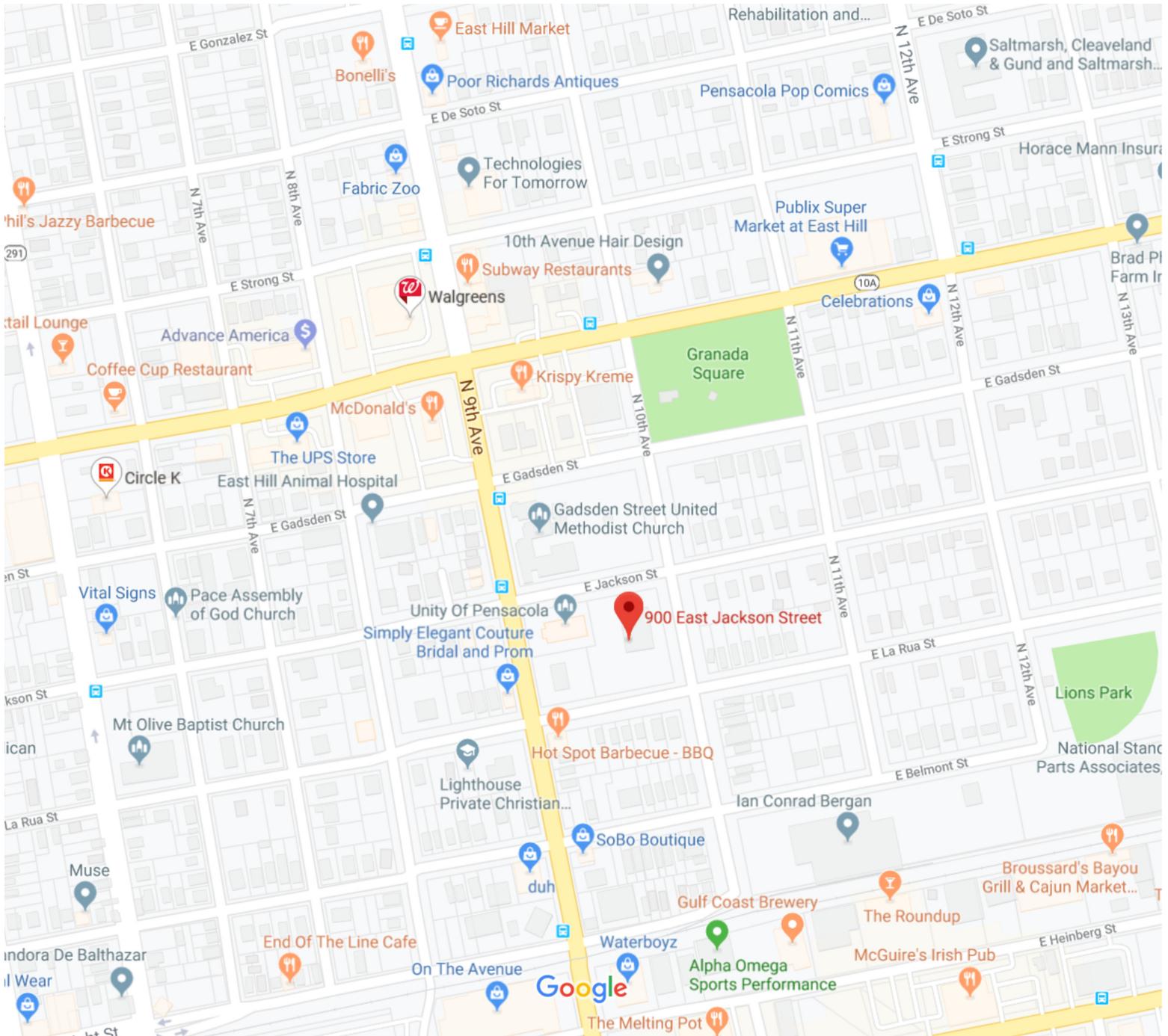


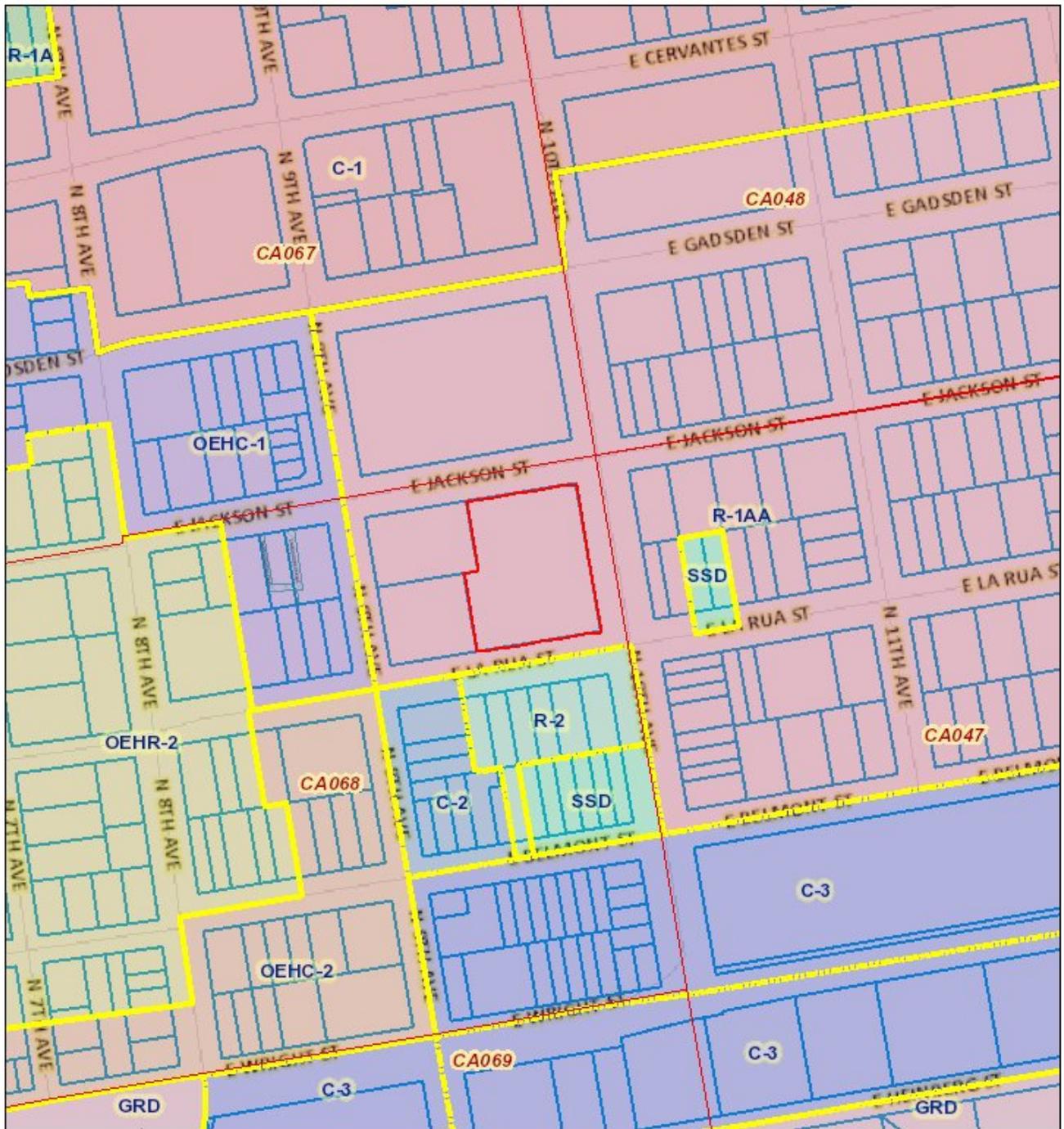
Subject Street Scene from East Jackson Street



Subject Street Scene from East LaRua Street







August 15, 2019

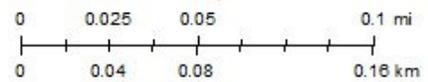
1:3,089

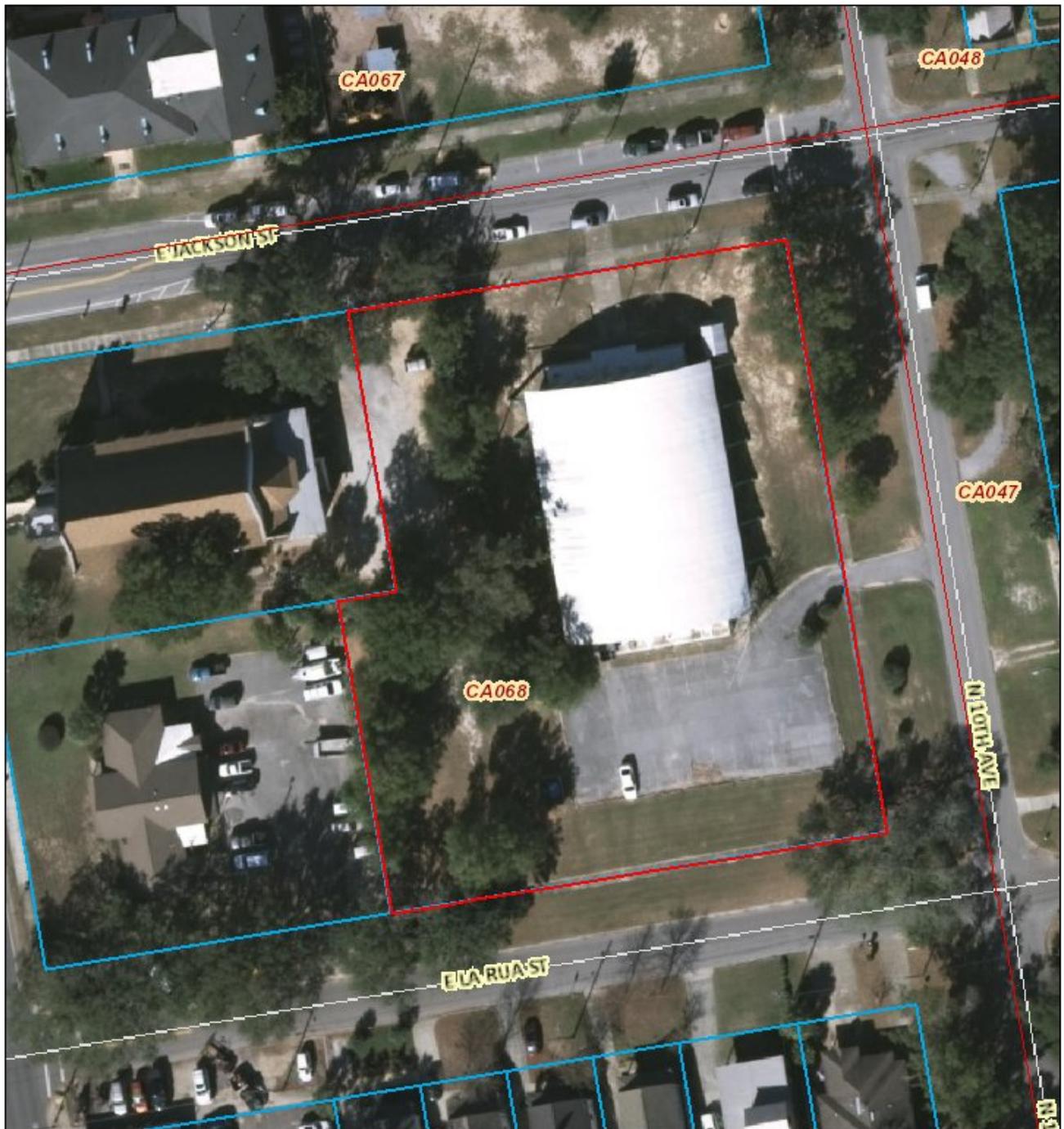
polygonLayer

Override 1

 Map Grid

 Boundary





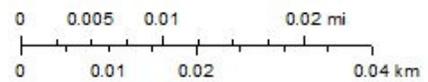
August 15, 2019

1:772

polygonLayer

Override 1

- Map Grid
- Boundary
- Property Line



[Restore Full Version](#)

General Information
Reference: 000S009025005082
Account: 140559000
Owners: PENSACOLA CITY OF
Mail: C/O FINANCE DEPARTMENT
 PO BOX 12910
 PENSACOLA, FL 32521
Situs: 900 E JACKSON ST 32501
Use Code: FOREST, PARK, REC.
Taxing Authority: PENSACOLA CITY LIMITS
Tax Inquiry: [Open Tax Inquiry Window](#)
 Tax Inquiry link courtesy of Scott Lunsford
 Escambia County Tax Collector

Assessments

Year	Land	Imprv	Total	Cap Val
2019	\$376,375	\$231,292	\$607,667	\$607,667
2018	\$376,375	\$221,092	\$597,467	\$597,467
2017	\$376,375	\$215,216	\$591,591	\$591,591

[Disclaimer](#)

[Tax Estimator](#)

> [File for New Homestead Exemption Online](#)

Sales Data

Sale Date	Book	Page	Value	Type	Official Records (New Window)
12/2001	4815	1898	\$100	OT	View Instr

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

2019 Certified Roll Exemptions
 MUNICIPAL OWNED

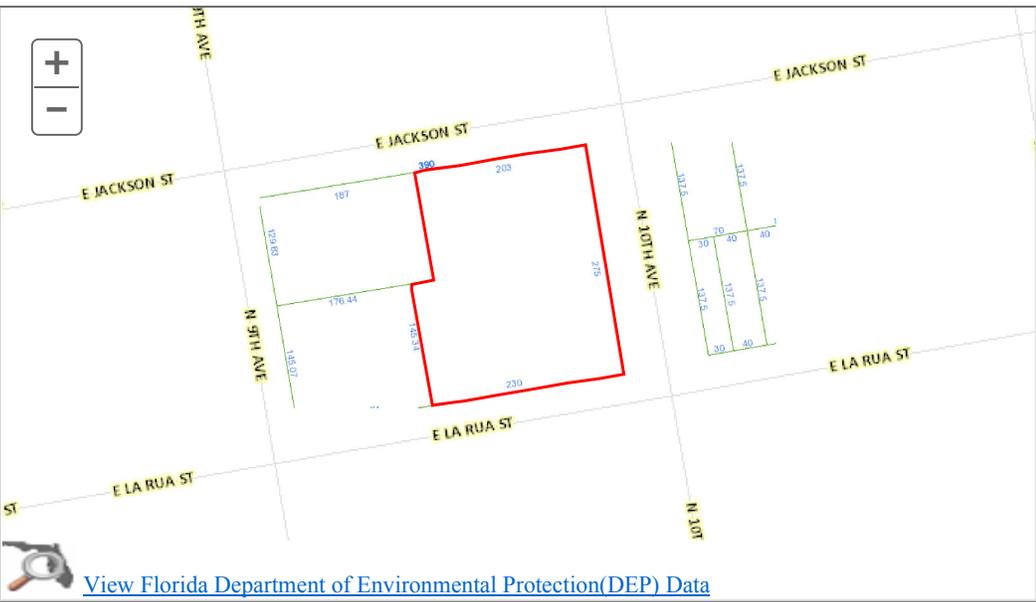
Legal Description
 S 7 57/100 FT OF LTS 1 2 3 4 AND OF W 27 FT OF LT 5 AND E 13 FT OF LT 5 ALL LTS 6 TO 20 BLK 82 NEW CITY TRACT DB 453...

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](#)



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

Buildings

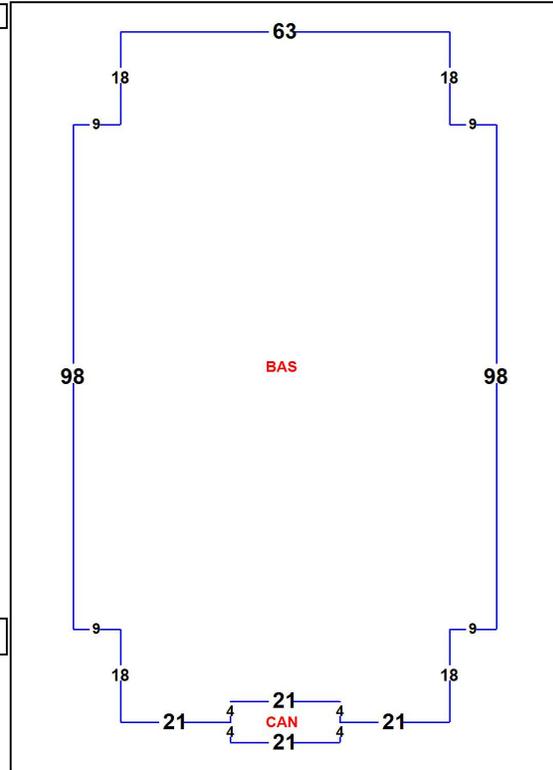
Address: 900 E JACKSON ST, Year Built: 1975, Effective Year: 1975

Structural Elements

DECOR/MILLWORK-AVERAGE
DWELLING UNITS-1
EXTERIOR WALL-CONCRETE BLOCK
FLOOR COVER-HARDWOOD/PARQET
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



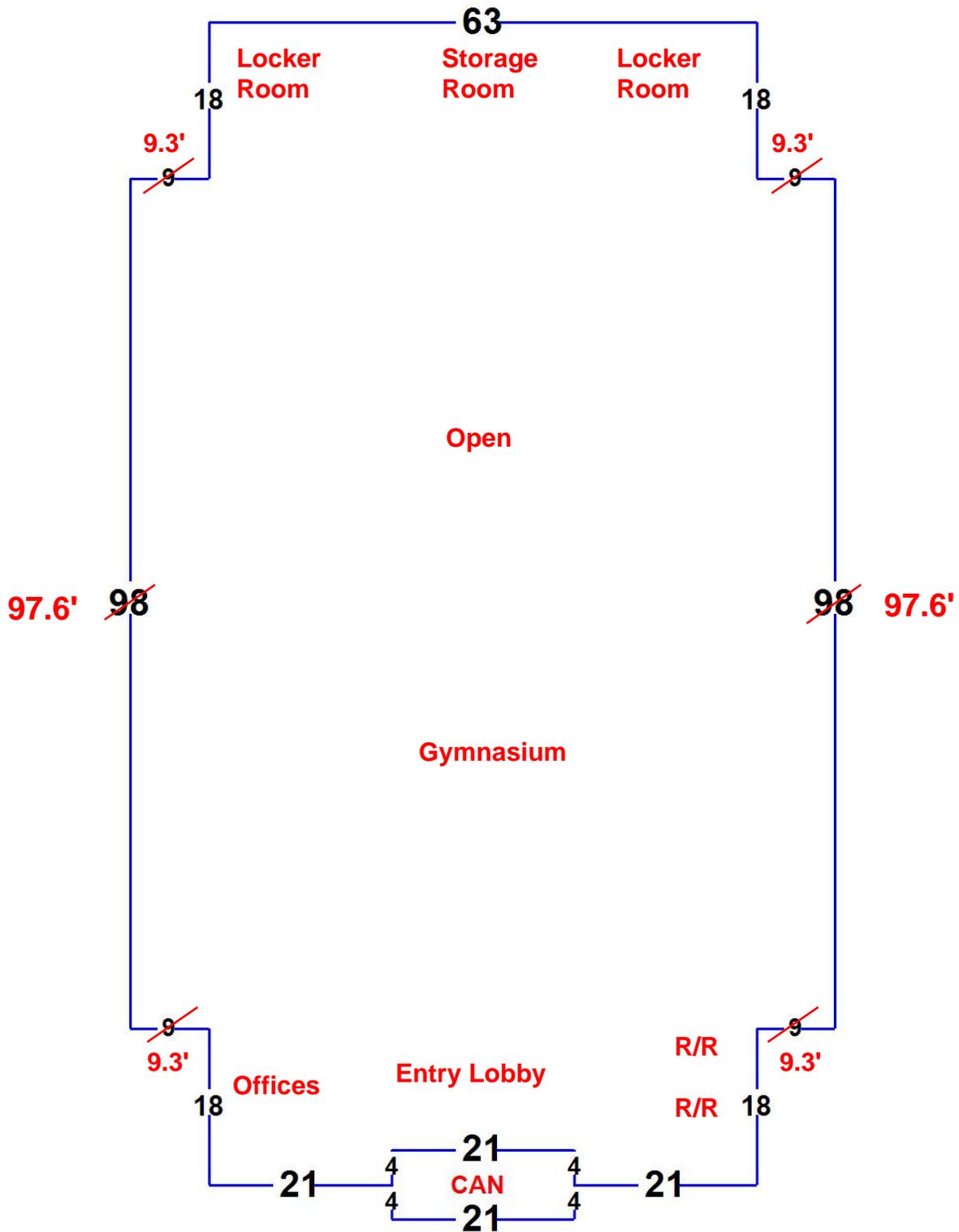
Images



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

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

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

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

STATE OF FLORIDA
COUNTY OF ESCAMBIA
DEED OF REALTY

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 appertaining, 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]

MARY J. MAY
[Signature: Dawn Devers]

DAWN DEVERS

UNITY CHURCH OF CHRISTIANITY OF PENSACOLA
[Signature: Daniel J. Brupbacher]

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: Mary J. May]

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



SCAN TO PAY ONLINE

2018

REAL ESTATE

TAXES

Notice of Ad Valorem and Non-Ad Valorem Assessments

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	TAXING AUTHORITY	RATE	AMOUNT
S 757/100 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			
	NON-AD VALOREM ASSESSMENTS		\$0.00

Pay online at EscambiaTaxCollector.com

Payments must be in U.S. funds drawn from a U.S. bank

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

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

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	

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

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

DO NOT FOLD, STAPLE, OR MUTILATE

FLOOD MAP



August 15, 2019

polygonLayer

Override 1

— LOCAL ROAD

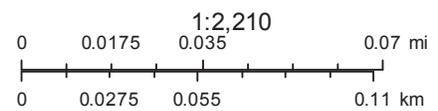
□ Parcels

Streets

— PRINCIPAL ARTERIAL

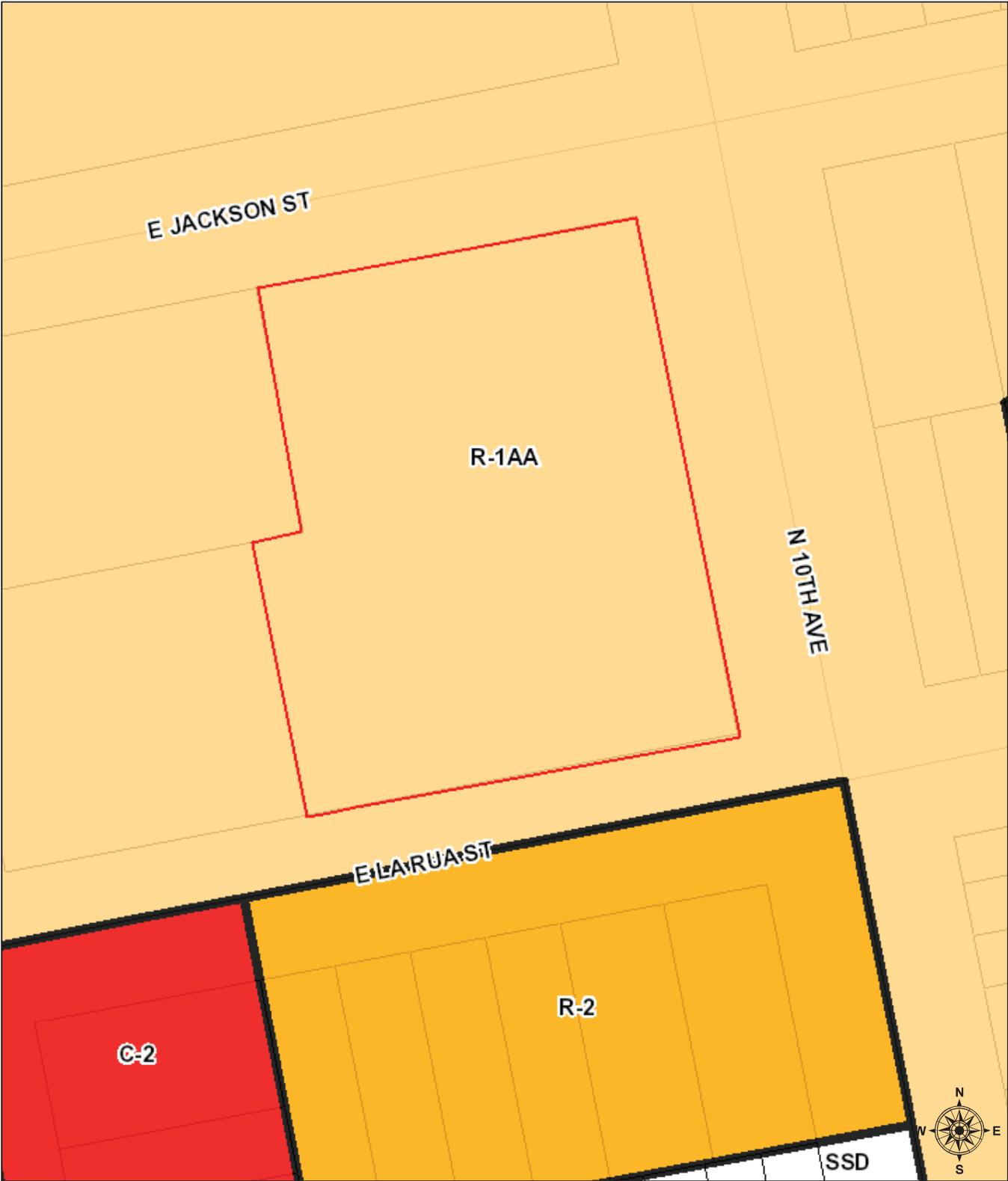
— MINOR ARTERIAL

— COLLECTOR

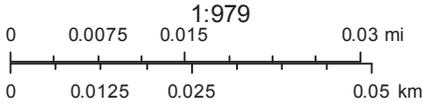


Sources: Esri, HERE, Garmin, USGS, Intermap, INCREMENT P, NRCan, Esri Japan, METI, Esri China (Hong Kong), Esri Korea, Esri (Thailand), NGCC, (c) OpenStreetMap contributors, and the GIS User Community

ZONING

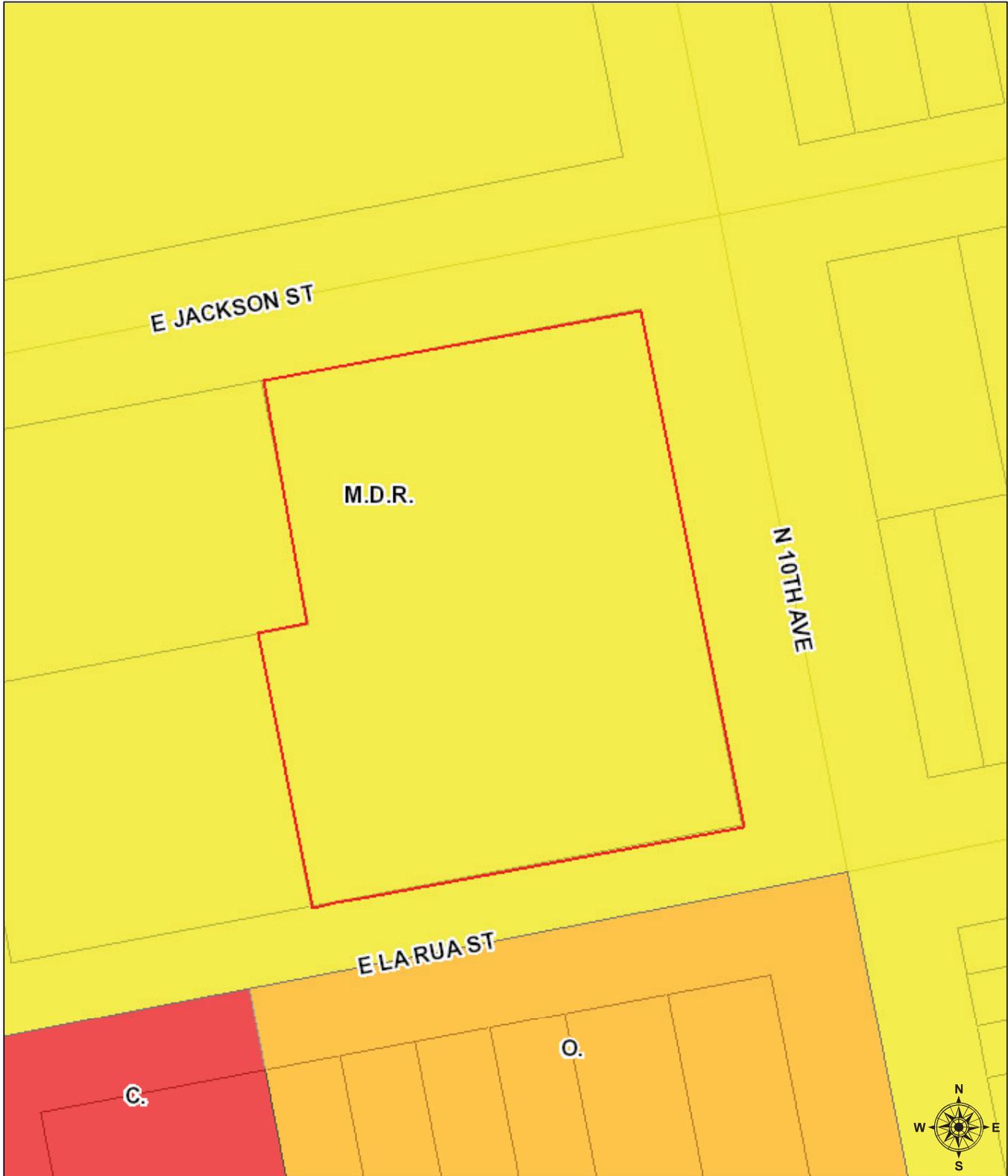


August 15, 2019



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

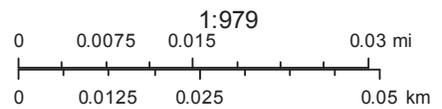


August 15, 2019

Future Landuse

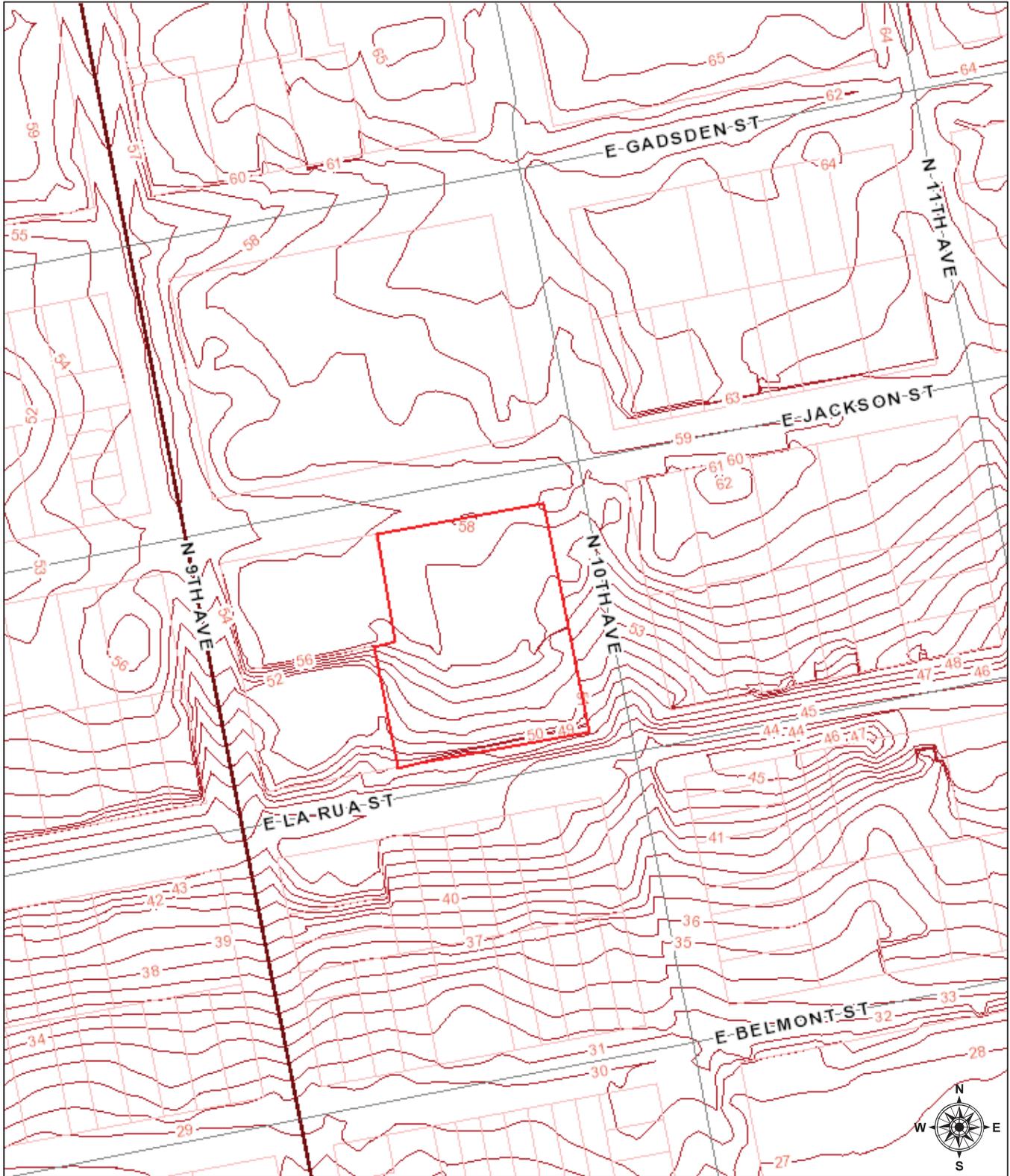
- OPEN SPACE/CONSERVATION
- RESIDENTIAL
- OFFICE
- COMMERCIAL
- AIRPORT

- 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

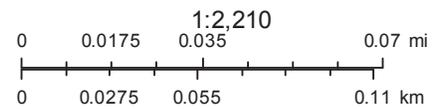
polygonLayer

Override 1

Streets

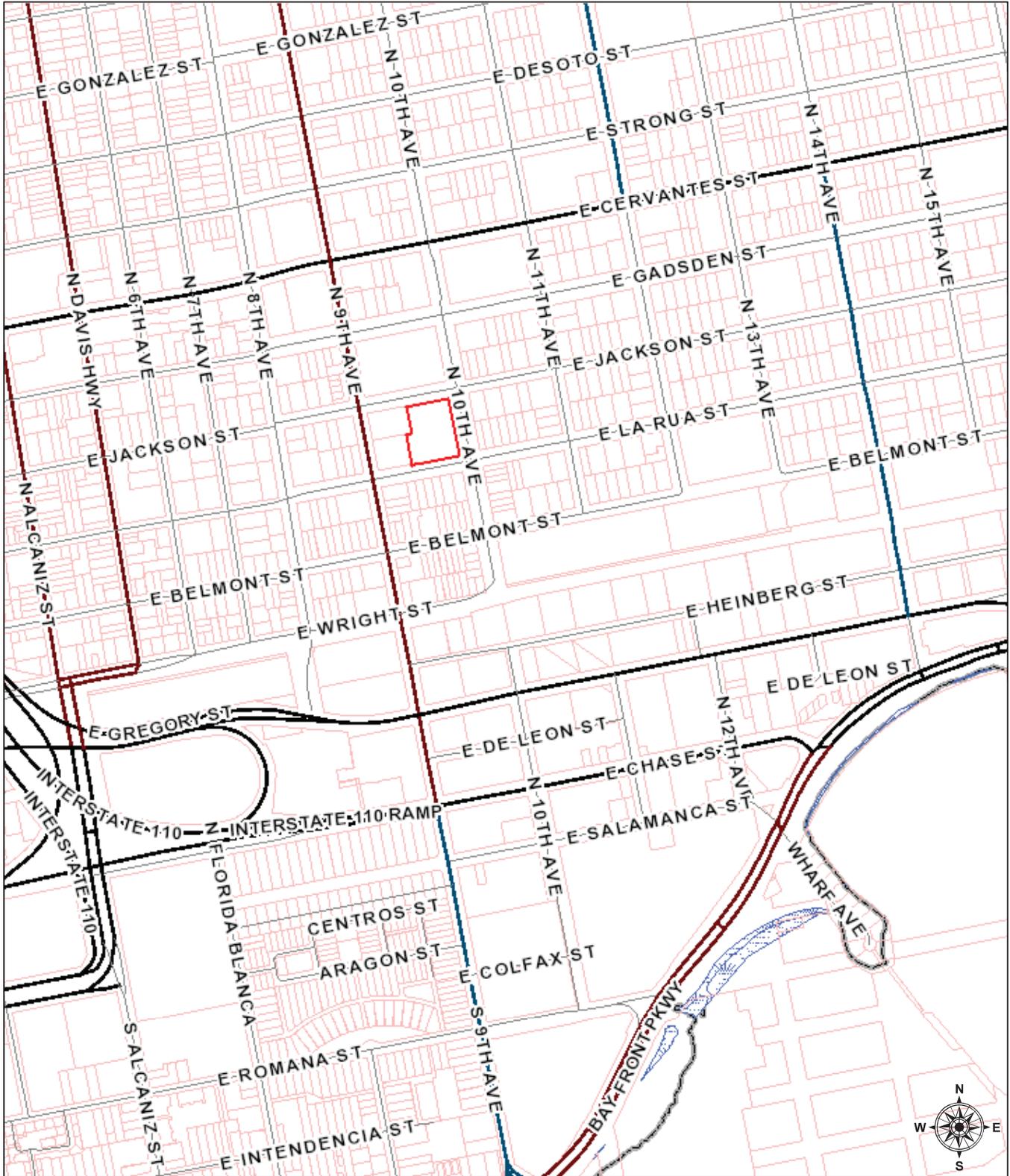
- PRINCIPAL ARTERIAL
- MINOR ARTERIAL
- COLLECTOR

- 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

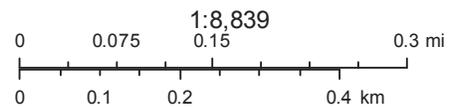
- PRINCIPAL ARTERIAL
- MINOR ARTERIAL
- COLLECTOR

— 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

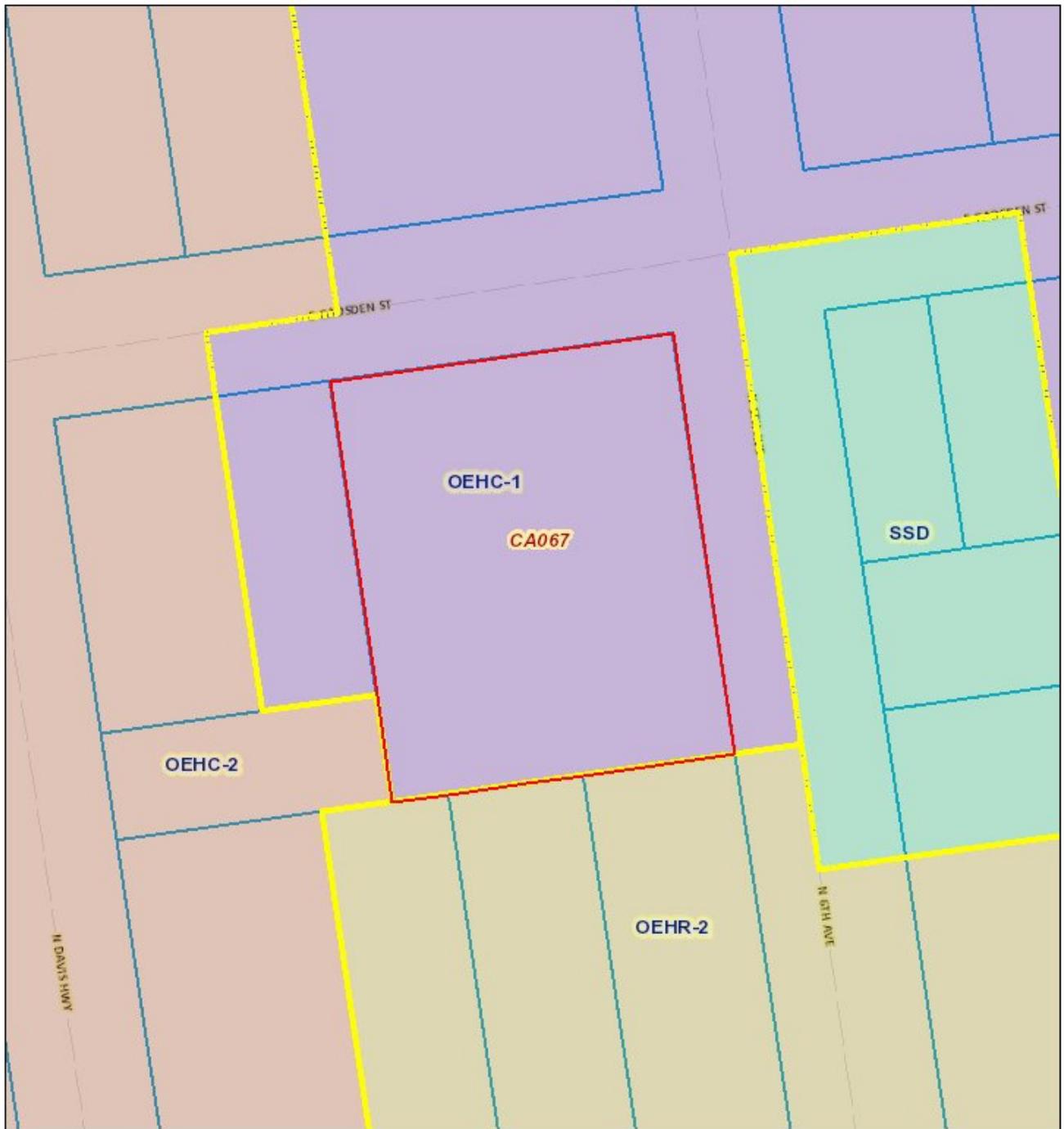
TERMS: CASH TO SELLER
ZONING: OEHC-1; OLD EAST HILL PRESERVATION
NEIGHBORHOOD
HIGHEST AND BEST USE: OFFICE/RESIDENCE

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.



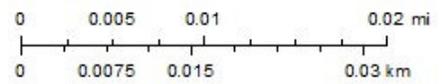
August 27, 2019

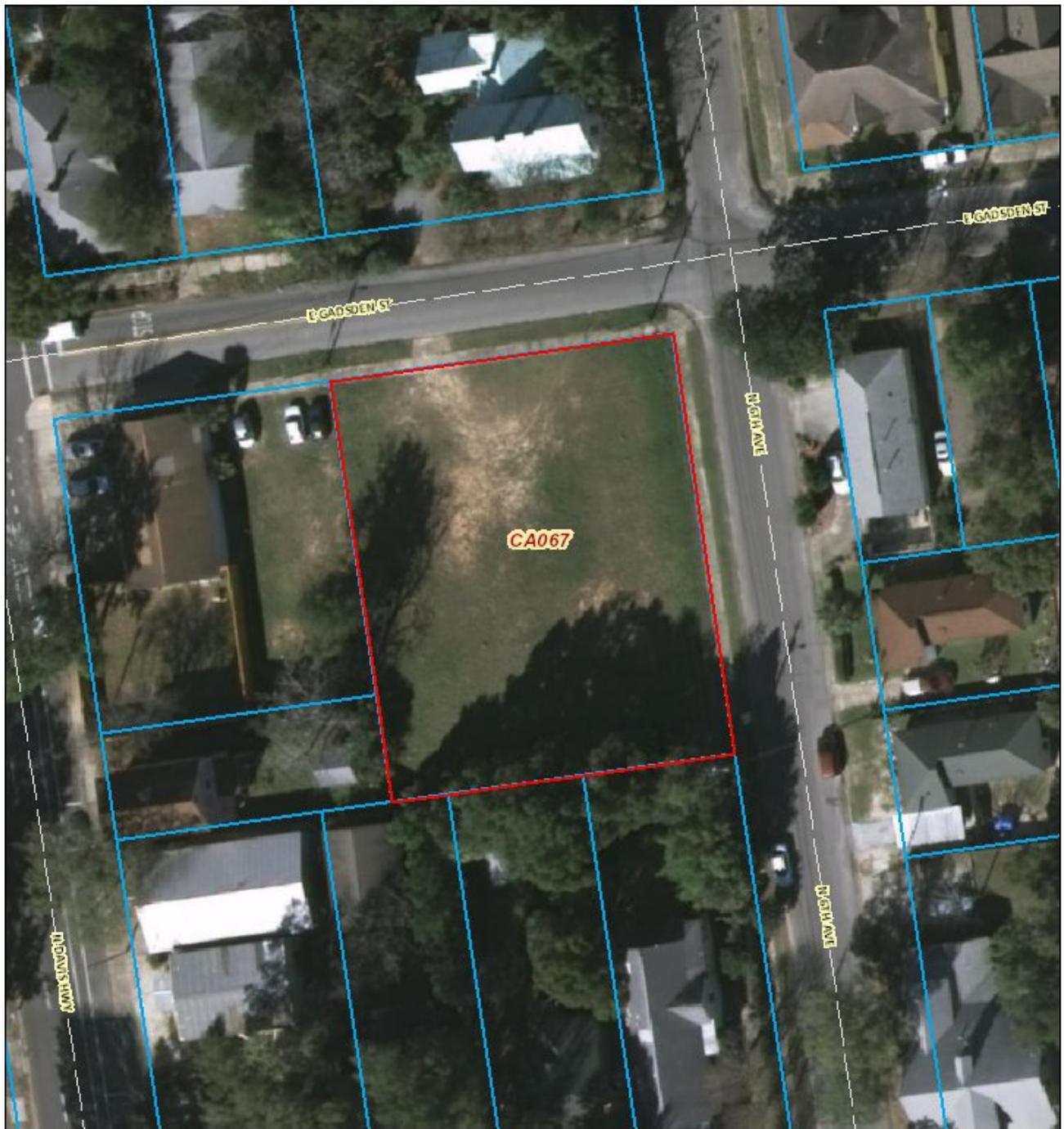
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polygonLayer

Override 1

- Map Grid
- Boundary





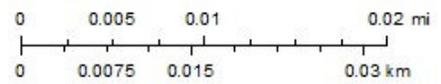
August 27, 2019

1:595

polygonLayer

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

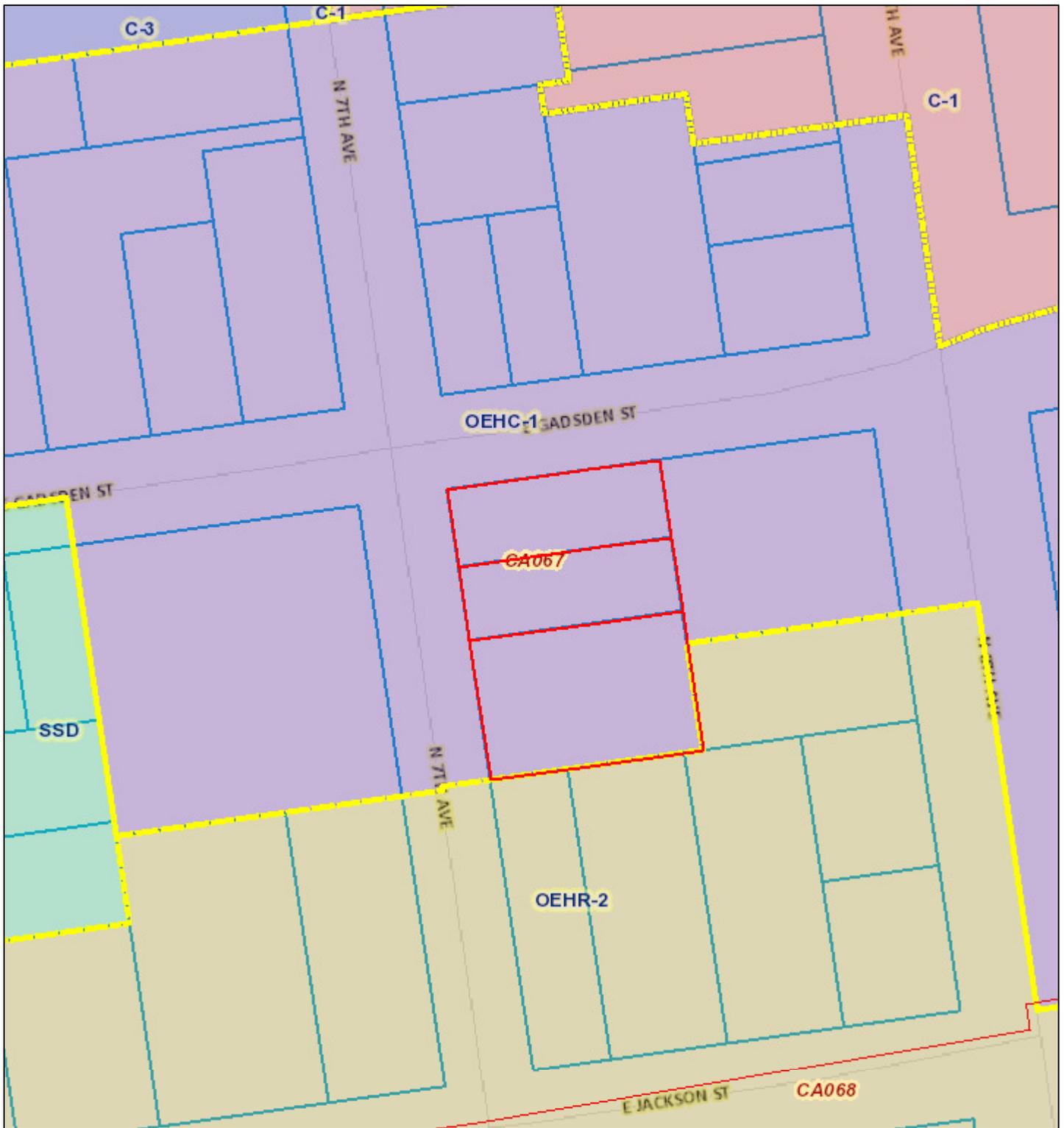
HIGHEST AND BEST USE: OFFICE/RESIDENCE

LAND SIZE:
NUMBER OF ACRES: 16,500 SQ. FT. (0.38 ACRE)
FRONT FEET: 110 FT.

LAND UNIT PRICES:
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.

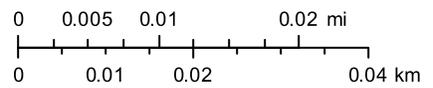


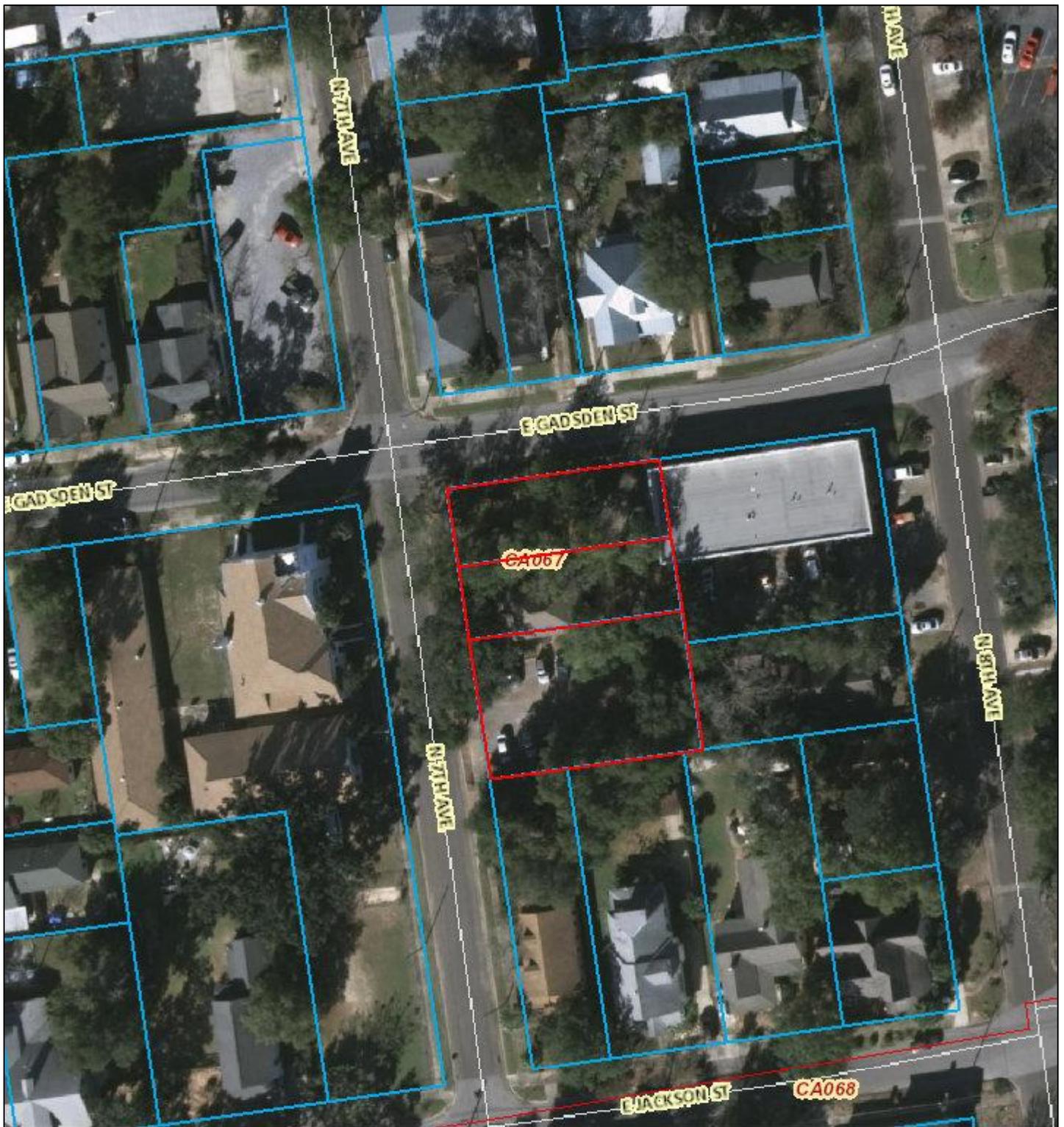
August 29, 2019

1:861

polygonLayer

- Override 1
- Map Grid
- Boundary





August 29, 2019

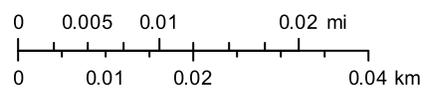
1:861

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

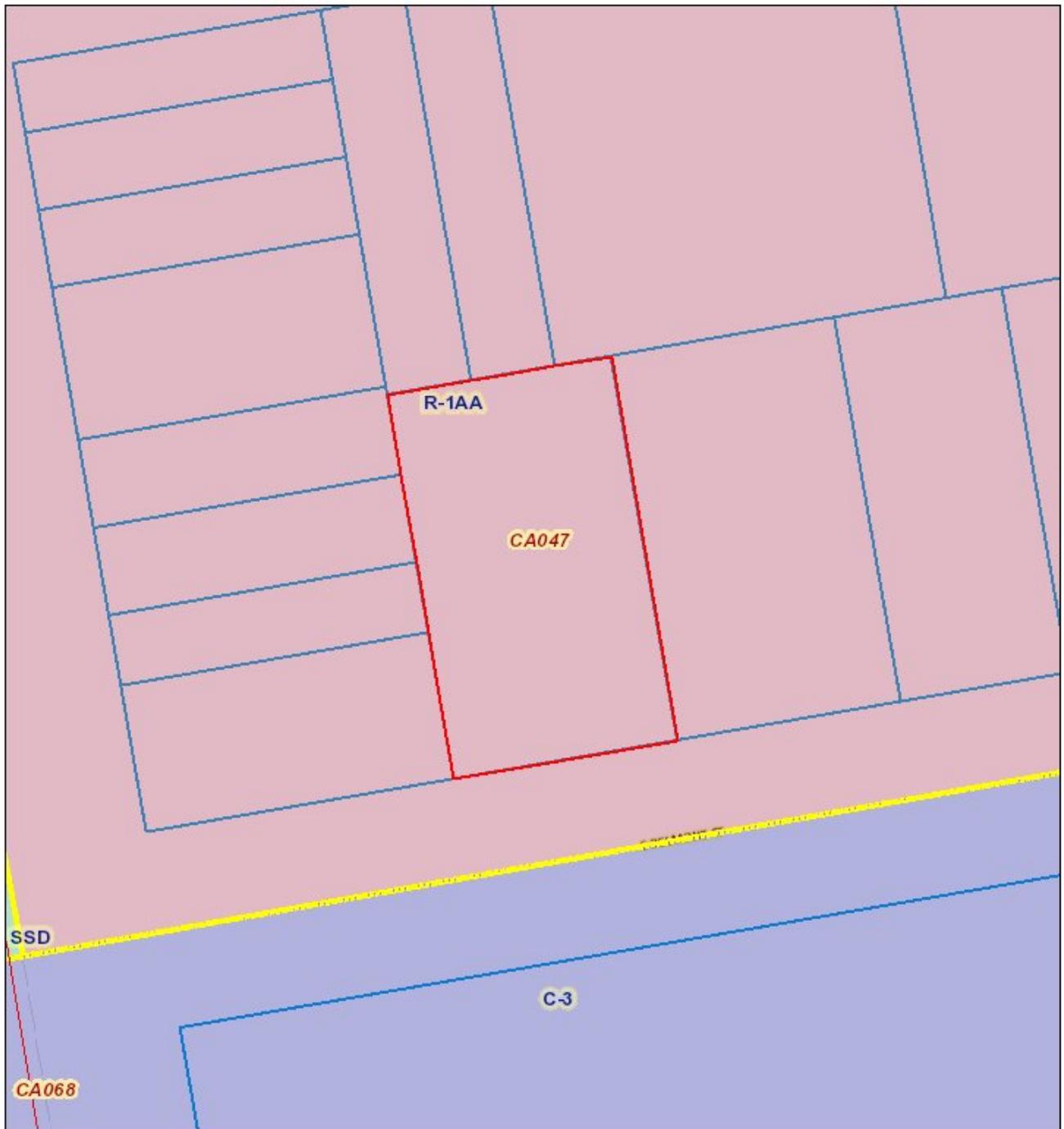
TERMS: CASH TO SELLER
ZONING: R-1AA; MEDIUM DENSITY RESIDENTIAL
HIGHEST AND BEST USE: RESIDENTIAL

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.

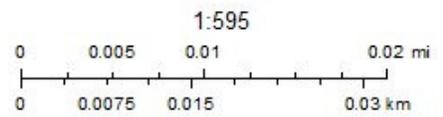


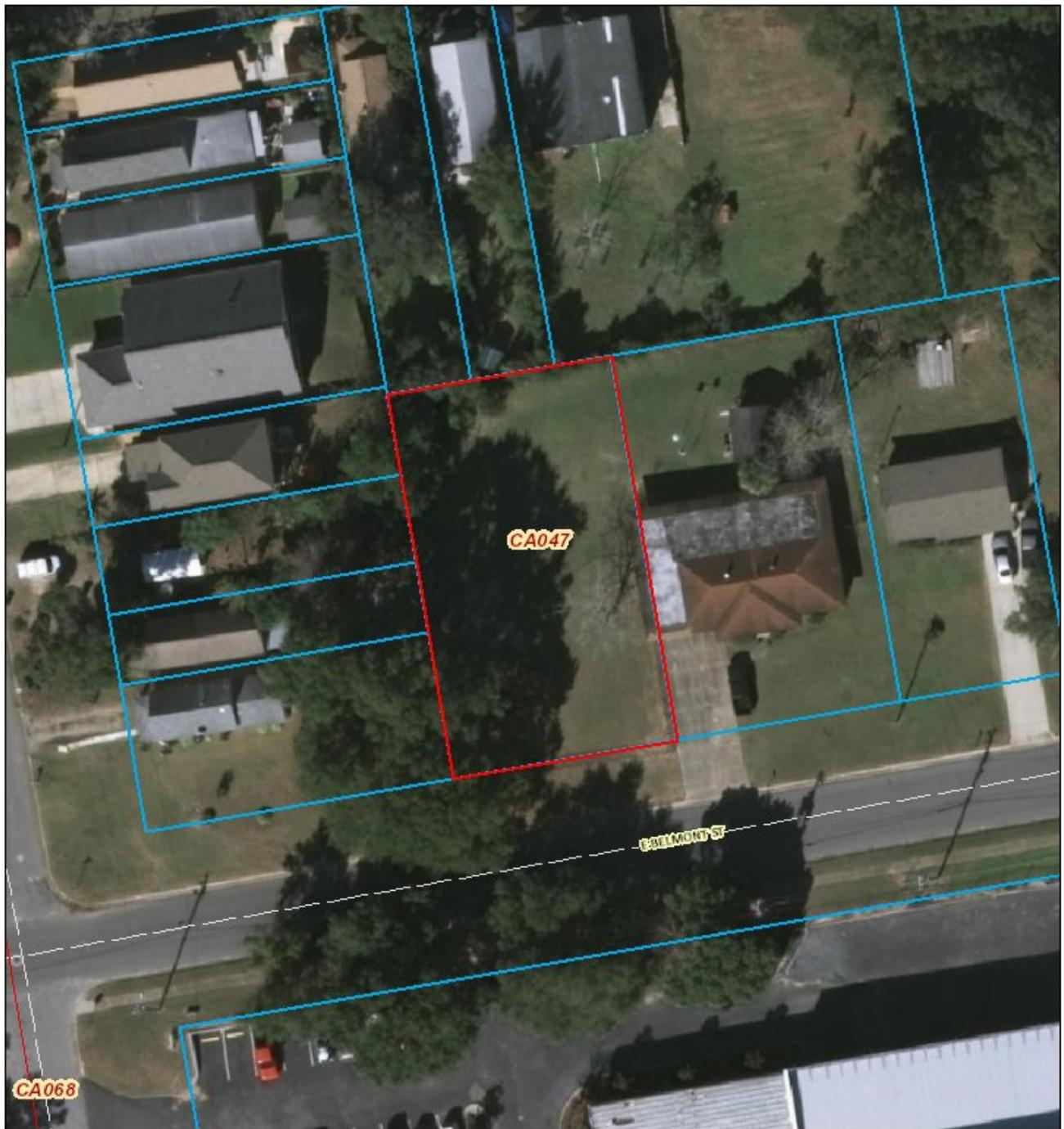
August 27, 2019

polygonLayer

Override 1

- Map Grid
- Boundary





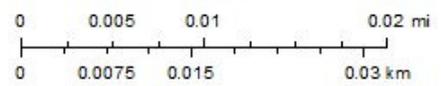
August 27, 2019

1:595

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.

LAND UNIT PRICES:

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

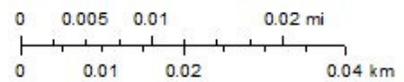
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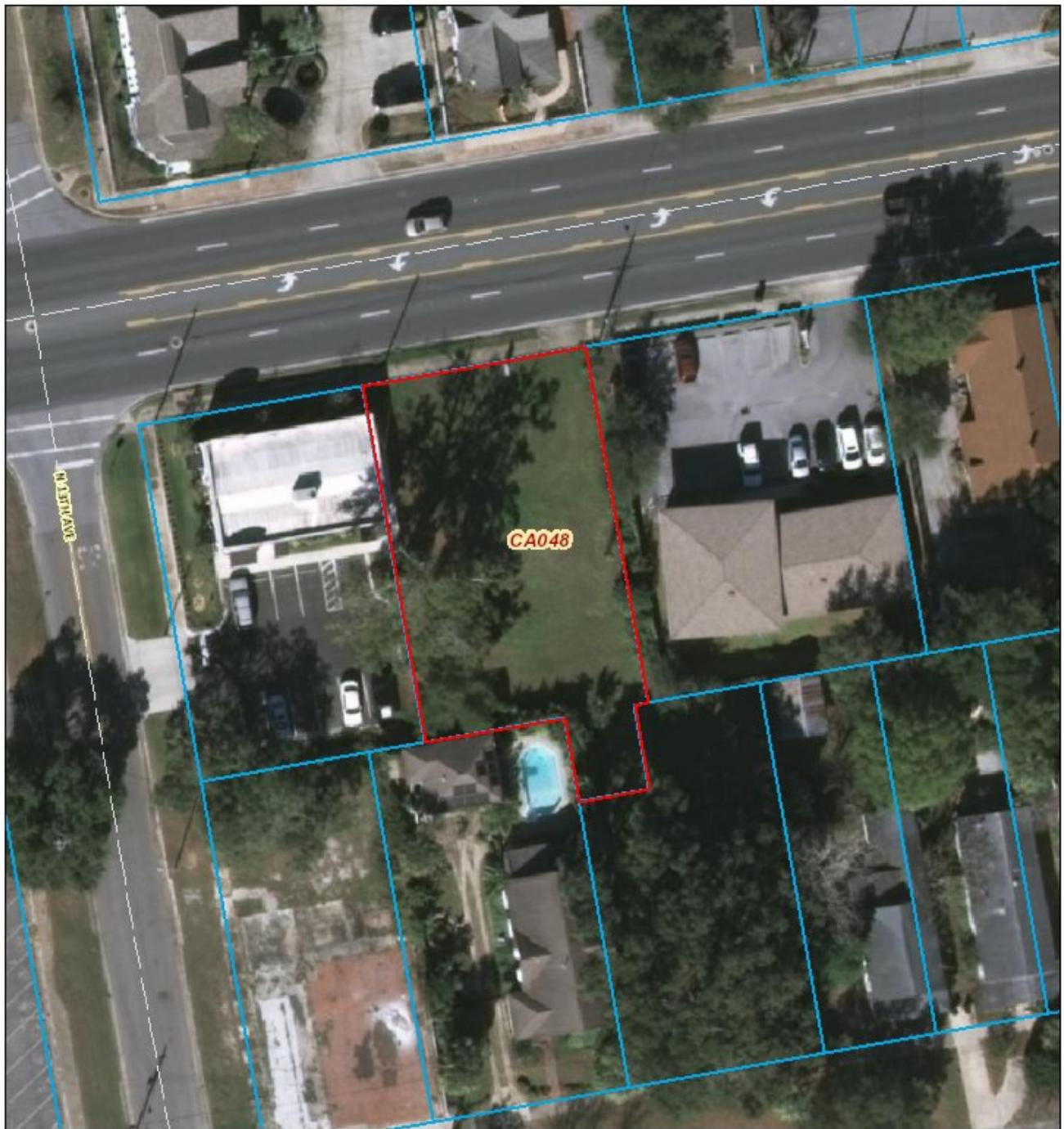
Override 1

Map Grid

Boundary

1:835





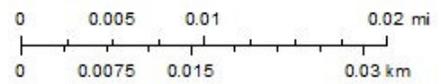
August 27, 2019

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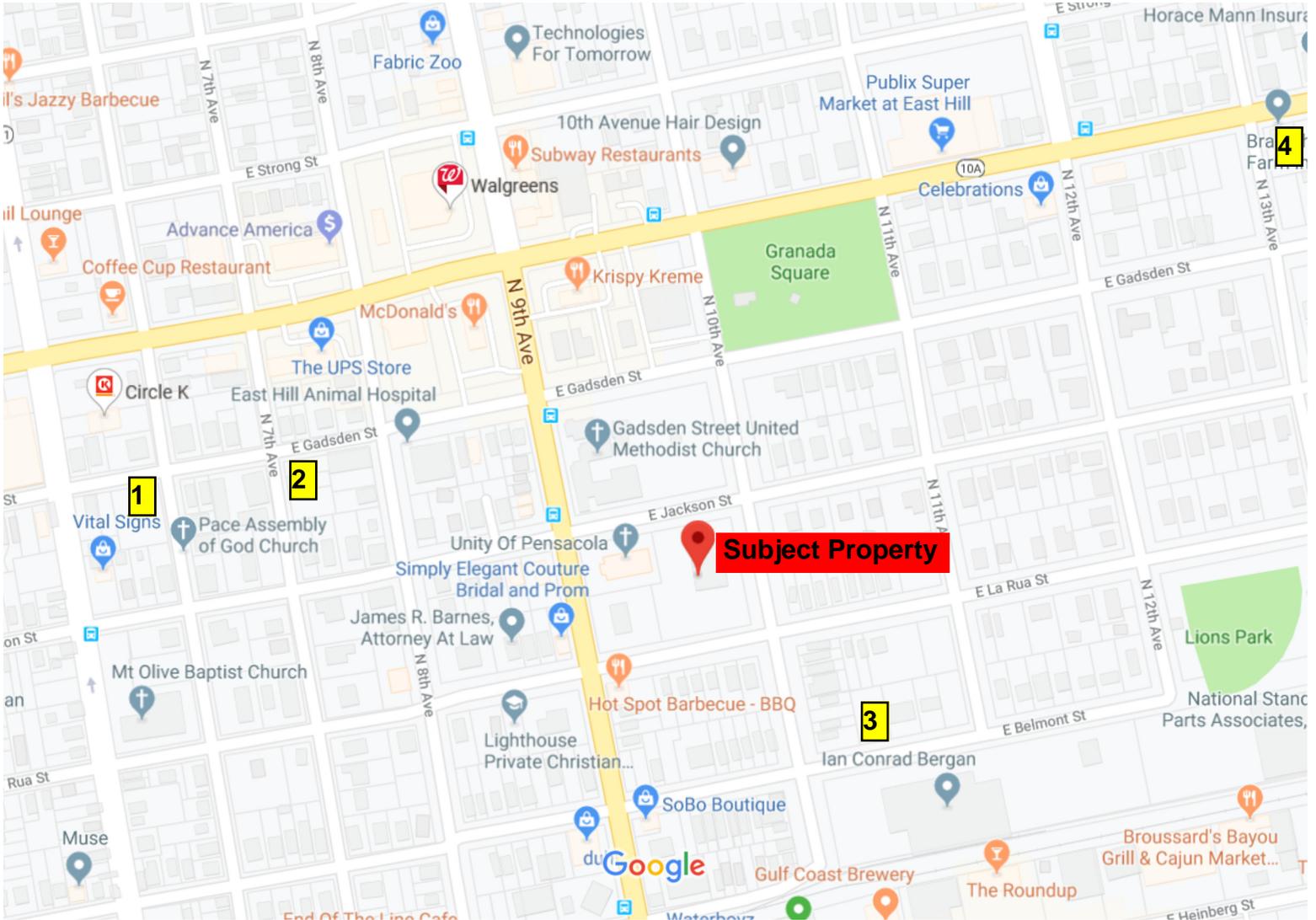
polygonLayer

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:

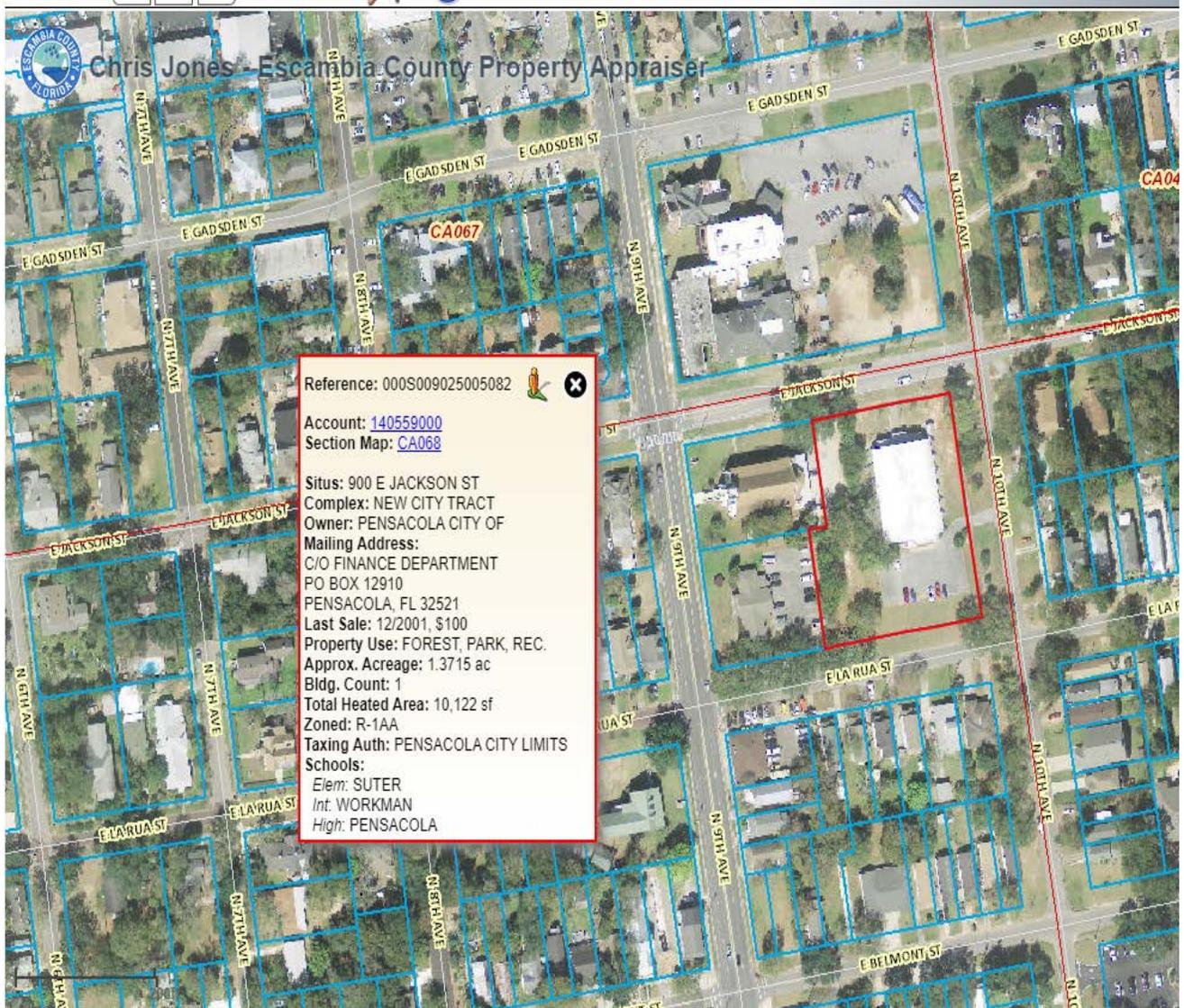
Graduate, Leadership Pensacola (Class of 1999)
 Member, Rotary Club of Pensacola (Former Board Director); Paul Harris Award Recipient
 Past President and Executive Committee Member, Pensacola Sports Association Board of Directors
 Current Board Member, Pensacola Sports Foundation
 Past Secretary/Past 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	Ford Motor Company
Aetna Realty Advisors	Florida Department of Transportation
Bank of America	Gulf Coast Community Bank
Bank of Boston	Hancock Bank
Bank of Pensacola	Harvesters Federal Credit Union
Bank South N. A.	Holley-Navarre Water
Baptist Health Care Corp.	Lakeview Center
Barnett Banks, Inc.	Lasalle Realty Advisors
BBVA Compass	Liberty Bank
Beach Community Bank	Midway Water Company
Branch Banking & Trust (BB&T)	Metropolitan Life Insurance Company
Canadian Imperial Bank of Commerce	National Bank of Commerce (Alabama)
Catholic Church Diocese	National Asset Management Group
Centennial Bank	Navy Federal Credit Union
CenterState Bank	Pen Air Federal Credit Union
Chase Manhattan Mortgage Corp.	Pensacola Area Chamber of Commerce
Charter Bank	Pensacola Government Credit Union
Chicago Title Company	Pensacola Historical Society
Citicorp Real Estate	Pensacola State College
City of Fort Walton Beach	Pensacola Preservation Board (State of Florida)
City of Milton	PHH Relocation and Real Estate
City of Pensacola	PNC Bank
Clarity Appraisal Management	Port of Pensacola
Coastal Bank and Trust	Premier Bank (Louisiana)
Colonial Bank of Alabama	Presbytery of Florida
Cumberland Bank (Kentucky)	RBC Bank
Dart Appraisal Management Company	Recoll Management Corporation Insurance Co.
Dollar Bank	Regions Bank
Dusco Property Management	Sacred Heart Hospital
Emerald Coast Utilities Authority	Saltmarsh, Cleaveland & Gund
Episcopal Church Diocese	ServisFirst Bank
Equity Valuation Partners	Smart Bank
Escambia County, Florida	Southern Company
Escambia County Employees' Credit Union	SunTrust Banks, Inc.
Farm Credit of Northwest Florida	Synovus Financial
Fairfield Communities, Inc.	Travellers Realty Investment Company
Federal Aviation Administration	Tyndall Federal Credit Union
Federal Deposit Insurance Corporation	United Bank (Alabama)
First Alabama Bank	Valuation Management Group
First American Bank	Vanguard Bank & Trust Company
First City Bank of Fort Walton Beach	Various Estates, Attorney's, Accountants, Insurance Companies, Churches, & Property Owners
First Coast Community Bank	Wachovia Corporation
First National Bank of Commerce (Louisiana)	Waterfront Rescue Mission
First National Bank of Florida	Wells Fargo Bank
First National Bank of Georgia	Whitney National Bank
First Navy Bank	WSRE Television
Fisher Brown Insurance Company (Cost Analysis)	



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

Portion of Email from Gregg Harding, Historic Preservation Planner dated October 16, 2020 regarding a review of the historical significance of Malcolm Yonge Gym:

Although the Malcolm Yonge building at 925 E. Jackson Street is a historic building (built 1961), it does not appear to meet the criteria for listing in the NRHP and would not be considered historically significant. I have no doubt that the recreational activities and services offered at the Malcolm Yonge building were important to the surrounding neighborhoods in the past. However, I was not able to identify a historically significant or unique event or series of events that took place there. Architecturally, it is a fairly common design for the decade in which it was built, and there are several that still exist. It is an interesting fact that Ellis Bullock was the primary designer of the building and that he designed a number of important buildings in the area (the now SCI building being one of them). However, I would not consider many of these historically significant at this time.

Provided by
 Councilwoman Hill

CITY BUDGET SHORTFALLS



Gary McCracken/gmccracken@nj.com

Joseph Rojas, 12, returns a ball in a table tennis game at the Bayview Community Center. The East Hill center will be shut down throughout the summer beginning at the end of May, and the City Council will decide soon if it will remain closed until October.

Ax falls on recs

Pensacola cuts community centers, summer camps, public pool to save

Jamie Page
 jpage@nj.com

The City of Pensacola likely will stop operating a community center, quit staffing another and shut down a popular public swimming pool for two years to cut its budget.

That would save the city about \$200,000 a year, part of \$5 million in cuts needed following state voter approval of a constitutional amendment that significantly will reduce property-tax funds.

■ The Roger Scott Municipal Swimming Pool at Cardova Park will be closed until summer 2010 for repairs and enhancements.

■ Bayview Community Center in East Hill will be shut down throughout the summer beginning at the end of May, and the City Council will decide soon if it will remain closed until October 2009.

■ City staff no longer will be provided at Malcolm Yonge Center near Old East Hill. Instead, the city has entered into a five-year agreement with the Southern Youth Sports Association to provide staffing.

The moves are being made because "we need to consolidate our resources," said David Flaherty, director of city parks and recreation. "There are going to be a lot of things we can't afford, but it will work out. People will get used to it."



Ben Twingley/btwingley@nj.com

Charles Morgan of the Parks and Recreation Department points out work being done to the Roger Scott swimming pool Tuesday. The pool will remain closed until 2010.

Bayview center

The city has been operating a summer camp at Bayview for more than 30 years. But it has had lower attendance than any of the city's five summer camps. Only 65 children participated at Bayview last year compared to almost twice that number at the Cobb Center, Fricker Center and Victory Community Center. Summer camp attendance at the Gull Point Center was slightly higher than Bayview.

That's one big reason the city is closing Bayview this summer. Further savings of \$50,000 will be seen if the council elects to pull the city out of programs at Bayview for an additional year.

Want to go?

The Pensacola City Council will hold its first budget workshop of the year at 3 p.m. April 14 in the second floor conference room of City Hall, 180 Governmental Center, downtown Pensacola.

City cutbacks



See CUTBACKS, 7A

CITY BUDGET SHORTFALLS

Cutbacks

FROM 1A

Summer camp will still be held at Bayview. The building will be rented to the YMCA, which will run its own camp. The YMCA operated eight local camps last year and will have 11 this summer.

The summer camps offer swimming, field trips, skating, arts and crafts, movies, tennis, and a range of classes and sports.

The YMCA camp at Bayview is expected to cost more than the city's camp there, since the city has been subsidizing the program and the YMCA must break even on its costs.

Pensacola children were charged \$56 a week at the city's Bayview camp; the YMCA will charge \$110 for nonmembers, said Skip Vogelsang, director of YMCA of Northwest Florida. However, it's \$56 for YMCA members.

In addition, other programs at Bayview will be shifted to other city community centers, as will staffers. The majority of those program participants have been non-city residents, Pensacola officials said.

About a dozen programs have been offered to all ages, including belly dancing, ping pong, volleyball, dog obedience, Girl Scouts, art classes and boxing fitness.

Pensacola residents Jesse and Kris Edwards have been taking their 7-year-old daughter to the summer camp at Bayview. Now they're unsure where they'll

"If I had known certain things would get cut within the city or county, I wouldn't mind paying that extra property tax. But I understand they've got to cut something, and this is the least used."

— Pensacola resident Jesse Edwards

take her this year.

In addition, Jesse Edwards, 38, plays basketball at Bayview two to three days a week. He'll have to find somewhere else to play.

"If I had known certain things would get cut within the city or county, I wouldn't mind paying that extra property tax," he said. "But I understand they've got to cut something, and this is the least used."

Malcolm Yonge Center

By not staffing the Malcolm Yonge Center, the city expects to save \$40,000, a cost that will be picked up by the Southern Youth Sports Association, already a partner with the city on youth programs.

The city will continue to pay annual operational costs totaling \$42,000.

The East Jackson Street facility, built in the late 1950s, has one of the more popular gyms in town with at least 1,000 children using it each year, said Raymond Palmer, association director.

"Many of these children couldn't afford to go elsewhere for these activities," said Lumon May, a member of the association board. "The city can't afford to provide as much programming anymore. But we don't think the children should have to suffer because of the

cutbacks."

Brian Stallworth, 21, has been playing basketball about three days a week at Malcolm Yonge for several years. Now he helps the association as a coach.

"I appreciate (the association) taking it over. We wouldn't have anywhere else to shoot ball," Stallworth said. "There are 300 to 400 kids just in the basketball league who come here. The next closest place is the Cobb Center, but you have to sign up and wait to play."

The two city employees at Malcolm Yonge won't lose their jobs. They'll be hired by the association.

The Southern Youth Sports Association is funded mostly through community donations and some government grants. Malcolm Yonge is essentially the hub of everything the association is involved with. It partners with the city to provide baseball, football, basketball, cheerleading and other programs.

The association also has programs to provide tutoring and provide transportation to children so they can attend church.

Roger Scott pool

For the next three years, Pensacola residents will have only one city pool.

The more popular of the

two, the Roger Scott pool on Summit Boulevard, is undergoing about \$700,000 in repairs and renovations, which will keep it closed for two years. When it reopens, Cecil T. Hunter Municipal Swimming Pool on East Blount Street under Interstate 110 will be closed a year for renovations.

Critical leaks and plumbing issues at the Roger Scott pool are being repaired. When that work is done, further enhancement will be undertaken.

That means the Roger Scott pool won't reopen until summer 2016, a savings on operational costs of \$106,000 a year for the city.

Bill Brown, 72, has been using the Roger Scott pool since 1989, when it was a private pool. He said he's "really unhappy to learn" the pool he lives within minutes of will be closed for two years.

"We are sad and disappointed we aren't going to have a pool this summer or the next," he said. "Roger Scott has been a big attraction. It's going to be a real loss not to have it."

Enhancements at Roger Scott will include poolside spraying water features for kids, a fire hydrant that squirts when bumped, a zero-depth splash area, shade structures and a concession stand to be converted from a storage building.

"We like the pool as it was. I hope they have a pool that serves people of all ages, not just children," Brown said. "They said it will be bigger and better. I hope that's the truth."



NEW BALBOA JR. TEMPLE CIVIC CENTER
As yet partially covered by scaffolding.

\$85,000 Structure

City Civic Center Ceremonies Set For Thursday

Annual opening of the city's new \$85,000 Balboa Jr. Temple Civic Center is scheduled Thursday night at 7:30 p.m. The first ceremonies include a lighting of the building and a dedication by Mayor Joseph P. Bland. The center, located at Jackson street and 19th avenue, has been under construction since December.

The new, single-story building will be used for a variety of community activities. It will be used for meetings, conferences, and other civic events.

The building is a modern structure with a large, arched roof. It is situated on a corner lot and is surrounded by other city buildings.

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JOSEPH P. BLAND, MAYOR OF PENSACOLA

Amateur Astronomer Joe Rosenthal: Enthusiastic Star-Gazer

By ALY SIMON, News Staff Reporter

Joe Rosenthal, an amateur astronomer, is an enthusiastic star-gazer. He has spent many hours of his spare time looking through his telescope at the night sky. He is particularly interested in the stars and planets of our solar system.

Rosenthal, who lives at 111 W. 1st street, has been an amateur astronomer for several years. He has a large collection of telescopes and other astronomical equipment. He is a member of the local astronomy club and often goes to observing sessions.

The hobby of stargazing is a fascinating one. It allows you to see the universe in a way that is completely different from what you see in the daytime. You can see the stars and planets in all their glory. It is a truly wonderful experience.

For those who are interested in astronomy, there are many resources available. There are books, magazines, and websites that provide information about the stars and planets. It is a great way to learn more about our universe.



JOE ROSENTHAL, AMATEUR ASTRONOMER

'Year-Around School'; No Football Team, Etc. 'Boca U' Program Will Vary From Conventional Methods

By BOB WOODRUFF

The 'Boca U' program will vary from conventional methods. It is a year-round school with no football team. The program is designed to provide a more comprehensive education for students.

Not Funny to C of C, Either

Have You Been 'Conned' Lately?

By JIMMY GIBSON, News Staff Reporter

Have you been conned lately? It's a question that many people are asking. There are many scams and frauds out there that are designed to trick people into giving up their money.

One of the most common types of scams is the "get rich quick" scheme. These schemes promise huge amounts of money for a small investment. They are almost always a waste of money.

Another common type of scam is the "charity" scam. These scammers pretend to be part of a charity and ask for donations. They often use emotional appeals to get people to give.

To avoid being conned, it's important to be cautious. Don't give your money to anyone who promises a quick return. Always do your research before making any investment.

Building Started On Youth Center

The first spadeful of dirt toward construction of the \$78,000 Malcolm R. Yonge Youth Center was turned Wednesday by the widow of Mr. Yonge.

The center, named after the charter member of the City Recreation Board, will be located on the southwest corner of the intersection of 10th Avenue and Jackson Street.

Mr. Yonge served on the board 20 years and was chairman at the time of his death nine years ago.

Roger Smith, present chairman of the board, presided at the ceremonies.

The center, according to architect Ellis Bullock, will be of contemporary design with a laminated roof, supported by segmented circular beams.

The center will have a basketball court, two dressing rooms and shower facilities for players, a lobby, manager's office, restrooms, and a room in which to check personal belongings while using the facilities.

Ed Costner Construction Co. is the contractor and construction time is 120 working days.

Smith said construction of the center is the "fulfillment of a dream the board has had since its beginning."

Members of Mr. Yonge's family and recreation department officials, and Mayor Roy S. Philpot, were present for the ceremonies.

The center will be under the direction of James W. Hitzman, superintendent of the recreation department.

Looking up to him

Brooks spends time as role model, leader

By Bill Vilona
News Journal

The whistle blew and the chatter stopped. Derrick Brooks was calling order in the gym.

Players thin and wide, pint-size and full-size, dutifully sat on the bleachers to hear instructions from a former neighborhood kid who has grown into a role model.

It was opening day for the city's 3-on-3 youth basketball league at Malcolm Yonge Center. Brooks, attired in a Washington High T-shirt and Florida State shorts, emblems of his past and present career, was explaining the rules like any tournament organizer.

Of course, he is different.

"Imagine someone like me getting this kind of respect," said Dave McCormack, a staff member for Pensacola's Department of Leisure Services. "These kids listen to him."

The irony is that Brooks will respond to a different whistle in about seven weeks. That's when FSU coach Bobby Bowden starts preseason football practice.

In both positions, Brooks is being counted upon as a leader.

For now, he is spending his summer at home, giving back to a community where he was raised. Brooks is working for minimum wage as a combination counselor/organizer/referee/big brother to participants in the summer recreation basketball league.

HE HAS AN OFFICE in the Yonge Center, shared with fellow supervisor Ryan Erbacher, a baseball player for Chipola Junior College. And Brooks understands he has a responsibility.

"I used to come here all the time when I was a kid," said Brooks, 19, an FSU sophomore linebacker. "I didn't really have anyone to look up to. I kind of wish I had. It feels kind of odd for me to be thought of that way."

But he is. A couple blocks away, Brooks lives at his grandmother's house because of its proximity to the gym. He has told the players it is also their home, a place



Dean Saito/News Journal

Derrick Brooks chooses team members for a 3-on-3 basketball game recently at the Malcolm Yonge Center. The Florida State football player from Pensacola is working with young children at the center this summer.

they can visit for any reason, at any time.

"They know I have a key to the gym and I'll open it if they want to play at night," said Brooks, a 1990 Washington High graduate and the USA Today defensive player of the year. "I tell them to come down every time they get bored. It's better for them to do that than be hanging around on the street."

"Or if they just want to talk, I tell them to come down and talk."

His offer has been used. Children have inquiring minds. They ask Brooks about being a college football star, about the food he eats, about getting so big, about girlfriends, about anything.

"I FEEL GOOD about it," Brooks said. "I didn't really place myself in this position. It has its moments. I don't have much privacy. But I was once a kid myself and I know how it is to have someone to talk to."

The 3-on-3 league features divisions in 18-under, 15-under, 12-under. Brooks has drawn up a tournament bracket and referees the games with Erbacher. It will run through August, until the time Brooks departs for FSU.

BROOKS' POPULARITY extends well beyond the Yonge Center, which is located at the corner of 10th Avenue and Jackson Street. McCormack tells about Brooks' first week on the job, when he helped work a tennis clinic at the Roger Scott Center. When he was spotted, it was like Elvis had arrived.

"He was mobbed," McCormack said. "The kids wanted him to autograph everything, their rackets, their racket covers, visors. Those kids loved him."

"We're always looking for a Cadillac personality to help us, but we've never had one that was this hands-on. Derrick has been super."

In his minimal spare time, Brooks has to prepare for a football season. He lifts weights and watches his diet. For conditioning, he participates in half-court basketball games with the older players at the center.

"The gym is extremely hot. It gets me ready for the weather in Tallahassee in August," said Brooks, expected to be a starter and key member of the Seminoles' defense.

BROOKS KNOWS THAT most of these players will be unable to repeat his athletic success, so he has stressed the importance of staying in school and making good grades.

The Dial National Scholar Athlete of the Year as a high school senior, Brooks has made the dean's list at Florida State.

"I tell them it takes a lot more than talent. Once you get yourself established, you have to get a good education."

Want to submit an e

Fax items to 434-6241. Mail the News Journal, Sports Department, 32591 or e-mail to sports@per

Deadline

REACTION

Ready for fight night?

Escambia PAL set to host its third amateur show

Benny Allen

benallen@pensacola-news-journal.com

Local boxer Martin Downs might be 13 years old, but he already has had 19 amateur fights, compiling 14 wins and five losses.

And while he'll look to improve on that record Saturday when the Escambia County Police Athletic League holds its third amateur fight night of the year at the Malcolm Yonge Center, he never was prepared for what happened during the last show nearly two months ago during the first round of his bout.

"Martin came back to the corner after Round 1 — a round the other kid dominated — and he said, 'Dad, what do I do? He's left-handed,'" said Larry Downs, Martin's father and trainer, as well as the founder of the Pensacola Boxing Academy. "Believe it or not, in all those fights he had, he'd never seen a southpaw fighter. So, I told him what adjustments to make and how to handle it, and sure enough he went back out and dominated the final two rounds."

Martin's performance was so impressive after losing the first round, he not only defeated his opponent by a unanimous 2-rounds-to-1 decision, but he also won the award for outstanding boxer out of 60 other amateur fighters who competed that night.

To boot, the Pensacola Boxing Academy fighters won seven of the nine fights that evening, which also earned the troupe the award for best overall team.

And Saturday, Downs and the PBA, along with another local trainer, Kenneth Davis and his fighters from Pensacola's ShadowBox Academy, will try to duplicate that success.

"We're hoping to have even more (fighters and spectators) than we had last time," said Davis, who is aiming higher than the more than 600 combined boxers and fight fans who packed the walls of Malcolm Yonge back on July 22. This time, the PAL has invited 18 clubs from Mississippi, Louisiana, Florida and Alabama, and has received confirmation from at least half.

"These guys have been working really hard since the last fight," added Davis "and we expect everyone to be even sharper than before."

While the PBA and ShadowBox are separate clubs, each team's fighters train and workout at the Escambia PAL's boxing facility in West Pensacola. And while many of the fighters are making repeat appearances Saturday — guys like



Ben Twingley@PensacolaNewsJournal.com

Local amateur fighters train at the Escambia County Police Athletic gym in preparation for the club's amateur boxing show Saturday at the Malcolm Yonge Center in Pensacola. Doors open at 6 p.m.

Want to go?

- **WHO:** Amateur fighters from Florida, Louisiana, Mississippi and Alabama.
- **WHAT:** Escambia County Police Athletic League boxing show.
- **WHEN:** 6 p.m. Saturday.
- **WHERE:** Malcolm Yonge Center.
- **COST:** \$5 a person at door. (8 and older).

Eric Kitt, Steve Benjamin, Jeremy Rand, Anthony Ramirez, David Hill, Martin Downs and Gai Vurachack — there also are a few new faces Downs and Davis say to watch out for.

From PBA, Ryan Mullins and Jeremiah Curtis will be making their amateur debuts, while Larry Downs' brother,

Chad, also will fight for the first time. "Chad came to our last show, and as soon it was over, the very next Monday he showed up ready to learn how to box," Larry said. "Really, ever since we've started bringing boxing shows back to Pensacola, we've probably added 15 new fighters who just want to learn what it's all about."

From ShadowBox, Davis, a longtime boxing veteran, says to watch out for 240-pound heavyweight Yui Donnell and newener Ryan Meijsa.

"Ryan's been with us four or five months, but this will be his first fight," Davis said. "He's been coming along, but wasn't ready until now. The way I do things, I'll never put a guy in the ring until he can defend himself. And right now, Ryan's best defense is that he's got a good offense — because as long as you never stop punching, you don't have to worry about the other guy stopping you."

Council plans to pick company to repair roof

The Pensacola City Council plans to select one of three roofing companies Thursday that bid on the roof repairs contract for the Malcolm Yonge Gym.

Edwards Roofing Co. Inc. of Pensacola submitted the lowest bid — \$258,048 — for the contract. The gym at 10th Avenue and Jackson Street, sustained considerable damage to its roof as a result of Hurricane Ivan in 2004. Temporary repairs were made so activities could continue.

From staff reports

Bullock builds architectural legacy

Vision of future, appreciation of past mark long career for retiring planner

By Kimberly Blair
News Journal staff writer

Ellis W. Bullock Jr. talks about architecture with enthusiastic expressions, dramatic hand gestures and emotionally evoking words.

Architecture is not merely lines and space, although those elements are significant pieces to the puzzle, he says.

"Architecture is the visible manifestation of history," he says, then begins to describe 16th century European architecture, meanwhile drawing images in the air with his hands to illustrate embellishments of the era.

And whether people realize it or not, he says, architecture is the most studied by the general population.

"Why else do people travel to Europe? New York or New

Orleans? To look at the architecture," says Bullock, a high-profile Pensacola architect whose vision for design can be seen on numerous Pensacola street corners.

Fifty, and even 100 years from now, Bullock hopes people will study the buildings he and his firm have designed and see quality work. And perhaps glimpse today's society reflected in those designs.

Today, Bullock-Tice Associates Architects, Pensacola's largest architectural and interior design firm, founded by Bullock in 1968, is celebrating 40 years of design and honoring Bullock's official retirement with an open house.

It also is marking the second generation of the firm,



Ellis W. Bullock is retiring after 40 years.



Debi Loveland/Correspondent

The SunTrust Bank building in downtown Pensacola is one of Bullock's striking contemporary designs.

which has a new vision that will take the firm into the new century with the added service of facility management, president and CEO John Tice says.

reduce operating costs.

"And make best use of what they have first before they renovate or expand," Tice says.

"Our corporate mission is to positively impact society through the success of our clients," he says. "We trust our 1997 ranking by Florida Trend reflects the value of services our people provide to our clients."

Florida Trend's 1997 edition of TopRank Florida listed Bullock-Tice among the state's top 25 architectural firms, a rank that's a source of pride to Bullock.

Bullock began his transition into retirement over two years ago, leaving behind a legacy of award-winning interior and exterior designs — overly lung to be completely listed. Those who have worked with him applaud his vision.

"The thing that attracted me to move here, was his pioneering spirit. He is always looking to doing things newer and better," Tice says.

Tice moved from Nashville, Tenn., in 1979 to join the firm as marketing director. He became a partner in 1984.

Bullock's desire to become an architect was sparked by watching engineers draw, when as a teen he worked in

See BULLOCK, 7D

ELLIS W. BULLOCK JR.

IN THE NEWS: Retiring from Bullock-Tice Associates Architects, 909 E. Cervantes St.

NEW POSITION: CEO emeritus.

CAREER: Architect, Bullock-Tice founder.

HOMETOWN: Birmingham, Ala.

AGE: 68.
EDUCATION: Bachelor of Architecture, Auburn University, 1964; Pennsylvania State University Graduate School of Management, 1978; Harvard University Graduate School of Design, 1977.

FAMILY: Wife, Ann Pope Bullock; sons Ellis W. Bullock III of E.W. Bullock Associates Advertising; Eibert Pope Bullock, Atlanta architect; Keith Bullock, architect with Spencer Maxwell Bullock; Frank Bullock, plant manager, Lamar Advertising, Albany, Ga.

HONORS: Chancellor of the American Institute of Architects, 1995 to 1996.

Gold Medalist, Florida Association of the AIA 1988 Community Leaders of America 1987.

Anthony L. Pullera Memorial Award (Outstanding Service to Profession and Florida Association of AIA), 1980 Who's Who in America 1975-1995.

FIRM AWARDS: 40 awards, including:

- Florida Northwest Chapter of the AIA Design Award for Excellence in Architecture 1982 for Saenger Theater Restoration. Also won Governor's Design Award in 1984.
- Florida Northwest Chapter AIA Award for Excellence in Architecture 1980, Educational Research and Development Center, UWF.

QUOTE: "Architects can truly enrich the human experience. They can enlighten it and enhance it. That is what we are all about, making nice, uplifting spaces for the people we are serving."

THE NORTHWEST FLORIDA ARCHITECTURE OF ELLIS W. BULLOCK JR.

- SunTrust Bank and office tower.
- State of Florida Regional Service Center (joint venture).
- Central Engineering Operations Control and General Warehousing, Gulf Power Co.
- University of West Florida

- Educational Research and Development Center.
- Pensacola Junior College Library.
- Woodham High School.
- Master plan and dormitories, U.S. Federal Prison, Eglin AFB.

- Pensacola Area Housing Authority.
- T.T. Wentworth State Museum (Adaptive reuse of old City Hall).
- PJC's Baroco Center for Advanced Science and Technology.
- NTTC Corry Station Bowling Center Complex.

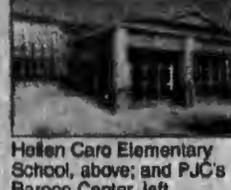
- Hellen Caro Elementary
- UWF Student Union.
- Okaloosa-Walton/UWF Joint Campus Fort Walton Beach.
- PJC Kugelman Communications Center, WSRE-TV Channel 23.



The T.T. Wentworth State Museum, above; and PJC's Kugelman Communications Center, right.



- Enlisted Men's Open Mess, Eglin Air Force Base.
- NCO Club, Tyndall Air Force Base, Panama City.
- Petty Officer's Open Mess, Pensacola Naval Air Station.
- Aviation Survival Training Facility, Pensacola NAS.
- U.S. Navy Commissary, Pensacola NAS.
- 75 Units Public Housing



Hellen Caro Elementary School, above; and PJC's Baroco Center, left.

Want to go?

WHAT: Reggie Evans Basketball Camp

WHEN: Monday
Breakfast Friday, Ages
7 to 12 from 8 a.m. to
noon; ages 13 to 16
from 1 to 5 p.m.

WHERE: Malcolm
Young Center

COST: \$10

INFORMATION: Call
Woodham coach
Benny Washington
at 535-9044

Evans gives back

NBA player's 1st youth camp starts Monday

By Vikona

@PensacolaNewsJournal.com

Reggie Evans already had become an elite-level basketball player before realizing what he missed.

"When I was at Iowa, guys were always talking about going to all these AAU tournaments, all these big-time camps near their homes, and growing up in Pensacola, we never really had anything like that," said Evans, who played two seasons for the Iowa Hawkeyes and led the nation in rebounding in 2001.

"I never had anything to talk about."

He's hoping to fill that void for future Pensacola Bay Area players.

Evans, a Woodham High alumnus Evans,

who recently completed his fourth season in the NBA, continues charitable efforts in his hometown with the first Reggie Evans Basketball Camp that begins Monday at the Malcolm Young Center.

Response for the five day camp, which divides age groups into two sessions, has exceeded expectations.

"We're very excited about it," said Woodham coach Benny Washington, who is helping Evans with the camp. "Reggie really wanted to do something for the kids in this area to try and promote and grow basketball in this community."

"Many of these camps cost \$150 or more. Ours is \$50. Unlike a lot of camps, Reggie isn't just going to show up and wave. He's going to be there every day working with these kids."

"And when an NBA player takes a week of out his time, in the offseason, when he could be doing anything he wanted, I think that says a lot about the kind of guy Reggie Evans is."

See EVANS, 8D



Evans will teach at 5-day camp

FROM 1D

Here's another example: At the recent Reggie Evans Southeastern Tournament, a Pensacola event he sponsors, Evans was approached by a woman who couldn't find a size 15 shoe for her son. That's the size Evans wears.

Sporting goods stores typically don't carry sizes that large, and getting a custom-made shoe is expensive.

Evans immediately called his current team, the Denver Nuggets, and asked for an overnight shipment of shoes. He provided the young player with proper footing.

"Now, how many guys would do that for a total stranger?" Washington said. "But that's Reggie."

Evans, 26, was raised in Pensacola playing at gyms such as Malcolm Yonge and the Cobb Center. He rose from a hardscrabble neighborhood, got good enough to play at Coffeyville Community College in Kansas, then earned a scholarship from Iowa. After leading the Big Ten in rebounding for two seasons, Evans was signed as a free agent by the Seattle SuperSonics.

He's hoping the camp will help inspire other disadvantaged youths.

"In a lot of respects, we're still a football state in Florida," Evans said. "We're still crawling in basketball. I'm trying to open up some doors. A lot of good players may not have the exposure they need."

Washington said the week-long camp, designed for youths ages 7 to 18, will include a pizza party, gifts for players and the chance to ask Evans questions. It's part of his desire to connect with his hometown.

"He's a perfect example of a kid who didn't have much but worked his tail off ... and look where he's at right now."

— Benny Washington, who coached Reggie Evans at Woodham High School

"He wasn't one of these kids that came out of a luxurious area," Washington said. "He didn't have the best grades. But he's a perfect example of a kid who didn't have much but worked his tail off, didn't stop believing in himself and look where he's at right now."

Returning home has been a bit of a sanctuary for Evans. The NBA season was eventful.

The Nuggets have not decided whether to re-sign Evans or let him pursue options as a free agent. He was acquired Feb. 26 in a trade from Seattle.

Regarded as one of the NBA's most tenacious rebounders, he was accused April 30 of grabbing Los Angeles Clippers center Chris Kaman in the groin area while battling for a rebound. Evans was fined \$10,000 but not suspended

for the incident.

It has been the only negative incident during an NBA career that began four years ago. Evans was the first undrafted rookie to open a season in the starting lineup for the SuperSonics. He continually has proved himself as a rebounder.

"The biggest thing I have to work on right now is free-throw shooting," Evans said.

This week, however, it will be all about helping others.

"I wanted to get established in the league before I did a camp," Evans said. "I felt this was the right time to do it. The main thing I want to try and teach the kids is ... getting them to work hard, stay competitive, but most of all have love for the game."

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City of Pensacola

222 West Main Street
Pensacola, FL 32502

Memorandum

File #: 21-00202

City Council Workshop

2/22/2021

DISCUSSION ITEM

SPONSOR: City Council Member Sherri Myers

SUBJECT:

PROCESS FOR GETTING ITEMS TO & FROM THE PLANNING BOARD

SUMMARY:

Section 12-11-3 of the City Code addresses amendments to the Land Development Code (LDC) and the comprehensive plan.

This section states in part,

“The city council may, from time to time on its own motion, or on petition, or on recommendation of the planning board or the zoning board of adjustment or any department or agency of the city, amend, supplement, or repeal the regulations and provisions of this title and the comprehensive plan.”

Further stating, “Every such proposed amendment or change, whether initiated by the city council or by petition, shall be referred to the planning board who shall study such proposals and make recommendation to the city council.”

This item seeks to discuss the process for getting items to and from the Planning Board, in the hopes of developing a written procedure that Council as a body agrees to and understands.

PRIOR ACTION:

None

STAFF CONTACT:

Don Kraher, Council Executive

ATTACHMENTS:

1) Section 12-11-3

PRESENTATION: No

Sec. 12-11-3. - Amendments.

The city council may, from time to time on its own motion, or on petition, or on recommendation of the planning board or the zoning board of adjustment or any department or agency of the city, amend, supplement, or repeal the regulations and provisions of this title and the comprehensive plan.

- (1) *Authorization and responsibility.*
 - a. Every such proposed amendment or change, whether initiated by the city council or by petition, shall be referred to the planning board who shall study such proposals and make recommendation to the city council.
 - b. If a rezoning of a parcel of land is proposed by the owner of the parcel or another interested person, it shall be the responsibility of such owner or other interested person to comply with the provisions of this chapter. If such rezoning of a parcel of land is proposed by the city, its staff, or the planning board, it shall be the responsibility of the planning services department to comply with the provisions of this section.
- (2) *Initiation.* An amendment may be initiated by:
 - a. The city.
 - b. The owners of the area involved in a proposed zoning or future land use amendment.
- (3) *Application.*
 - a. An application for zoning or comprehensive plan future land use amendment must be submitted to the planning services department at least 30 days prior to the regularly scheduled meeting of the planning board.
 - b. The application shall be scheduled for hearing only upon determination that the application complies with all applicable submission requirements.
 - c. No application shall be considered complete until all of the following have been submitted:
 1. The application shall be submitted on a form provided by the board secretary.
 2. Each application shall be accompanied by the following information and such other information as may be reasonably requested to support the application:
 - i. A legal description of the property proposed to be rezoned or its land use changed;
 - ii. Proof of ownership of the property, including a copy of the deed and a title opinion, title insurance policy, or other form of proof acceptable to the city attorney;
 - iii. Existing zoning and future land use classification;
 - iv. Desired zoning and future land use classification;
 - v. Reason for the rezoning or comprehensive plan future land use amendment.
 3. The applicant shall be required to pay an application fee according to the current schedule of fees established by the city council for the particular category of application. This fee shall be nonrefundable irrespective of the final disposition of the application.
 - d. Any party may appear in person, by agent, or by attorney.
 - e. Any application may be withdrawn prior to action of the planning board or city council at the discretion of the applicant initiating the request upon written notice to the board secretary.
- (4) *Planning board review and recommendation.* The planning board shall review the proposed rezoning or comprehensive plan future land use amendment at the advertised public meeting and make a recommendation to the city council. Such recommendation:

- a. Shall be for approval, approval with modification, or denial, including its reasons for any modifications or denial.
 - b. Shall include consideration of the following criteria:
 - 1. Whether, and the extent to which, the proposal would result in incompatible land use considering the type and location of the proposed amendment and the surrounding land use.
 - 2. Whether, and the extent to which, the proposed amendment would affect the carrying capacity of public facilities and services.
 - 3. Whether the proposed amendment would be in conflict with the public interest and welfare.
 - 4. Whether, and the extent to which, the proposed amendment would adversely affect the property values in the area.
 - 5. Whether, and the extent to which, the proposed amendment would result in significant adverse impact on the natural environment.
 - 6. The relationship of the proposed amendment to proposed public and private projects (i.e., street improvements, redevelopment projects, etc.).
- (5) *City council review and action.*
- a. *Public hearing.* The city council shall hold up to two public hearings, depending on the type of amendment, after 5:00 p.m. on a weekday to review the proposed zoning amendment. Public notice shall be provided, through applicable procedures as outlined in subsection (6) of this section.
 - b. *Action.* The city council shall review the proposed zoning amendment, and the recommendation of the planning board and the recommendation of the department of community affairs, if applicable, and either approve, approve with modification or deny the proposed amendment at the city council public hearing. If the zoning amendment is approved by council, the adoption ordinance will be read two times following the first public hearing. For comprehensive plan amendments, the adopted ordinance will not become effective until the department of community affairs has completed its 45-day compliance review.
- (6) *Procedures.*
- a. *Zoning amendments.*
 - 1. Rezoning requests must be submitted to the planning services department at least 30 days prior to the planning board meeting.
 - 2. The city shall publish a notice in the newspaper announcing the planning board meeting at least seven days prior to the planning board meeting.
 - 3. The city shall place a sign on the property to be rezoned at least seven days prior to the planning board meeting.
 - 4. Notice shall be published by public notice advertised in a newspaper of general daily circulation published in the county at least seven days prior to the scheduled board meeting at the expense of the applicant.
 - 5. The city shall notify property owners within a 500-foot radius, as identified by the current county tax roll maps, of the property proposed for rezoning with a public notice by post card, at least seven days prior to the board meeting. The public notice shall state the date, time and place of the board meeting.
 - 6. The planning board shall review the proposed rezoning request and make a recommendation to the city council.

7. The city council shall set a date for a public hearing.
8. The city shall notify property owners within a 500-foot radius of the property proposed to be rezoned with a public notice (letter and a map) mailed certified with return receipt at least 30 days prior to the scheduled city council public hearing dates. The public notice shall state the date, time and place of the public hearing.
9. The city shall place a sign on the property to be rezoned announcing date, time and location of the city council public hearing at least 15 days prior to the hearing.
10. A legal notice of the city council public hearing shall be published in the newspaper at least ten days prior to the hearing.
11. The city council shall review the proposed amendment and take action as described in subsection (5) of this section.
12. In addition to subsections (6)a.1 through 6 of this section the city strongly encourages that the applicant hold an informational meeting with any applicable neighborhood groups and/or property owners associations prior to proceeding with an application involving a zoning and/or comprehensive plan amendment.
13. For proposals initiated by the city to rezone ten or more contiguous acres, subsections (6)a.1 through 6 shall be applicable in addition to the following. The city shall hold two advertised public hearings on the proposed ordinance as follows:
 - i. Public notice of actual zoning changes, including zoning district boundary changes; consolidation or division of existing zones involving substantive changes; and the addition of new zoning districts shall be mailed by first class mail at least 30 days prior to the first city council public hearing to consider the change, to every owner of real property, as identified by the current tax roll, within 500 feet of the boundaries of the subject parcels to be changed.
 - ii. The city shall place a sign on the property to be rezoned announcing date, time and location of the first city council public hearing at least 15 days prior to the hearing.
 - iii. The first public hearing shall be held at least seven days after the day that the first advertisement is published. The second hearing shall be held at least ten days after the first hearing and shall be advertised at least five days prior to the public hearing. At least one hearing shall be held after 5:00 p.m. on a weekday.
 - iv. The required advertisements shall be no less than two columns wide by ten inches long in a standard size or a tabloid size newspaper, and the headline in the advertisement shall be in a type no smaller than 18 point. The advertisement shall not be placed in that portion of the newspaper where legal notices and classified advertisements appear.

The city council shall review the proposed zoning amendment, and the recommendation of the planning board and either approve, approve with modification or deny the proposed amendment at the first city council public hearing. If the zoning amendment is approved by council, the adoption ordinance will be read two times following the first public hearing.

- b. *Small scale development comprehensive plan future land use map amendments.* Future land use map amendments that comply with the small scale development criteria in F.S. § 163.3187, may be considered by the planning board and the city council at any time during the calendar year until the annual maximum acreage threshold is met. The petitioner shall be required to complete the steps listed above in subsections (6)a.1 through 12 of this section.
- c. *Comprehensive plan future land use map amendments for other than small scale development activities.* Comprehensive plan future land use map amendments for other

than small scale development activities shall be considered twice a year by the planning board and the city council.

1. Comprehensive plan future land use map amendment requests must be submitted to the planning services department at least 30 days prior to the planning board public hearing.
2. The city shall publish a display advertisement in a standard size or a tabloid size newspaper with type no smaller than 18 point in the headline announcing the planning board and city council public hearings at least seven days prior to the planning board hearing. The advertisement shall be no less than two columns wide by ten inches long. The advertisement shall not be placed in that portion of the newspaper where legal notices and classified advertisements appear.
3. The city shall place a sign on the property to be rezoned at least seven days prior to the planning board hearing.
4. The planning board shall review the proposed future land use map amendment at the advertised public hearing and make a recommendation to the city council.
5. The city council shall schedule a public hearing.
6. The city council shall review the comprehensive plan future land use map amendment at the advertised public hearing and either approve the request for transmittal to the department of economic opportunity or disapprove the request for transmittal and further consideration.
7. The planning services department shall transmit the future land use map amendment request to the department of economic opportunity, the appropriate regional planning council and water management district, the department of environmental protection and the department of transportation. The city shall also transmit a copy of the plan amendment to any other unit of local government or government agency in the state that has filed a written request with the city for the plan amendment.
8. After a 60-day review period, the department of economic opportunity shall transmit in writing its comments to the city, along with any objections and any recommendations for modifications.
9. The city council shall review the department of economic opportunity comments and forward to city council for review and action.
10. The city council shall set a date for a public hearing.
11. The city shall notify property owners within a 500-foot radius of the property where the land use is to be changed with a public notice (letter and a map) mailed certified with return receipt at least 30 days prior to the scheduled city council public hearing dates. The public notice shall state the date, time and place of the public hearing.
12. The city shall place a sign on the property where the land use is to be changed announcing date, time and location of the city council public hearing at least 15 days prior to the hearing.
13. The city shall publish a display advertisement in a standard size or a tabloid size newspaper, with type no smaller than 18 point in the headline. The advertisement shall be no less than two columns wide by ten inches long. The advertisement shall not be placed in that portion of the newspaper where legal notices and classified advertisements appear. The advertisement shall be published at least five days prior to the final city council public hearing.
14. Subsection (6)b.11 of this section shall not be applicable to proposals initiated by the city to change the future land use of ten or more contiguous acres. In such cases, the procedure shall be as follows: Public notice of comprehensive plan future land use map, including future land use district boundary changes; consolidation or division of

existing future land use districts involving substantive changes; and the addition of new future land use districts shall be mailed by first class mail at least 30 days prior to the city council public hearing to consider the change to every owner of real property, as identified by the current tax roll, within 500 feet of the boundaries of the subject parcel to be changed.

15. The city council shall review the proposed amendment and take action as described in subsection (5) of this section.

d. *Amendments to the land development code.*

1. Requests for amendments to the land development code shall be filed in the form of a letter to the secretary of the planning board submitted at least 30 days prior to the planning board meeting.
2. Planning board review and recommendation. The planning board shall review the proposed language amendment at a regularly scheduled planning board meeting and make a recommendation to the city council.
3. The city council shall schedule a public hearing.
4. A legal notice of the city council public hearing shall be published in the newspaper at least ten days prior to the hearing.
5. The city council shall review the proposed amendment and take action as described in subsection (5) of this section.
6. In cases in which the land development code amendment changes the actual list of permitted, conditional, or prohibited uses within a zoning category subsections (6)d.1 through 4 of this section shall be applicable in addition to the following:
 - i. The city shall hold two advertised public hearings. The first public hearing shall be held at least seven days after the day that the first advertisement is published. The second public hearing shall be held at least ten days after the first hearing and shall be advertised at least five days prior to the public hearing.
 - ii. The required advertisement shall be no less than two columns wide by ten inches long in a standard size or a tabloid size newspaper, and the headline in the advertisement shall be in a type no smaller than 18 point. The advertisement shall not be placed in that portion of the newspaper where legal notices and classified advertisements appear.

The city council shall review the proposed land development code amendment, and the recommendation of the planning board and either approve, approve with modification or deny the proposed amendment at the first city council public hearing. If the land development code amendment is approved by council, the adoption ordinance will be read two times following the first public hearing.

e. *Amendments to the comprehensive plan other than future land use map amendments.* Comprehensive plan amendments other than future land use map amendments shall be considered twice a year by the planning board and the city council.

1. Requests for amendments to the comprehensive plan shall be filed in the form of a letter to the secretary of the planning board submitted at least 45 days prior to the planning board hearing.
2. A legal notice announcing the planning board and city council public hearings shall be published at least seven days prior to the planning board hearing. If the proposed comprehensive plan amendment changes the actual list of permitted, conditional, or prohibited uses within a future land use category, the required advertisement shall be no less than two columns wide by ten inches long in a standard size or a tabloid size newspaper, and the headline in the advertisement shall be in a type no smaller than

18 point. The advertisement shall not be placed in that portion of the newspaper where legal notices and classified advertisements appear.

3. The planning board shall review the proposed amendment at the advertised public hearing and make a recommendation to the city council.
4. The city council shall schedule a public hearing for review and action.
5. The city council shall review the comprehensive plan amendment at the advertised public hearing and either approve the request for transmittal to the department of economic opportunity or disapprove the request for transmittal and further consideration.
6. The city shall transmit the comprehensive plan amendment request to the department of economic opportunity, the appropriate regional planning council and water management district, the department of environmental protection and the department of transportation. The city shall also transmit a copy of the plan amendment to any other unit of local government or government agency in the state that has filed a written request with the city for the plan amendment.
7. At least 60 days from receipt of the comprehensive plan amendment, the department of economic opportunity shall transmit in writing its comments to the city, along with any objections and any recommendations for modifications.
8. The city council shall schedule a public hearing for review and action.
9. A legal notice of the city council public hearing shall be published in the newspaper at least ten days prior to the hearing. If the proposed comprehensive plan amendment changes the actual list of permitted, conditional, or prohibited uses within a future land use category, the required advertisement shall be no less than two columns wide by ten inches long in a standard size or a tabloid size newspaper, and the headline in the advertisement shall be in a type no smaller than 18 point. The advertisement shall not be placed in that portion of the newspaper where legal notices and classified advertisements appear.
10. The city council shall review the proposed amendment and take action as described in subsection (5) of this section.

- (7) *Limitation on subsequent application.* Whenever amendment is denied by the city council, no new application for identical rezoning or comprehensive plan future land use change of the same parcel shall be accepted for consideration within a period of 12 months of the decision of denial unless such consideration is necessitated by judicial action.

(Code 1986, § 12-12-3; Ord. No. 29-93, § 29, 11-18-1993; Ord. No. 3-94, § 9, 1-13-1994; Ord. No. 33-95, §§ 11—13, 8-10-1995; Ord. No. 9-96, § 15, 1-25-1996; Ord. No. 15-00, § 7, 3-23-2000; Ord. No. 12-09, § 3, 4-9-2009)



City of Pensacola

222 West Main Street
Pensacola, FL 32502

Memorandum

File #: 21-00204

City Council Workshop

2/22/2021

DISCUSSION ITEM

SPONSOR: City Council President Jared Moore

SUBJECT:

STREET LIGHTING

SUMMARY:

This item seeks to discuss street lighting, an update on the proposed Kelvin color reduction for residential areas as well as a discussion from the Pensacola Police Department on Safety Assessments for Neighborhoods.

For reference, when discussing Kelvin as it pertains to lighting - Lighting is measured in degrees of Kelvin. The higher a light is on the Kelvin scale, the brighter the light. For example, the sun registers at 5780 Kelvin. The lightbulbs color temperature lets us know what the look and feel of the light produced will be.

PRIOR ACTION:

This item has been discussed in some form or format many times recently.

STAFF CONTACT:

Don Kraher, Council Executive

ATTACHMENTS:

1) Lighting standard AMA

PRESENTATION: No

REPORT OF THE COUNCIL ON SCIENCE AND PUBLIC HEALTH

CSAPH Report 2-A-16

Subject: Human and Environmental Effects of Light Emitting Diode (LED) Community Lighting

Presented by: Louis J. Kraus, MD, Chair

Referred to: Reference Committee E
(Theodore Zanker, MD, Chair)

1 INTRODUCTION

2
3 With the advent of highly efficient and bright light emitting diode (LED) lighting, strong economic
4 arguments exist to overhaul the street lighting of U.S. roadways.¹⁻³ Valid and compelling reasons
5 driving the conversion from conventional lighting include the inherent energy efficiency and longer
6 lamp life of LED lighting, leading to savings in energy use and reduced operating costs, including
7 taxes and maintenance, as well as lower air pollution burden from reduced reliance on fossil-based
8 carbon fuels.

9
10 Not all LED light is optimal, however, when used as street lighting. Improper design of the lighting
11 fixture can result in glare, creating a road hazard condition.^{4,5} LED lighting also is available in
12 various color correlated temperatures. Many early designs of white LED lighting generated a color
13 spectrum with excessive blue wavelength. This feature further contributes to disability glare, i.e.,
14 visual impairment due to stray light, as blue wavelengths are associated with more scattering in the
15 human eye, and sufficiently intense blue spectrum damages retinas.^{6,7} The excessive blue spectrum
16 also is environmentally disruptive for many nocturnal species. Accordingly, significant human and
17 environmental concerns are associated with short wavelength (blue) LED emission. Currently,
18 approximately 10% of existing U.S. street lighting has been converted to solid state LED
19 technology, with efforts underway to accelerate this conversion. The Council is undertaking this
20 report to assist in advising communities on selecting among LED lighting options in order to
21 minimize potentially harmful human health and environmental effects.

22
23 METHODS

24
25 English language reports published between 2005 and 2016 were selected from a search of the
26 PubMed and Google Scholar databases using the MeSH terms “light,” “lighting methods,”
27 “color,” “photoc stimulation,” and “adverse effects,” in combination with “circadian
28 rhythm/physiology/radiation effects,” “radiation dosage/effects,” “sleep/physiology,” “ecosystem,”
29 “environment,” and “environmental monitoring.” Additional searches using the text terms “LED”
30 and “community,” “street,” and “roadway lighting” were conducted. Additional information and
31 perspective were supplied by recognized experts in the field.

32
33 ADVANTGAGES AND DISADVANAGES OF LED STREET LIGHTS

34

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Action of the AMA House of Delegates 2016 Annual Meeting: Council on Science and Public Health Report 2 Recommendations Adopted and Remainder of Report Filed.

1 The main reason for converting to LED street lighting is energy efficiency; LED lighting can
 2 reduce energy consumption by up to 50% compared with conventional high pressure sodium (HPS)
 3 lighting. LED lighting has no warm up requirement with a rapid “turn on and off” at full intensity.
 4 In the event of a power outage, LED lights can turn on instantly when power is restored, as
 5 opposed to sodium-based lighting requiring prolonged warm up periods. LED lighting also has the
 6 inherent capability to be dimmed or tuned, so that during off peak usage times (e.g., 1 to 5 AM),
 7 further energy savings can be achieved by reducing illumination levels. LED lighting also has a
 8 much longer lifetime (15 to 20 years, or 50,000 hours), reducing maintenance costs by decreasing
 9 the frequency of fixture or bulb replacement. That lifespan exceeds that of conventional HPS
 10 lighting by 2-4 times. Also, LED lighting has no mercury or lead, and does not release any toxic
 11 substances if damaged, unlike mercury or HPS lighting. The light output is very consistent across
 12 cold or warm temperature gradients. LED lights also do not require any internal reflectors or glass
 13 covers, allowing higher efficiency as well, if designed properly.^{8,9}

14
 15 Despite the benefits of LED lighting, some potential disadvantages are apparent. The initial cost is
 16 higher than conventional lighting; several years of energy savings may be required to recoup that
 17 initial expense.¹⁰ The spectral characteristics of LED lighting also can be problematic. LED
 18 lighting is inherently narrow bandwidth, with "white" being obtained by adding phosphor coating
 19 layers to a high energy (such as blue) LED. These phosphor layers can wear with time leading to a
 20 higher spectral response than was designed or intended. Manufacturers address this problem with
 21 more resistant coatings, blocking filters, or use of lower color temperature LEDs. With proper
 22 design, higher spectral responses can be minimized. LED lighting does not tend to abruptly “burn
 23 out,” rather it dims slowly over many years. An LED fixture generally needs to be replaced after it
 24 has dimmed by 30% from initial specifications, usually after about 15 to 20 years.^{1,11}

25
 26 Depending on the design, a large amount blue light is emitted from some LEDs that appear white
 27 to the naked eye. The excess blue and green emissions from some LEDs lead to increased light
 28 pollution, as these wavelengths scatter more within the eye and have detrimental environmental
 29 and glare effects. LED’s light emissions are characterized by their correlated color temperature
 30 (CCT) index.^{12,13} The first generation of LED outdoor lighting and units that are still widely being
 31 installed are “4000K” LED units. This nomenclature (Kelvin scale) reflects the equivalent color of
 32 a heated metal object to that temperature. The LEDs are cool to the touch and the nomenclature has
 33 nothing to do with the operating temperature of the LED itself. By comparison, the CCT associated
 34 with daylight light levels is equivalent to 6500K, and high pressure sodium lighting (the current
 35 standard) has a CCT of 2100K. Twenty-nine percent of the spectrum of 4000K LED lighting is
 36 emitted as blue light, which the human eye perceives as a harsh white color. Due to the point-
 37 source nature of LED lighting, studies have shown that this intense blue point source leads to
 38 discomfort and disability glare.¹⁴

39
 40 More recently engineered LED lighting is now available at 3000K or lower. At 3000K, the human
 41 eye still perceives the light as “white,” but it is slightly warmer in tone, and has about 21% of its
 42 emission in the blue-appearing part of the spectrum. This emission is still very blue for the
 43 nighttime environment, but is a significant improvement over the 4000K lighting because it
 44 reduces discomfort and disability glare. Because of different coatings, the energy efficiency of
 45 3000K lighting is only 3% less than 4000K, but the light is more pleasing to humans and has less
 46 of an impact on wildlife.

47
 48 *Glare*

49
 50 Disability glare is defined by the Department of Transportation (DOT) as the following:
 51

1 “Disability glare occurs when the introduction of stray light into the eye reduces the ability to
2 resolve spatial detail. It is an objective impairment in visual performance.”
3 Classic models of this type of glare attribute the deleterious effects to intraocular light scatter in the
4 eye. Scattering produces a veiling luminance over the retina, which effectively reduces the contrast
5 of stimulus images formed on the retina. The disabling effect of the veiling luminance has serious
6 implications for nighttime driving visibility.¹⁵

7
8 Although LED lighting is cost efficient and inherently directional, it paradoxically can lead to
9 worse glare than conventional lighting. This glare can be greatly minimized by proper lighting
10 design and engineering. Glare can be magnified by improper color temperature of the LED, such as
11 blue-rich LED lighting. LEDs are very intense point sources that cause vision discomfort when
12 viewed by the human eye, especially by older drivers. This effect is magnified by higher color
13 temperature LEDs, because blue light scatters more within the human eye, leading to increased
14 disability glare.¹⁶

15
16 In addition to disability glare and its impact on drivers, many residents are unhappy with bright
17 LED lights. In many localities where 4000K and higher lighting has been installed, community
18 complaints of glare and a “prison atmosphere” by the high intensity blue-rich lighting are common.
19 Residents in Seattle, WA have demanded shielding, complaining they need heavy drapes to be
20 comfortable in their own homes at night.¹⁷ Residents in Davis, CA demanded and succeeded in
21 getting a complete replacement of the originally installed 4000K LED lights with the 3000K
22 version throughout the town at great expense.¹⁸ In Cambridge, MA, 4000K lighting with dimming
23 controls was installed to mitigate the harsh blue-rich lighting late at night. Even in places with a
24 high level of ambient nighttime lighting, such as Queens in New York City, many complaints were
25 made about the harshness and glare from 4000K lighting.¹⁹ In contrast, 3000K lighting has been
26 much better received by citizens in general.

27
28 *Unshielded LED Lighting*

29
30 Unshielded LED lighting causes significant discomfort from glare. A French government report
31 published in 2013 stated that due to the point source nature of LED lighting, the luminance level of
32 unshielded LED lighting is sufficiently high to cause visual discomfort regardless of the position,
33 as long as it is in the field of vision. As the emission surfaces of LEDs are highly concentrated
34 point sources, the luminance of each individual source easily exceeds the level of visual
35 discomfort, in some cases by a factor of 1000.¹⁷

36
37 Discomfort and disability glare can decrease visual acuity, decreasing safety and creating a road
38 hazard. Various testing measures have been devised to determine and quantify the level of glare
39 and vision impairment by poorly designed LED lighting.²⁰ Lighting installations are typically
40 tested by measuring foot-candles per square meter on the ground. This is useful for determining the
41 efficiency and evenness of lighting installations. This method, however, does not take into account
42 the human biological response to the point source. It is well known that unshielded light sources
43 cause pupillary constriction, leading to worse nighttime vision between lighting fixtures and
44 causing a “veil of illuminance” beyond the lighting fixture. This leads to worse vision than if the
45 light never existed at all, defeating the purpose of the lighting fixture. Ideally LED lighting
46 installations should be tested in real life scenarios with effects on visual acuity evaluated in order to
47 ascertain the best designs for public safety.

48
49 *Proper Shielding*

50

1 With any LED lighting, proper attention should be paid to the design and engineering features.
 2 LED lighting is inherently a bright point source and can cause eye fatigue and disability glare if it
 3 is allowed to directly shine into human eyes from roadway lighting. This is mitigated by proper
 4 design, shielding and installation ensuring that no light shines above 80 degrees from the
 5 horizontal. Proper shielding also should be used to prevent light trespass into homes alongside the
 6 road, a common cause of citizen complaints. Unlike current HPS street lighting, LEDs have the
 7 ability to be controlled electronically and dimmed from a central location. Providing this additional
 8 control increases the installation cost, but may be worthwhile because it increases long term energy
 9 savings and minimizes detrimental human and environmental lighting effects. In environmentally
 10 sensitive or rural areas where wildlife can be especially affected (e.g., near national parks or bio-
 11 rich zones where nocturnal animals need such protection), strong consideration should be made for
 12 lower emission LEDs (e.g., 3000K or lower lighting with effective shielding). Strong consideration
 13 also should be given to the use of filters to block blue wavelengths (as used in Hawaii), or to the
 14 use of inherent amber LEDs, such as those deployed in Quebec. Blue light scatters more widely
 15 (the reason the daytime sky is “blue”), and unshielded blue-rich lighting that travels along the
 16 horizontal plane increases glare and dramatically increases the nighttime sky glow caused by
 17 excessive light pollution.

18

19 POTENTIAL HEALTH EFFECTS OF “WHITE” LED STREET LIGHTING

20

21 Much has been learned over the past decade about the potential adverse health effects of electric
 22 light exposure, particularly at night.²¹⁻²⁵ The core concern is disruption of circadian rhythmicity.
 23 With waning ambient light, and in the absence of electric lighting, humans begin the transition to
 24 nighttime physiology at about dusk; melatonin blood concentrations rise, body temperature drops,
 25 sleepiness grows, and hunger abates, along with several other responses.

26

27 A number of controlled laboratory studies have shown delays in the normal transition to nighttime
 28 physiology from evening exposure to tablet computer screens, backlit e-readers, and room light
 29 typical of residential settings.²⁶⁻²⁸ These effects are wavelength and intensity dependent,
 30 implicating bright, short wavelength (blue) electric light sources as disrupting transition. These
 31 effects are not seen with dimmer, longer wavelength light (as from wood fires or low wattage
 32 incandescent bulbs). In human studies, a short-term detriment in sleep quality has been observed
 33 after exposure to short wavelength light before bedtime. Although data are still emerging, some
 34 evidence supports a long-term increase in the risk for cancer, diabetes, cardiovascular disease and
 35 obesity from chronic sleep disruption or shiftwork and associated with exposure to brighter light
 36 sources in the evening or night.^{25,29}

37

38 Electric lights differ in terms of their circadian impact.³⁰ Understanding the neuroscience of
 39 circadian light perception can help optimize the design of electric lighting to minimize circadian
 40 disruption and improve visual effectiveness. White LED streetlights are currently being marketed
 41 to cities and towns throughout the country in the name of energy efficiency and long term cost
 42 savings, but such lights have a spectrum containing a strong spike at the wavelength that most
 43 effectively suppresses melatonin during the night. It is estimated that a “white” LED lamp is at
 44 least 5 times more powerful in influencing circadian physiology than a high pressure sodium light
 45 based on melatonin suppression.³¹ Recent large surveys found that brighter residential nighttime
 46 lighting is associated with reduced sleep time, dissatisfaction with sleep quality, nighttime
 47 awakenings, excessive sleepiness, impaired daytime functioning, and obesity.^{29,32} Thus, white LED
 48 street lighting patterns also could contribute to the risk of chronic disease in the populations of
 49 cities in which they have been installed. Measurements at street level from white LED street lamps
 50 are needed to more accurately assess the potential circadian impact of evening/nighttime exposure
 51 to these lights.

1 ENVIRONMENTAL EFFECTS OF LED LIGHTING

2
3 The detrimental effects of inefficient lighting are not limited to humans; 60% of animals are
4 nocturnal and are potentially adversely affected by exposure to nighttime electrical lighting. Many
5 birds navigate by the moon and star reflections at night; excessive nighttime lighting can lead to
6 reflections on glass high rise towers and other objects, leading to confusion, collisions and death.³³
7 Many insects need a dark environment to procreate, the most obvious example being lightning bugs
8 that cannot “see” each other when light pollution is pronounced. Other environmentally beneficial
9 insects are attracted to blue-rich lighting, circling under them until they are exhausted and die.^{34,35}
10 Unshielded lighting on beach areas has led to a massive drop in turtle populations as hatchlings are
11 disoriented by electrical light and sky glow, preventing them from reaching the water safely.³⁵⁻³⁷
12 Excessive outdoor lighting diverts the hatchlings inland to their demise. Even bridge lighting that is
13 “too blue” has been shown to inhibit upstream migration of certain fish species such as salmon
14 returning to spawn. One such overly lit bridge in Washington State now is shut off during salmon
15 spawning season.

16
17 Recognizing the detrimental effects of light pollution on nocturnal species, U.S. national parks
18 have adopted best lighting practices and now require minimal and shielded lighting. Light pollution
19 along the borders of national parks leads to detrimental effects on the local bio-environment. For
20 example, the glow of Miami, FL extends throughout the Everglades National Park. Proper
21 shielding and proper color temperature of the lighting installations can greatly minimize these types
22 of harmful effects on our environment.

23
24 CONCLUSION

25
26 Current AMA Policy supports efforts to reduce light pollution. Specific to street lighting, Policy H-
27 135.932 supports the implementation of technologies to reduce glare from roadway lighting. Thus,
28 the Council recommends that communities considering conversion to energy efficient LED street
29 lighting use lower CCT lights that will minimize potential health and environmental effects. The
30 Council previously reviewed the adverse health effects of nighttime lighting, and concluded that
31 pervasive use of nighttime lighting disrupts various biological processes, creating potentially
32 harmful health effects related to disability glare and sleep disturbance.²⁵

33
34 RECOMMENDATIONS

35
36 The Council on Science and Public Health recommends that the following statements be adopted,
37 and the remainder of the report filed.

- 38
39 1. That our American Medical Association (AMA) support the proper conversion to
40 community-based Light Emitting Diode (LED) lighting, which reduces energy
41 consumption and decreases the use of fossil fuels. (New HOD Policy)
42
43 2. That our AMA encourage minimizing and controlling blue-rich environmental lighting by
44 using the lowest emission of blue light possible to reduce glare. (New HOD Policy)
45
46 3. That our AMA encourage the use of 3000K or lower lighting for outdoor installations such
47 as roadways. All LED lighting should be properly shielded to minimize glare and
48 detrimental human and environmental effects, and consideration should be given to utilize
49 the ability of LED lighting to be dimmed for off-peak time periods. (New HOD Policy)

Fiscal Note: Less than \$500

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Acknowledgement: The Council thanks George Brainard, PhD (Thomas Jefferson University); Richard Stevens, PhD (University Connecticut Health Center); and Mario Motta, MD (CSAPH, Tufts Medical School) for their contributions in preparing the initial draft of this report, and the commentary by Travis Longcore, PhD, on the ecological impact of nighttime electrical lighting.