



City of Pensacola

Community Redevelopment Agency

Agenda - Final

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

Monday, February 7, 2022, 3:30 PM

Hagler-Mason Conference Room,
2nd Floor

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

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

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

CALL MEETING TO ORDER

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

BOARD MEMBER DISCLOSURE

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

CHAIRMAN'S REPORT

APPROVAL OF MINUTES

- [22-00140](#) CRA MEETING MINUTES - 01/18/2022
 Sponsors: Teniade Broughton
 Attachments: [CRA Meeting Minutes - 01/18/2022](#)

PRESENTATIONS

2. [22-00128](#) HAWKSHAW REDEVELOPMENT PROJECT UPDATE

Recommendation: That the Community Redevelopment Agency (CRA) receive a presentation to update the status of the Hawkshaw Redevelopment Project at 9th Avenue and Romana Street.

Sponsors: Teniade Broughton

ACTION ITEMS

3. [21-00916](#) AWARD OF BID # 22-002 GARDEN ST LANDSCAPING FROM A STREET TO ALCANIZ STREET

Recommendation: That the Community Redevelopment Agency (CRA) award bid #22-002 for Garden Street Landscaping from A Street to Alcaniz Street to The Wallace Company, the lowest and most responsive bidder in the amount of \$564,391.80 plus a 10% contingency in the amount of \$56,439.32 for a total amount of \$620,831.12. Further, that the CRA authorize the Chairperson to take all actions necessary to execute the contract.

Sponsors: Teniade Broughton

Attachments: [Bid No. 20-002 Bid Tabulation](#)
[Final Vendor Reference List](#)
[Garden Street Landscaping Plans](#)

4. [22-00026](#) AREA REINVESTMENT AGREEMENT POLICY FOR AFFORDABLE HOUSING

Recommendation: That the Community Redevelopment Agency (CRA) adopt the Area Reinvestment Agreement Policy for Affordable Housing.

Sponsors: Teniade Broughton

Attachments: [Area Reinvestment Agreement Policy for Affordable Housing 012720](#)

DISCUSSION ITEMS

OPEN FORUM

ADJOURNMENT

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

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

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

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



City of Pensacola

222 West Main Street
Pensacola, FL 32502

Memorandum

File #: 22-00140

Community Redevelopment Agency

2/7/2022

SUBJECT:

CRA MEETING MINUTES - 01/18/2022



City of Pensacola
Community Redevelopment Agency
Meeting Minutes

January 18, 2022

7:32 P.M.

Hagler/Mason Conference Room, 2nd Fl

The Community Redevelopment Agency (CRA) meeting was called to order by Chairperson Broughton at 7:32 P.M. (Immediately following the 3:30 P.M. City Council Agenda Conference).

CALL MEETING TO ORDER

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

Public participation was available as follows:

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

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

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

BOARD MEMBER DISCLOSURE

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

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

CHAIRMAN'S REPORT

APPROVAL OF MINUTES

1. [22-00049 CRA MEETING MINUTES - 11/15/2021 & 12/13/2021](#)

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

The motion carried by the following vote:

Yes: 5 Teniade Broughton, Ann Hill, Delarian Wiggins, Jared Moore,
Jennifer Brahier
No: 0 None

PRESENTATIONS

2. 22-00027 HAWKSHAW REDEVELOPMENT PROJECT UPDATE

Assistant CRA Administrator Victoria D'Angelo introduced Brian Spencer of SMP Architecture to provide the presentation. Mr. Spencer responded accordingly to questions.

ACTION ITEMS

DISCUSSION ITEMS

3. 22-00029 AMENDMENT TO CRA URBAN DESIGN OVERLAY DISTRICT STANDARDS

Assistant CRA Administrator D'Angelo provided an update. The CRA Members discussed additional changes to the proposed CRA Urban Design Overlay District amendment. Assistant CRA Administrator D'Angelo and Development Services Department Director, Sherry Morris, responded to questions.

OPEN FORUM

None.

ADJOURNMENT

8:10 P.M.

Approved: _____



Memorandum

File #: 22-00128

Community Redevelopment Agency

2/7/2022

PRESENTATION ITEM

FROM: Teniade Broughton, Chairperson

SUBJECT:

HAWKSHAW REDEVELOPMENT PROJECT UPDATE

REQUEST:

That the Community Redevelopment Agency (CRA) receive a presentation to update the status of the Hawkshaw Redevelopment Project at 9th Avenue and Romana Street.

SUMMARY:

On October 11, 2021, the Community Redevelopment Agency (CRA) approved the 4th Amendment to the Declaration of Conditions, Covenants and Restrictions for the Hawkshaw Redevelopment Project, in accordance with the revised project components and conceptual design plans presented on June 14, 2021.

The 4th Amendment includes a requirement that the developer provide monthly updates on the project's status. A presentation will be made by Brian Spencer of SMP, the project architect, representing the development team.

PRIOR ACTION:

November 6, 2017 - CRA approved the development agreement/contract for sale of the Hawkshaw property to Robert Montgomery, LLC.

February 26, 2018 - The deed for sale of Hawkshaw property to Hawkshaw Developers, LLC was filed in Escambia County Official Records.

June 10, 2019 - The CRA approved extension of the commencement deadline for the Hawkshaw redevelopment project at 9th Avenue and Romana Street to September 30, 2019 and granted extension of the construction commencement deadline.

August 5, 2019 - The CRA approved the revised design plans, revised construction timeline and changes to the Hawkshaw Redevelopment, LLC. Development Team.

May 10, 2021 - The CRA directed staff to send a letter to the developer requesting a presentation during its June meeting, as well as written documentation of the developer's diligent and continuous prosecution of construction on the project and previously requested items from the CRA Chairman's letter dated December 17, 2019.

June 14, 2021 - The development team made a presentation to the CRA.

July 12, 2021 - The CRA authorized negotiation of a 4th Amendment to Declaration of Conditions, Covenants and Restrictions for the Hawkshaw Redevelopment Project.

October 11, 2021 - The CRA approved the 4th Amendment to the Declaration of Conditions, Covenants and Restrictions for the Hawkshaw Redevelopment Project including a requirement for monthly project updates.

STAFF CONTACT:

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

ATTACHMENTS:

None.

PRESENTATION: Yes



Memorandum

File #: 21-00916

Community Redevelopment Agency

2/7/2022

ACTION ITEM

SPONSOR: Teniade Broughton, Chairperson

SUBJECT:

AWARD OF BID # 22-002 GARDEN ST LANDSCAPING FROM A STREET TO ALCANIZ STREET

RECOMMENDATION:

That the Community Redevelopment Agency (CRA) award bid #22-002 for Garden Street Landscaping from A Street to Alcaniz Street to The Wallace Company, the lowest and most responsive bidder in the amount of \$564,391.80 plus a 10% contingency in the amount of \$56,439.32 for a total amount of \$620,831.12. Further, that the CRA authorize the Chairperson to take all actions necessary to execute the contract.

SUMMARY:

On September 10, 2018 and February 11, 2019, the CRA adopted a resolution authorizing the CRA to apply for, accept and execute a Florida Beautification Grant, Landscape Construction and Maintenance Memorandum of Agreement with the Florida of Transportation for a Florida Landscape Beautification Grant for landscape improvements to the Garden Street median from A Street to Alcaniz Street. Following award of the grant design was initiated. An open house was held on October 27, 2020.

Invitation to Bid #22-002 was advertised on October 7, 2021 for construction of the landscape improvements. Two (2) responsive bids were received. The Wallace Company provided the lowest and best responsive bid.

PRIOR ACTION:

August 6, 2018 - The CRA adopted Resolution No. 2018-01 CRA adopting a budget for the fiscal year beginning October 1, 2018.

September 10, 2018 - The CRA adopted Resolution No. 2018-03 CRA authorizing the CRA to apply for and accept an FDOT Beautification Grant for landscape improvements to Garden Street.

September 13, 2018 - City Council adopted Resolution No. 18-43 authorizing the CRA to apply for and accept an FDOT Beautification Grant for landscape improvements to Garden Street.

February 11, 2019 - CRA adopted Resolution No. 2019-02 CRA authorizing the execution of a Florida

Beautification Grant, Landscape Construction and Maintenance Memorandum of Agreement with the Florida Department of Transportation.

February 28, 2019 - City Council adopted Resolution No. 2019-07 authorizing the execution of a Florida Beautification Grant, Landscape Construction and Maintenance Memorandum of Agreement with the Florida Department of Transportation.

January 20, 2022 - City Council adopted Supplemental Budget Resolution No. 2022-011, appropriating \$150,000 towards the project from LOST IV.

FUNDING:

Budget:	\$ 415,396.00	CRA Fund
	150,000.00	Additional LOST IV Funding
	<u>98,000.00</u>	FDOT Grant
	\$ 663,396.00	

Actual:	\$ 564,391.80	Construction Contract
	56,439.32	Contingency (10%)
	28,304.00	Engineering Design
	<u>14,260.88</u>	CEI
	\$ 663,396.00	

FINANCIAL IMPACT:

The total budget for this project is \$663,396.00. Of the total budget, \$415,396.00 is available within the CRA Fund, \$98,000.00 is funded by a Florida Department of Transportation Landscape Beautification Grant and \$150,000.00 is available in LOST IV. To date, \$42,528.00 has been encumbered or expended, leaving a balance of \$620,868.00, which is projected to be sufficient to cover the remaining items for this project.

LEGAL REVIEW ONLY BY CITY ATTORNEY: Yes

1/28/2022

STAFF CONTACT:

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

ATTACHMENTS:

- 1) Bid No. 22-002 Bid Tabulation
- 2) Final Vendor Reference List

3) Garden Street Landscaping Plans

PRESENTATION: No

TABULATION OF BIDS

BID NO: 22-002

TITLE: GARDEN STREET LANDSCAPING - FROM "A" STREET TO ALCANIZ STREET

SUBMITTALS DUE:	WALLACE SPRINKLER	EXECUTIVE
November 16, 2021, 2:30 P.M.	& SUPPLY, INC.	LANDSCAPING, INC.
DEPARTMENT:		
CRA	Pensacola, FL	Pensacola, FL

Base Bid

\$564,391.80

\$799,992.60

Submittal Due Date: 11/16/21

Bid No.: 21-002

**FINAL VENDOR REFERENCE LIST
GARDEN STREET LANDSCAPING - FROM "A" STREET TO ALCANIZ STREET
CRA**

Vendor	Name	Address	City	St	Zip Code	SMWBE
075492	ASL LAWN & CARE SERVICES LLC	190 GREENRIDGE DRIVE	PENSACOLA	FL	32534	
082604	BLUERIDGE ENTERPRISES	PO BOX 35	LAPINE	AL	36046	
069659	EAST BAY LNDSCAPG & IRRGTN INC DBA PINELANDS NURSERY CO	8365 HIGHWAY 90	MILTON	FL	32583	Y
003282	EXECUTIVE LANDSCAPING INC	P O BOX 11487	PENSACOLA	FL	32524	
074355	GANNETT MHC MEDIA INC DBA PENSACOLA NEWS JOURNAL	2 NORTH PALAFOX ST	PENSACOLA	FL	32502	
073703	GRAND SERVICE COMPANY LLC	320 EDGEWATER DRIVE	PENSACOLA	FL	32507	Y
074076	GRAY SERVICE PAVERS CO INC	8121 LILLIAN HWY LOT 90	PENSACOLA	FL	32506	
034436	GULF COAST ENVIRONMENTAL CONTRACTORS INC	1765 E NINE MILE RD ST 1, #110	PENSACOLA	FL	32514	Y
074827	GULF COAST MINORITY CHAMBER OF COMMERCE INC	321 N DEVILLERS ST STE 104	PENSACOLA	FL	32501	
042216	HEROMAN SERVICES PLANT CO LLC	505 MOUNTAIN DRIVE # H	DESTIN	FL	32541	
007077	KEN GRIFFIN LANDSCAPE CONTRACTORS INC	3004 WESTFIELD ROAD	GULF BREEZE	FL	32563	Y
059406	MADRIL BUILDERS LLC	1965 STOUT ROAD	CANTONMENT	FL	32533	
043858	MOORE, JILL DBA TIMBERWOLF IRRIGATION CONSULTANTS	3745 BONNER ROAD	PENSACOLA	FL	32503	
069833	NEW WORLD CLEANING	7096 RAMPART WAY	PENSACOLA	FL	32505	Y
060344	PENSACOLA BAY AREA CHAMBER OF COMMERCE DBA GREATER PENSACOLA CHAMBER	117 W GARDEN ST	PENSACOLA	FL	32502	
044550	SEA COAST & COMPANY	P O BOX 1422	GULF BREEZE	FL	32562	
073705	SEAL, DILLON DBA A CUT ABOVE LANDSCAPING&PROPERTY MAINTNCE	4771 BAYOU BLVD #176	PENSACOLA	FL	32503	
072701	SOUTHERN ROOTS LANDSCAPING & MORE BY CHRISTOPHER GLAZE	11626 WAKEFIELD DRIVE	PENSACOLA	FL	32514	Y
004461	WALLACE SPRINKLER & SUPPLY INC DBA THE WALLACE COMPANY	P O BOX 1313	GULF BREEZE	FL	32562	

Vendors: 19

SITE CONSTRUCTION DOCUMENTS

FOR

GARDEN STREET

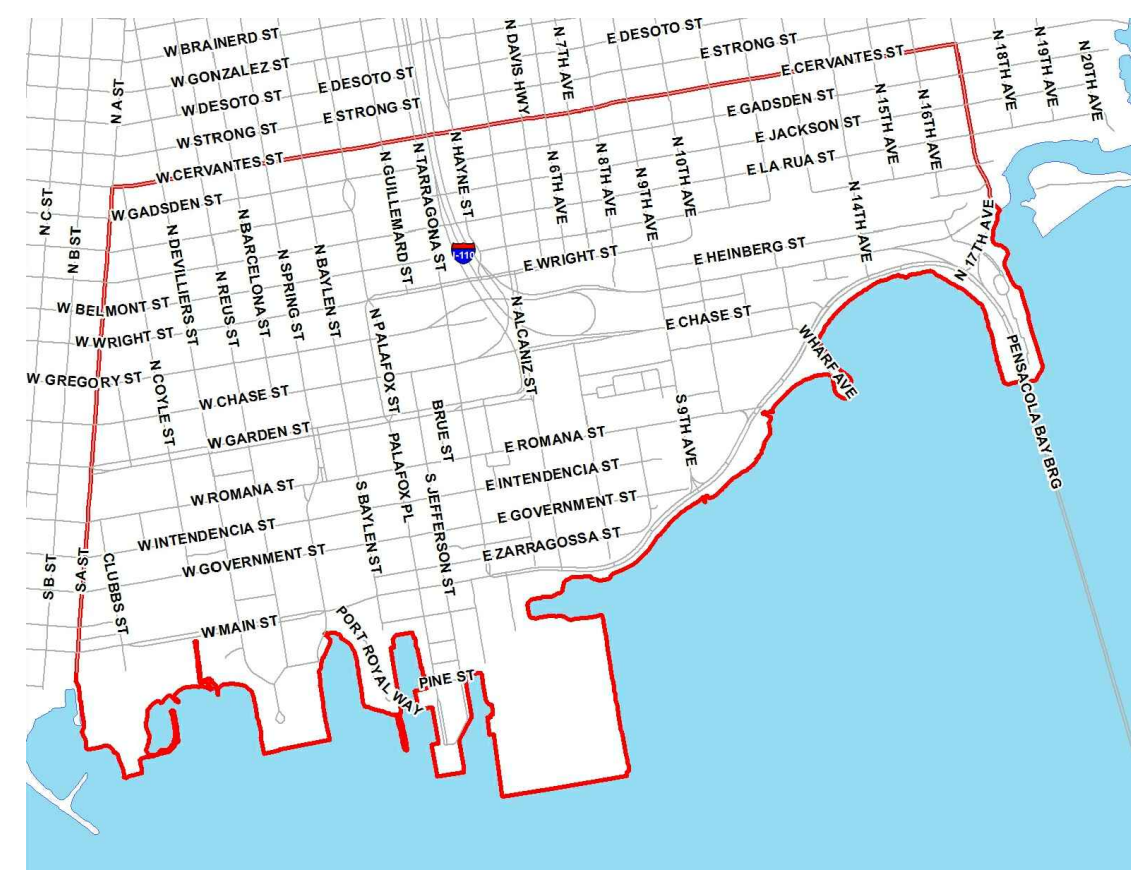
FROM A STREET TO ALCANIZ STREET

LANDSCAPING

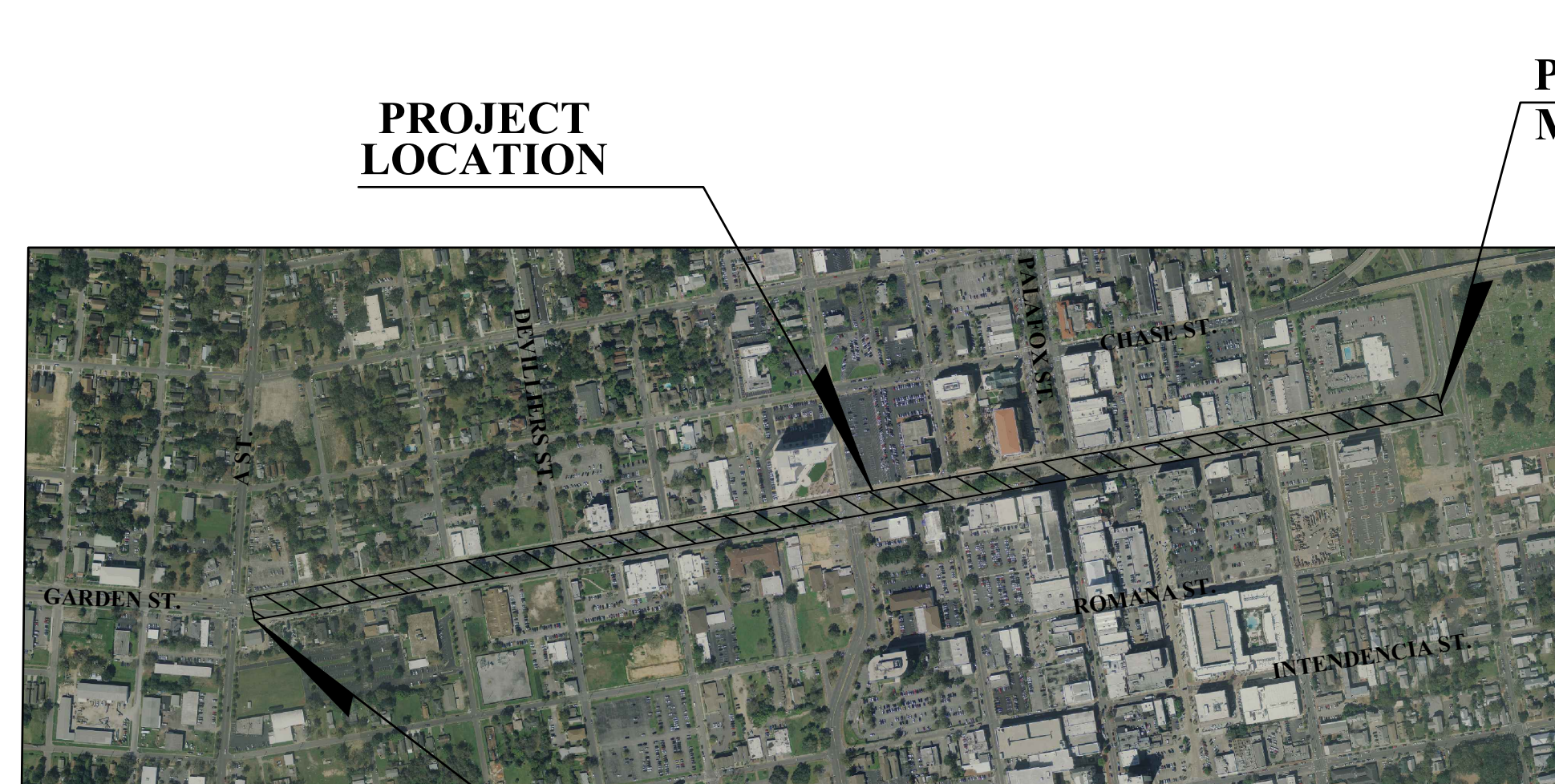
FINANCIAL PROJECT ID 435178-2-74-01



INNER CITY CRA



URBAN CORE CRA



BEGIN PROJECT
MP 3.306
ESCAMBIA COUNTY SEC. 28 T2S R30W & SEC. 42 T2S R30W

VICINITY MAP

N.T.S

MAYOR GROVER ROBINSON IV

CITY COUNCIL MEMBERS

- DISTRICT 1 JENNIFER BRAHIER
- DISTRICT 2 SHERRI F. MYERS
- DISTRICT 3 CASEY JONES
- DISTRICT 4 JARED MOORE (PRESIDENT)
- DISTRICT 5 TENIADÉ BROUGHTON
- DISTRICT 6 ANN HILL (VICE-PRESIDENT)
- DISTRICT 7 DELARIAN WIGGINS

(850) 436-5650
222 WEST MAIN STREET
PENSACOLA, FLORIDA 32502

COMMUNITY REDEVELOPMENT AGENCY

HELEN GIBSON (CRA ADMINISTRATOR)
VICTORIA D'ANGELO (ASSISTANT CRA ADMINISTRATOR)

CRA MEMBERS

- DELARIAN WIGGINS (CHAIRPERSON)
- TENIADÉ BROUGHTON (VICE-CHAIRPERSON)
- JENNIFER BRAHIER
- ANN HILL
- CASEY JONES
- JAROD MOORE
- SHERRI F. MYERS

ATKINS

2114 AIRPORT BLVD., SUITE 1450
PENSACOLA, FLORIDA 32504
PHONE NO. 850.478.9844
CERTIFICATE OF AUTHORIZATION NO. 24

May 2021

100% Plans FOR CONSTRUCTION

Index of Sheets

Sheet #	Sheet Title	Issued Date	Rev.	Revised Date
C0.00	Cover Sheet	2021/--/--	-	----/--/--
C0.01	General Notes	2021/--/--	-	----/--/--
C0.02	General Notes	2021/--/--	-	----/--/--
1 of 5	Topographic Survey	2021/--/--	-	----/--/--
2 of 5	Topographic Survey	2021/--/--	-	----/--/--
3 of 5	Topographic Survey	2021/--/--	-	----/--/--
4 of 5	Topographic Survey	2021/--/--	-	----/--/--
5 of 5	Topographic Survey	2021/--/--	-	----/--/--
L1.01	Landscape Plan	2021/--/--	-	----/--/--
L1.02	Landscape Plan	2021/--/--	-	----/--/--
L1.03	Landscape Plan	2021/--/--	-	----/--/--
L1.04	Landscape Plan	2021/--/--	-	----/--/--
L1.05	Landscape Plan	2021/--/--	-	----/--/--
L2.01	Landscape & Irrigation Notes	2021/--/--	-	----/--/--
L2.02	Landscape Schedule & Details	2021/--/--	-	----/--/--
C1.01	Storm Water Pollution Prevention Plan	2021/--/--	-	----/--/--
T1.01	Traffic Control Plan	2021/--/--	-	----/--/--

NUMBER	REVISIONS	DATE	APPROVED BY

GARDEN STREET LANDSCAPING - 100070786

LANDSCAPE ARCHITECT OF RECORD	
ALYSSA GARCIA FL LA NO. 6667475	
DRAWN BY:	HIL
DESIGNED BY:	AG
CHECKED BY:	JK
APPROVED BY:	JLG
PROJECT NUMBER	100070786
DRAWING NUMBER	C0.00

User: c:\csc\003\City of pensacola\projects\garden street landscaping\CADD\Plan_Sheets\C0_XX_General Sheets.dwg 05/21/2021 11:09:16 AM

GOVERNING STANDARDS & SPECIFICATIONS (WHERE APPLICABLE):
CITY OF PENSACOLA DESIGN STANDARDS CURRENT EDITION,
FLORIDA DEPARTMENT OF TRANSPORTATION, FY 2020/21 STANDARD
PLANS, AND JANUARY 2021 STANDARD SPECIFICATIONS FOR ROAD
AND BRIDGE CONSTRUCTION.

GENERAL NOTES:

1. ALL SITE WORK MATERIALS AND CONSTRUCTION METHODS SHALL BE IN ACCORDANCE WITH THE LATEST EDITION OF THE FLORIDA DEPARTMENT OF TRANSPORTATION STANDARD SPECIFICATIONS, UNLESS NOTED OTHERWISE IN THE CONSTRUCTION DOCUMENTS.
2. CONTRACTOR SHALL ADHERE TO RULES CONCERNING SAFETY OF THE CITY OF PENSACOLA, AND OTHER AUTHORITIES HAVING JURISDICTION.
3. THE CONTRACTOR IS REQUIRED TO VISIT THE SITE AND FAMILIARIZE HIMSELF WITH THE PROJECT PRIOR TO BIDDING.
4. AT THE PRE-CONSTRUCTION MEETING THE CONTRACTOR SHALL DESIGNATE A REPRESENTATIVE WHO SHALL BE CAPABLE OF BEING REACHED 24 HOURS A DAY, 7 DAYS A WEEK.
5. HORIZONTAL AND VERTICAL CONTROL HAS BEEN PROVIDED FOR THE CONTRACTOR PER THE SURVEY INFORMATION PROVIDED ON THE SHEETS INCLUDED IN THIS SET. THE CONTRACTOR IS RESPONSIBLE FOR MAINTAINING THE SURVEY CONTROLS THROUGHOUT THE DURATION OF CONSTRUCTION AND/OR SETTING ADDITIONAL CONTROLS IF REQUIRED DUE TO MEANS AND METHODS FOR CONSTRUCTION OF THE IMPROVEMENTS.
6. CONTRACTOR IS TO NOTIFY CITY OF PENSACOLA AND ENGINEER OF RECORD 72 HOURS PRIOR TO BEGINNING CONSTRUCTION.
7. ALL CONSTRUCTION SHALL BE IN ACCORDANCE WITH THE PLANS AND WRITTEN SPECIFICATION, NO SUBSTITUTIONS SHALL BE MADE WITHOUT PRIOR WRITTEN APPROVAL BY THE OWNER OR THE OWNER'S REPRESENTATIVE.
8. EROSION AND SEDIMENTATION CONTROLS WILL BE PROVIDED AND MAINTAINED BY THE CONTRACTOR AT ALL TIMES AS PER CITY AND STATE AGENCY REQUIREMENTS.
9. THE CONTRACTOR SHALL ARRANGE WITH THE CITY AN INSPECTION OF THE EROSION AND SEDIMENT CONTROL DEVICES PRIOR TO CONSTRUCTION, UNDERGROUND DRAINAGE STRUCTURES PRIOR TO BURIAL, AND THE FINAL INSPECTION OF THE ENTIRE PROJECT UPON COMPLETION.
10. THE CONTRACTOR SHALL TAKE WHATEVER STEPS NECESSARY TO PREVENT AND CONTROL EROSION AND SEDIMENTATION. MEASURES FOR EROSION CONTROL DEPICTED IN THE PLANS ARE MINIMUM SUGGESTIONS ONLY AND DO NOT RELIEVE THE CONTRACTOR OF ANY RESPONSIBILITY TO PREVENT AND CONTROL EROSION AND SEDIMENTATION. THESE CONTROLS SHALL BE ADDED TO OR REINFORCED AS CONDITIONS DICTATE.
11. CLEAR AND GRUB ONLY AS NECESSARY TO COMPLETE NEW CONSTRUCTION.
12. BURNING SHALL NOT BE PERMITTED ONSITE OR WITHIN CITY LIMITS.
13. SEDIMENT SHALL BE RETAINED ON THE SITE OF DEVELOPMENT. REMOVE SEDIMENT AT APPROPRIATE TIME AND PRIOR TO THE END OF CONSTRUCTION.
14. THE CONTRACTOR SHALL BE RESPONSIBLE FOR ENSURING MATERIAL DOES NOT SPILL, LEAK, OR FALL FROM TRUCKS HAULING MATERIAL TO OR AWAY FROM SITE, INCLUDING MATERIAL FALLING FROM TIRES. SHOULD THE STATE OR COUNTY REQUIRE SWEEPING AND CLEANING OF ROADWAYS DUE TO THE ABOVE, THE SAME SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR. THE CONTRACTOR SHALL ALSO BE RESPONSIBLE FOR ANY FINES DUE TO THE ABOVE.
15. SHOULD THE CONTROL OF DUST AT THE SITE BE NECESSARY, THE SITE WILL BE SPRINKLED UNTIL THE SURFACE IS WET, TEMPORARY VEGETATION COVER SHALL BE ESTABLISHED OR MULCH SHALL BE APPLIED IN ACCORDANCE WITH STANDARDS FOR EROSION CONTROL.
16. ALL SOIL WASHED, DROPPED, SPILLED OR TRACKED OUTSIDE THE LIMITS OF DISTURBANCE OR ONTO PUBLIC RIGHT-OF-WAY WILL BE REMOVED IMMEDIATELY.
17. THE CONTRACTOR SHALL BE RESPONSIBLE FOR ANY EROSION OR SEDIMENTATION THAT MAY OCCUR BELOW STORMWATER OUTFALLS OR OFF SITE AS A RESULT OF CONSTRUCTION OF THE PROJECT.
18. ALL SOIL STOCKPILES ARE TO BE TEMPORARILY STABILIZED IN ACCORDANCE WITH SOIL EROSION AND SEDIMENT CONTROL NOTE NUMBER 16 (ABOVE).
19. THE SITE SHALL AT ALL TIMES BE GRADED AND MAINTAINED SUCH THAT ALL STORM WATER RUNOFF IS DIVERTED TO SOIL EROSION AND SEDIMENT CONTROL FACILITIES.
20. ALL SEDIMENTATION STRUCTURES SHALL BE INSPECTED AND MAINTAINED REGULARLY.
21. CONTRACTOR SHALL NOTIFY SUNSHINE 811 TWO (2) FULL BUSINESS DAYS IN ADVANCE PRIOR TO DIGGING WITHIN R/W; 1-800-432-4770.
22. THESE DRAWINGS REPRESENT KNOWN STRUCTURES AND UTILITIES LOCATED IN THE PROJECT AREA. THE CONTRACTOR IS CAUTIONED THAT OTHER STRUCTURES AND UTILITIES, ABOVE OR BELOW GROUND, MAY BE ENCOUNTERED DURING THE COURSE OF THE PROJECT. THE CONTRACTOR SHOULD NOTIFY THE PROJECT ENGINEER IMMEDIATELY UPON ENCOUNTERING ANY UNEXPECTED STRUCTURE, UTILITY LINE, OR OTHER UNUSUAL CONDITION. IT IS THE CONTRACTOR'S RESPONSIBILITY TO DETERMINE THE EXACT LOCATION AND DEPTH OF EXISTING UTILITIES AND TO DETERMINE IF OTHER UTILITIES WILL BE ENCOUNTERED DURING THE COURSE OF THE WORK AND TAKE WHATEVER STEPS NECESSARY TO PROVIDE FOR THEIR PROTECTION.
23. FAILURE OF THE PLANS TO SHOW THE EXISTENCE OF ANY UNDERGROUND UTILITY, STRUCTURES, ETC., SHALL NOT RELIEVE THE CONTRACTOR FROM THE RESPONSIBILITY OF LOCATING, PRESERVING AND PROTECTING SAID UTILITY OR STRUCTURE.
24. ADEQUATE PROVISIONS SHALL BE MADE FOR FLOW OF SEWERS, DRAINS, AND WATER COURSES ENCOUNTERED DURING CONSTRUCTION. ALL EARTHWORK SHALL BE ACCOMPLISHED TO KEEP WATER FLOW AND DRAINAGE WITHIN THE CONFINES OF THE EXISTING CURBS.
25. THE CONTRACTOR SHALL COMPLY WITH ANY TESTING REQUIRED BY THE LOCAL GOVERNING AGENCY IN ADDITION TO THE TESTING REQUIREMENTS OUTLINED IN THE CONSTRUCTION DOCUMENTS. TESTING SHALL BE PAID FOR BY THE CONTRACTOR AND THE CITY SHALL APPROVE OF TESTING LAB CHOSEN. CONTRACTOR SHALL COORDINATE AND ASSIST TESTING LABORATORIES WITH TESTING. ANY NECESSARY RE-TESTING SHALL BE PAID FOR BY THE CONTRACTOR.
26. ALL DEMOLITION MATERIALS AND EXCESS SOIL MATERIAL EXCAVATED AND NOT USED AS FILL SHALL BE REMOVED FROM THE SITE AND DISPOSED OF OFF-SITE IN A LEGAL AND RESPONSIBLE MANNER BY THE CONTRACTOR. CONCRETE AND ANY OTHER DEBRIS SHALL BE

REMOVED AND HAULED OFF THE SAME DAY.

27. CONTRACTOR SHALL COMPLETE ALL WORK INDICATED IN CONSTRUCTION DOCUMENTS USING HAND LABOR IF NECESSARY OR APPROPRIATE.
28. THE CONTRACTOR SHALL NOTIFY THE OWNER OF ANY CONFLICTS BETWEEN VENDOR DRAWINGS, EXISTING CONDITIONS, AND THE CONSTRUCTION DOCUMENTS.
29. ALL WORK SHALL BE CONFINED TO WITHIN THE CITY R/W OR PROPERTY LIMITS. ALL REMOVAL OF DEBRIS AND DELIVERY OF PLANT MATERIALS AND SOILS BY HEAVY VEHICLES SHALL BE DONE IN SUCH A WAY AS TO PROTECT THE EXISTING CURB AND GUTTER FROM CRACKING AND BREAKING.
30. CONTRACTOR TO PROVIDE TEMPORARY PROTECTION OF TREES TO REMAIN. FOR ANY TREE SHOWN TO REMAIN THAT IS DAMAGED BY THE CONTRACTOR'S FORCES, THE CONTRACTOR SHALL PAY THE CITY OF PENSACOLA THE SUM OF \$150.00 DOLLARS PER INCH DIAMETER OF TREE THAT IS DAMAGED. OFF R/W TREES SHALL BE PROTECTED.
31. CONTRACTOR SHALL COORDINATE HIS WORK AND COOPERATE WITH OTHER CONTRACTORS WORKING AROUND THE PROJECT AREA.
32. SHOULD CONTRACTOR ELECT TO USE ONSITE EXCAVATION AS FILL, HE IS CAUTIONED NO ADDITIONAL TIME OR COST WILL BE ALLOWED SHOULD MATERIAL BECOME WET AND UNWORKABLE. IF NECESSARY, CONTRACTOR WILL BE REQUIRED TO BRING IN OFFSITE FILL MATERIAL MEETING TECHNICAL SPECIFICATIONS AT HIS OWN EXPENSE.
33. THE CONTRACTOR SHALL FLUSH AND CLEAN ALL EXISTING AND NEW STORMWATER PIPES AND STRUCTURES IMPACTED BY THE PROJECT AT END OF CONSTRUCTION AFTER ALL DISTURBED AREAS HAVE BEEN STABILIZED.
34. EXPEDITIOUS CLEANUP OF OFF-SITE TRACKING OF DIRT AND SEDIMENT SHALL BE REQUIRED.
35. NO SITE WORK ACTIVITIES SHALL TAKE PLACE WITHOUT CITY SITE REVIEW/APPROVAL OF PROPOSED EROSION CONTROL MEASURES, AND ADVANCED NOTIFICATION OF THE REQUESTED INSPECTION IS REQUIRED.
36. THE CONTRACTOR SHALL PROVIDE CONTINUED MAINTENANCE OF TRAFFIC TO PUBLIC/PRIVATE PROPERTY IN A SAFE AND FEASIBLE MANNER IN AREAS IMPACTED BY THE PROJECT CONSTRUCTION UNTIL ALL SUCH ACCESS CAN BE RESTORED PERMANENTLY. ALL MAINTENANCE OF TRAFFIC PLANS MUST BE SUBMITTED TO THE CITY FOR APPROVAL A MINIMUM OF FIVE (5) CALENDAR DAYS PRIOR TO IMPLEMENTING ANY PROPOSED MEASURES AND COORDINATION WITH IMPACTED RESIDENTS AND/OR PROPERTY OWNERS (OR OWNER REPRESENTATIVES) MAY BE REQUIRED OF THE CONTRACTOR AS PART OF THE MAINTENANCE OF TRAFFIC PLAN. ALL COST FOR SUCH REVISED MAINTENANCE OF TRAFFIC PLANS AND MEASURES SHALL BE COVERED/INCLUDED IN THE CONTRACTORS BID. SEE ADDITIONAL MOT INFORMATION IN THE PLANS.
37. THE CONTRACTOR SHALL PLACE AND MAINTAIN ADEQUATE BARRICADES, CONSTRUCTION SIGNS, FLASHING LIGHTS, AND GUARDS DURING PROGRESS OF CONSTRUCTION WORK AND UNTIL IT IS SAFE FOR BOTH PEDESTRIAN AND VEHICULAR TRAFFIC.
38. THE CONTRACTOR SHALL NOT BLOCK OR OBSTRUCT ANY ROADS OR DRIVES WITHOUT FIRST RECEIVING PERMISSION FROM THE CITY OF PENSACOLA TO DO SO.
39. PROPERTY OBSTRUCTIONS WHICH ARE TO REMAIN IN PLACE, SUCH AS SEWER, DRAINS, WATER OR GAS PIPES, ELECTRICAL, CONDUITS, POLES, ETC., ARE TO BE CAREFULLY PROTECTED AND ARE NOT TO BE DISPLACED UNLESS NOTED ON PLANS.
40. CONTRACTOR SHALL CLEANUP ENTIRE SITE INCLUDING STAGING AREAS AT LEAST TWO TIMES PER WEEK. THIS SHALL INCLUDE LOCATING TRASH/SCRAP RECEPTACLES AT APPROPRIATE LOCATIONS AROUND THE SITE. CONTRACTOR SHALL PICK UP ALL ROCKS, METAL, PIPE, NAILS, NUTS, BOLTS, BOARDS, PAPER, TRASH, ETC., AT LEAST TWICE A WEEK AT NO ADDITIONAL COST TO THE CITY.
41. CONTRACTOR SHALL RESTORE ALL STAGING AREAS TO AS GOOD AS OR BETTER CONDITION THAN EXISTED PRIOR TO CONSTRUCTION. THIS INCLUDES IRRIGATION AND SOD REPLACEMENT IF NECESSARY. ANY DISTURBED AREAS THAT WILL BE LEFT EXPOSED MORE THAN 20 DAYS, AND NOT SUBJECT TO CONSTRUCTION TRAFFIC, WILL IMMEDIATELY RECEIVE A TEMPORARY SEEDING. IF THE SEASON PREVENTS THE ESTABLISHMENT OF A TEMPORARY COVER, THE DISTURBED AREAS WILL BE MULCHED WITH STRAW, OR EQUIVALENT MATERIAL, AT A RATE OF TWO (2) TONS PER ACRE.
42. ANY AREAS USED FOR THE CONTRACTOR'S STAGING, INCLUDING BUT NOT LIMITED TO, TEMPORARY STORAGE OF STOCKPILED MATERIALS (E.G. CRUSHED STONE, QUARRY PROCESS STONE, SELECT FILL, EXCAVATED MATERIALS, ETC.) SHALL BE ENTIRELY PROTECTED BY A SILT FENCE ALONG THE LOW ELEVATION SIDE TO CONTROL SEDIMENT RUNOFF.
43. ALL ITEMS OF PRIVATE PROPERTY LOCATED WITHIN THE CITY R/W SHALL BE PROTECTED AND/OR RELOCATED TO THE CITY'S SATISFACTION AS PART OF THE PROJECT. SUCH ITEMS SHALL INCLUDE, BUT NOT BE LIMITED TO, IRRIGATION SYSTEMS, MAIL BOXES, SIGNS, LANDSCAPE, PLANTER BEDS/BOXES, YARD DRAINS, BENCHES, ETC., AND SHALL BE COORDINATED AND ADDRESSED IN A TIMELY AND PROFESSIONAL MANNER. ITEMS REQUIRING REPLACEMENT SHALL BE OF EQUAL OR BETTER QUALITY.
44. THE LOCATION OF THE CONTRACTOR'S MATERIAL AND EQUIPMENT LAY-DOWN AREA SHALL BE APPROVED BY THE CITY PRIOR TO SECURING SUCH ARRANGEMENTS, AS DIRECTLY RELATED TO THE PROJECT. THE LAY-DOWN AREA SHALL BE COMPLETELY SECURED UTILIZING TEMPORARY 6' CHAIN-LINK CONSTRUCTION FENCING WITH LOCKED GATES AND PROPER EROSION CONTROL BARRIER, AS NECESSARY, AND SHALL BE KEPT IN A NEAT AND UNIFORM MANNER AT ALL TIMES, AS DETERMINED BY THE CITY. ONLY MATERIALS AND EQUIPMENT DIRECTLY REQUIRED TO FACILITATE THE CURRENT PROGRESS OF THE PROJECT CONSTRUCTION SHALL BE STORED IN THE LAY-DOWN AREA AT ANY GIVEN TIME AND ALL OTHER MATERIALS AND EQUIPMENT SHALL BE IMMEDIATELY REMOVED AT THE REQUEST OF THE CITY. CONTRACTOR IS RESPONSIBLE FOR LAY-DOWN AREAS.
45. THE CONTRACTOR'S PROPOSED SCHEDULE OF WORK FOR BOTH STANDARD (M-F, 7AM-4PM) AND NON-STANDARD HOURS SHALL BE REVIEWED AND APPROVED BY THE CITY AND SUBMITTED FOR REVIEW IN WRITING A MINIMUM OF SEVEN (7) CALENDAR DAYS PRIOR TO COMMENCEMENT OF THE PROPOSED WORK. THE CITY RESERVES THE RIGHT TO DENY WORK ON ANY PROPOSED

DAY IF CERTAIN PUBLIC EVENTS, ENVIRONMENTAL CONDITIONS, NEIGHBORHOOD CIRCUMSTANCES, ETC., REQUIRE SUCH ACTION. THE CONTRACTOR SHALL ACKNOWLEDGE ULTIMATE RESPONSIBILITY OF THE JOB SITE DURING CONSTRUCTION (24 HRS/DAY) FOR THE ENTIRE DURATION OF THE PROJECT, REGARDLESS OF APPROVED WORK SCHEDULES AND HOURS OF OPERATION.

46. THE CONTRACTOR SHALL SUBMIT A POST-CONSTRUCTION CERTIFICATION AND REPRODUCIBLE RECORD DRAWINGS TO THE CITY PRIOR TO INSPECTION AND ACCEPTANCE. THE RECORD DRAWINGS SHALL BE PREPARED AND CERTIFIED BY A FLORIDA PROFESSIONAL SURVEYOR.
47. BENCHMARK ELEVATIONS SHOWN ON THE PLANS ARE NORTH AMERICAN VERTICAL DATUM OF 1983 (NAVD 83).
48. ALL SURVEY INFORMATION WAS OBTAINED FROM A LICENSED FLORIDA PROFESSIONAL SURVEYOR AND MAPPER AND UTILIZED AS SUPPORTING DATA IN THE PRODUCTION OF DESIGN PLANS AND FOR CONSTRUCTION ON SUBJECT PROJECT. THE PROFESSIONAL SURVEYOR AND MAPPER OF RECORD IS:
MARK A. NORRIS, P.S.M
P.S.M. NO: 6211
REBOL-BATTLE & ASSOCIATES
2301 N. NINTH AVENUE, SUITE 300
PENSACOLA, FLORIDA 32503
CERTIFICATE OF AUTHORIZATION NO: LB 7918
49. THE LOCATION(S) OF THE UTILITIES SHOWN IN THE PLANS (INCLUDING THOSE DESIGNATED Vv, Vh, AND Vvh) ARE BASED ON LIMITED INVESTIGATION TECHNIQUES AND SHOULD BE CONSIDERED APPROXIMATE ONLY. THE VERIFIED LOCATIONS/ELEVATIONS APPLY ONLY AT THE POINTS SHOWN. INTERPOLATIONS BETWEEN THESE POINTS HAVE NOT BEEN VERIFIED.
50. WRITTEN DIMENSIONS SHALL TAKE PRECEDENCE OVER SCALED DIMENSIONS. THE CONTRACTOR SHALL VERIFY AND BE RESPONSIBLE FOR ALL DIMENSIONS AND CONDITIONS ON THE JOB. THE OWNER'S REPRESENTATIVE SHALL BE NOTIFIED OF ANY VARIATION FROM THE DIMENSIONS AND CONDITIONS SHOWN ON THE PLANS.
51. THE CONTRACTOR SHALL NOT BRING ANY HAZARDOUS MATERIALS ONTO THE PROJECT SITE. SHOULD THE CONTRACTOR REQUIRE SUCH FOR PERFORMING CONTRACTED WORK, THE CONTRACTOR SHALL REQUEST, IN WRITING, PERMISSION FROM THE OWNER'S REPRESENTATIVE IN ADVANCE. THE CONTRACTOR SHALL PROVIDE THE OWNER'S REPRESENTATIVE WITH A COPY OF THE MATERIAL SAFETY DATA SHEET (MSDS) FOR EACH HAZARDOUS MATERIAL PROPOSED FOR USE. THE OWNER'S REPRESENTATIVE SHALL COORDINATE WITH THE CRA/CITY PRIOR TO ISSUING WRITTEN APPROVAL TO THE CONTRACTOR. BECAUSE STATE LAW DOES NOT TREAT PETROLEUM PRODUCTS THAT ARE PROPERLY CONTAINERIZED AND INTENDED FOR EQUIPMENT USE AS A HAZARDOUS MATERIAL, SUCH PRODUCTS DO NOT NEED A MSDS SUBMITTAL. ANY KNOWN OR SUSPECTED HAZARDOUS MATERIAL FOUND ON THE PROJECT BY THE CONTRACTOR SHALL BE IMMEDIATELY REPORTED TO THE OWNER'S REPRESENTATIVE, WHO SHALL DIRECT THE CONTRACTOR TO PROTECT THE AREA OF KNOWN OR SUSPECTED CONTAMINATION FROM FURTHER ACCESS. THE OWNER'S REPRESENTATIVE IS TO NOTIFY THE CRA/CITY OF THE DISCOVERY. THE CRA/CITY WILL ARRANGE FOR INVESTIGATION, IDENTIFICATION AND REMEDIATION OF THE HAZARDOUS MATERIAL. THE CONTRACTOR SHALL NOT RETURN TO THE AREA OF CONTAMINATION UNTIL APPROVAL IS PROVIDED BY THE OWNER'S REPRESENTATIVE.
52. THE LANDSCAPE CONTRACTOR SHALL BE RESPONSIBLE FOR ATTENDING A PRE-CONSTRUCTION MEETING DURING WHICH INSTALLATION SPECIFICATIONS, INSTALLATION REQUIREMENTS, SCHEDULES, AND MAINTENANCE REQUIREMENTS WILL BE DISCUSSED.

APPROVAL BY					
DATE					
REVISIONS					
NUMBER					

GARDEN STREET LANDSCAPING

GENERAL NOTES

ATKINS

2114 AIRPORT BLVD., SUITE 1450
PENSACOLA, FLORIDA 32504
PHONE NO. 850.478.9844
CERTIFICATE OF AUTHORIZATION NO. 24

LANDSCAPE ARCHITECT OF RECORD

ALYSSA GARCIA FL LA NO. 6667475
DRAWN BY: HIL
DESIGNED BY: AG
CHECKED BY: JK
APPROVED BY: JLG
PROJECT NUMBER: 100070786
DRAWING NUMBER: C0.01



SPECIAL NOTES:

- CONTRACTOR SHALL NOTE THAT THE PROJECT IS A LUMP SUM PROJECT BUT SEPARATE COSTS FOR EACH BID ITEM ARE REQUIRED TO BE SUBMITTED IN THE BID.
- CONTRACTOR SHALL ORDER AND INSTALL (2) BENCHES PER THE DETAIL PROVIDED BY THE CITY/CRA. COORDINATE WITH THE CITY/CRA FOR LOCATION OF BENCHES AND (1) TRASH RECEPTACLE. TRASH RECEPTACLE TO BE PROVIDED BY THE CITY/CRA.

PAY ITEM NOTES:

- CONTRACTOR IS TO INCLUDE ANY COSTS FOR TEMPORARY MEASURES AND SUPPORT TO ACCESS SITE IN THE COST FOR MOBILIZATION IN HIS BID. CONTRACTOR SHALL REPAIR ANY DAMAGE TO EXISTING FACILITIES TO THE SATISFACTION OF THE CITY AT NO ADDITIONAL COST.
- CONTRACTOR IS TO INCLUDE COST OF WATER FOR PLANT ESTABLISHMENT AND MAINTENANCE OF LANDSCAPING AND GRASSING IN THE UNIT PRICE FOR LANDSCAPING.
- PROTECTION OF EXISTING ELECTRICAL POLE(S), WILL BE INCLUDED IN THE COST FOR DEMOLITION.
- COST FOR ANY IMPORTED TOPSOIL OR AMENDMENTS TO EXISTING TOPSOIL ON SITE SHALL BE INCLUDED IN THE COST FOR SODDING/LANDSCAPING.

Garden Street from A Street to Alcaniz Street - Landscaping

FL 811 Design Ticket # 325001565

Escambia County

Utility Owners

Company	Contact Person	Contact Number	Email Address
AT&T Florida <i>(Distribution)</i>	Rob St. Pierre	(850) 436-1701	rs364y@att.com
CenturyLink / Level 3	Jimmy Young	(352) 303-2430	james.young2@lumen.com
City of Pensacola	Ryan Novota	(850) 435-1755	rnovota@cityofpensacola.com
Cox Communications	Troy Young	(850) 857-4510	troy.young@cox.com
Emerald Coast Utilities Authority <i>(ECUA)</i>	Brandon Knight	(850) 969-6650	brandon.knight@ecua.fl.gov
FDOT ITS	Greg Reynolds	(850) 330-1782	william.reynolds@dot.state.fl.us
Gulf Power Company <i>(Distribution)</i>	Chad Swails	(850) 429-2446	chad.swails@nexteraenergy.com
Pensacola Energy	Diane Moore	(850) 474-5319	dmoore@cityofpensacola.com
Quanta Telecommunication <i>(for Verizon-MCI)</i>	Russell Ribblett	(678) 836-5610	rribblett@quantatelcom.com
Uniti Fiber	Kyle Hill	(850) 544-1400	james.hill@uniti.com
Verizon Business <i>(MCI)</i>	Thomas Broyles	(850) 475-7465	thomas.broyles@verizon.com

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GARDEN STREET LANDSCAPING

GENERAL NOTES

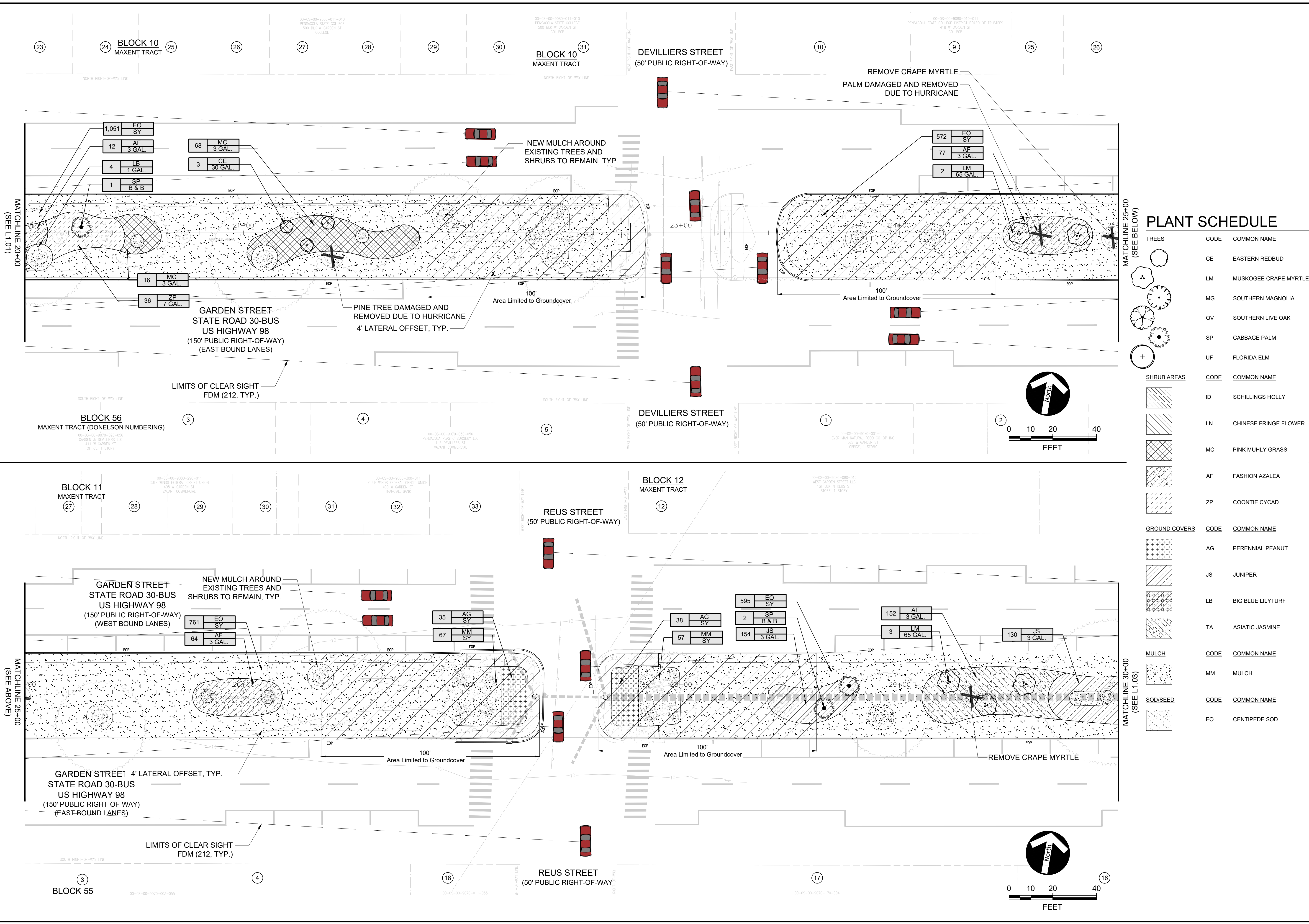
ATKINS
 2114 AIRPORT BLVD., SUITE 1450
 PENSACOLA, FLORIDA 32504
 PHONE NO. 850.478.9844
 CERTIFICATE OF AUTHORIZATION NO. 24

LANDSCAPE ARCHITECT OF RECORD

ALYSSA GARCIA FL LA NO. 6667475
DRAWN BY: HIL
DESIGNED BY: AG
CHECKED BY: JK
APPROVED BY: JLG
PROJECT NUMBER 100070786
DRAWING NUMBER C0.02



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PLANT SCHEDULE

TREES	CODE	COMMON NAME
	CE	EASTERN REDBUD
	LM	MUSKOGEE CRAPE MYRTLE
	MG	SOUTHERN MAGNOLIA
	QV	SOUTHERN LIVE OAK
	SP	CABBAGE PALM
	UF	FLORIDA ELM

SHRUB AREAS	CODE	COMMON NAME
	ID	SCHILLINGS HOLLY
	LN	CHINESE FRINGE FLOWER
	MC	PINK MUHLY GRASS
	AF	FASHION AZALEA
	ZP	COONTIE CYCAD

GROUND COVERS	CODE	COMMON NAME
	AG	PERENNIAL PEANUT
	JS	JUNIPER
	LB	BIG BLUE LILYTURF
	TA	ASIATIC JASMINE

MULCH	CODE	COMMON NAME
	MM	MULCH

SOD/SEED	CODE	COMMON NAME
	EO	CENTIPEDE SOD

APPROVAL BY									
DATE									
REVISIONS									
NUMBER									

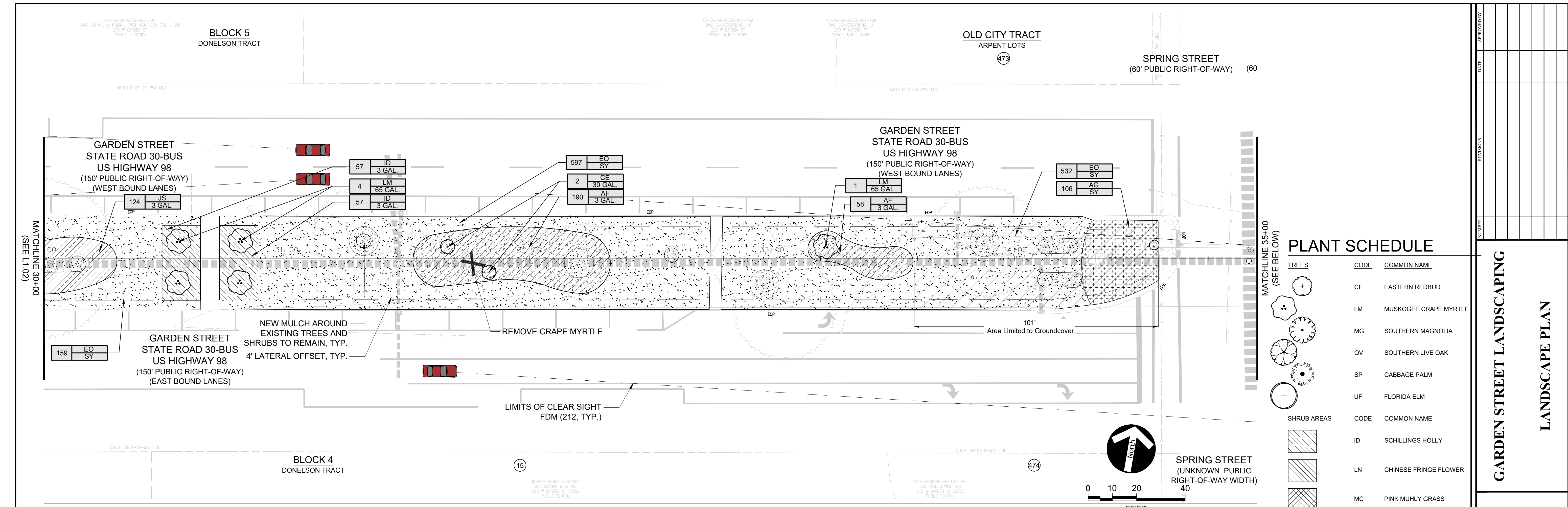
GARDEN STREET LANDSCAPING

LANDSCAPE PLAN

ATKINS

2114 AIRPORT BLVD., SUITE 1450
PENSACOLA, FLORIDA 32504
PHONE NO. 850.478.9844
CERTIFICATE OF AUTHORIZATION NO. 24

LANDSCAPE ARCHITECT OF RECORD	
ALYSSA GARCIA FL LA NO. 6667475	
DRAWN BY: HIL	
DESIGNED BY: AG	
CHECKED BY: JK	
APPROVED BY: JLG	
PROJECT NUMBER	100070786
DRAWING NUMBER	L1.02



PLANT SCHEDULE

TREES	CODE	COMMON NAME
	CE	EASTERN REDBUD
	LM	MUSKOGEE CRAPE MYRTLE
	MG	SOUTHERN MAGNOLIA
	QV	SOUTHERN LIVE OAK
	SP	CABBAGE PALM
	UF	FLORIDA ELM

SHRUB AREAS	CODE	COMMON NAME
	ID	SCHILLINGS HOLLY
	LN	CHINESE FRINGE FLOWER
	MC	PINK MUHLY GRASS
	AF	FASHION AZALEA
	ZP	COONTIE CYCAD

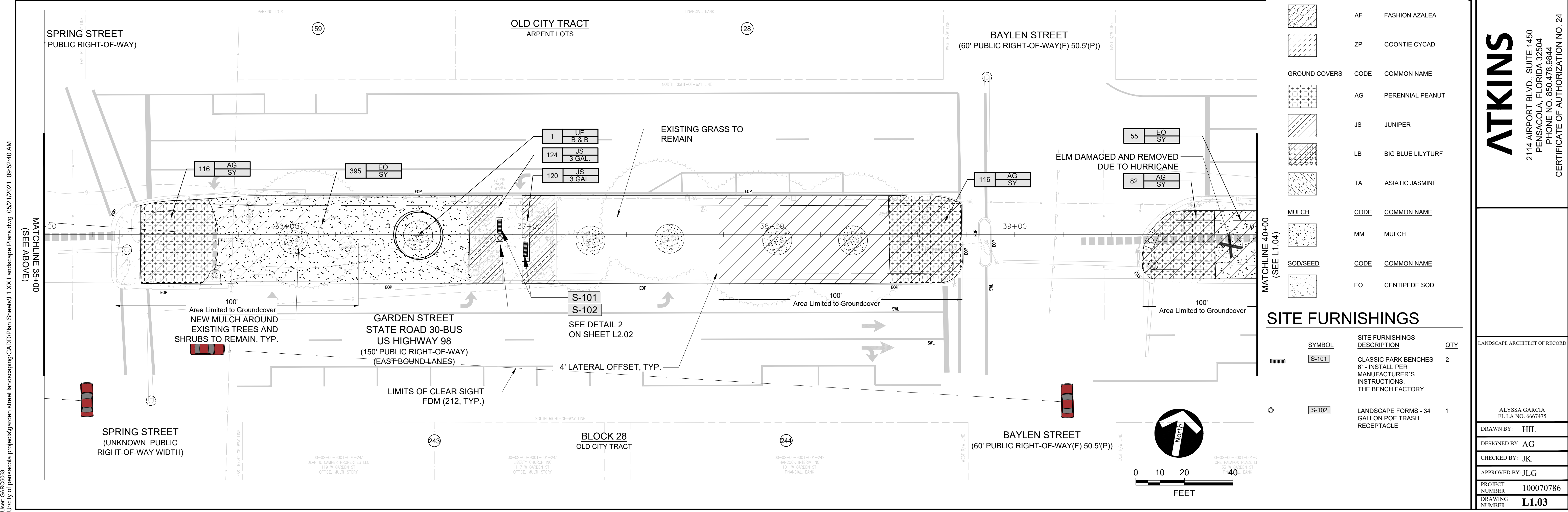
GROUND COVERS	CODE	COMMON NAME
	AG	PERENNIAL PEANUT
	JS	JUNIPER
	LB	BIG BLUE LILYTURF
	TA	ASIATIC JASMINE

MULCH	CODE	COMMON NAME
	MM	MULCH

SOD/SEED	CODE	COMMON NAME
	EO	CENTIPEE SOD

SITE FURNISHINGS

SYMBOL	SITE FURNISHINGS DESCRIPTION	QTY
	CLASSIC PARK BENCHES 6' - INSTALL PER MANUFACTURER'S INSTRUCTIONS. THE BENCH FACTORY	2
	LANDSCAPE FORMS - 34 GALLON POE TRASH RECEPTACLE	1

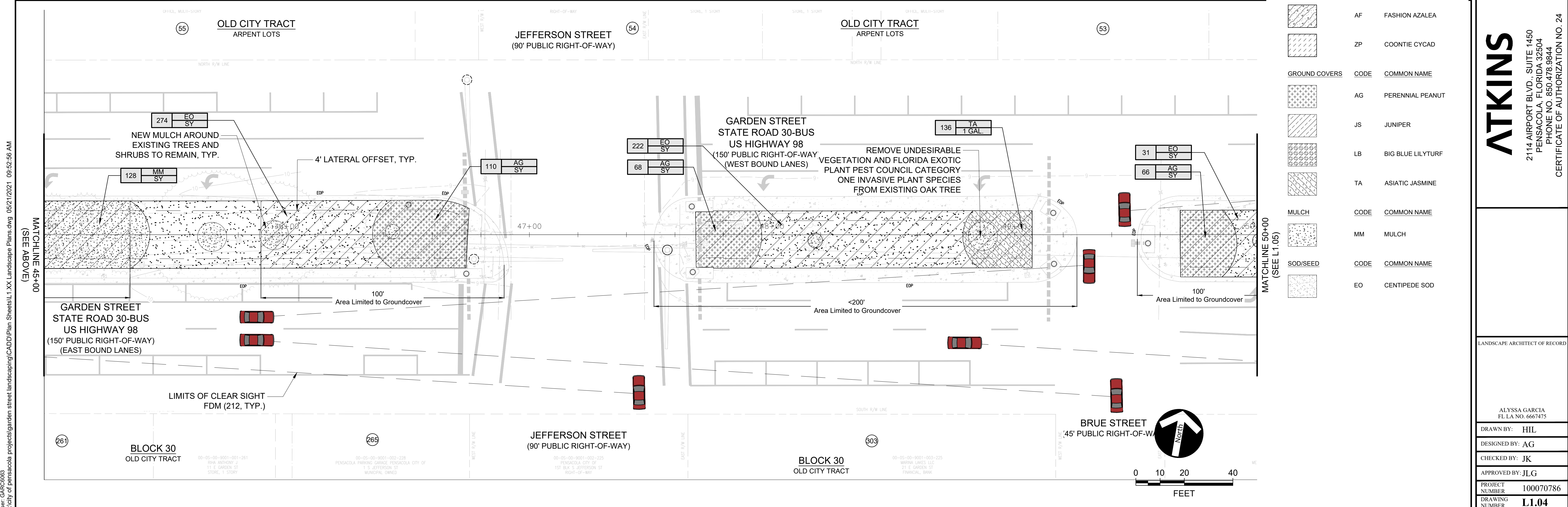
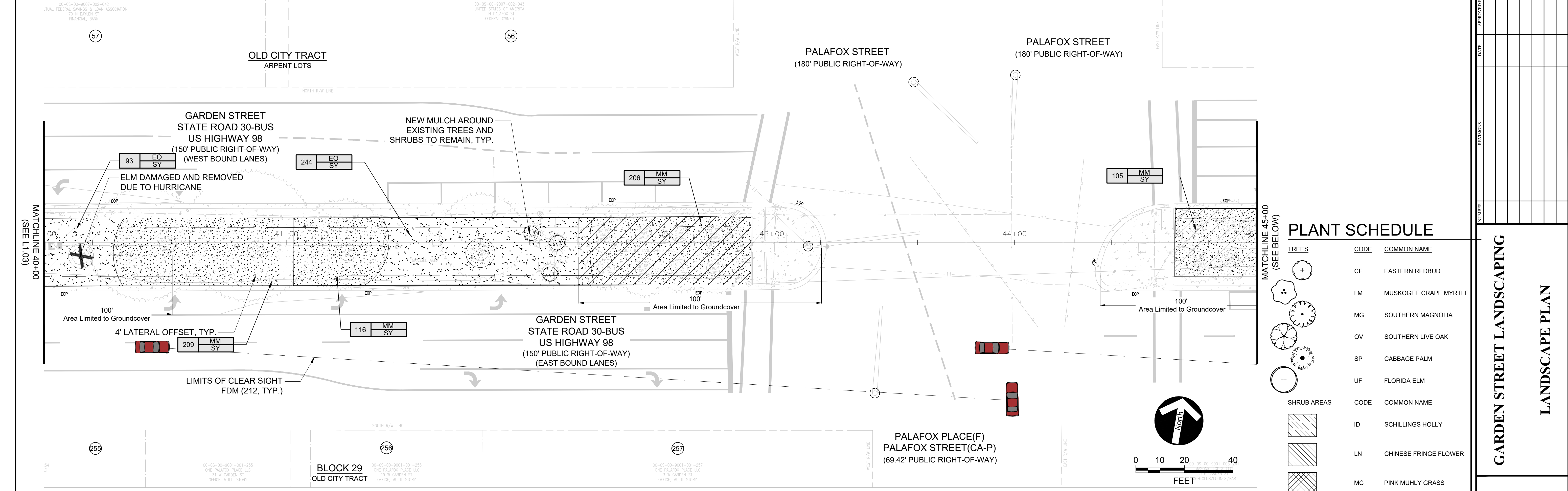


**GARDEN STREET LANDSCAPING
LANDSCAPE PLAN**

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LANDSCAPE ARCHITECT OF RECORD	ALYSSA GARCIA FL LA NO. 6667475
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PLANT SCHEDULE

TREES	CODE	COMMON NAME
	CE	EASTERN REDBUD
	LM	MUSKOGEE CRAPE MYRTLE
	MG	SOUTHERN MAGNOLIA
	QV	SOUTHERN LIVE OAK
	SP	CABBAGE PALM
	UF	FLORIDA ELM

SHRUB AREAS	CODE	COMMON NAME
	ID	SCHILLINGS HOLLY
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GROUND COVERS	CODE	COMMON NAME
	AG	PERENNIAL PEANUT
	JS	JUNIPER
	LB	BIG BLUE LILYTURF
	TA	ASIATIC JASMINE

MULCH	CODE	COMMON NAME
	MM	MULCH

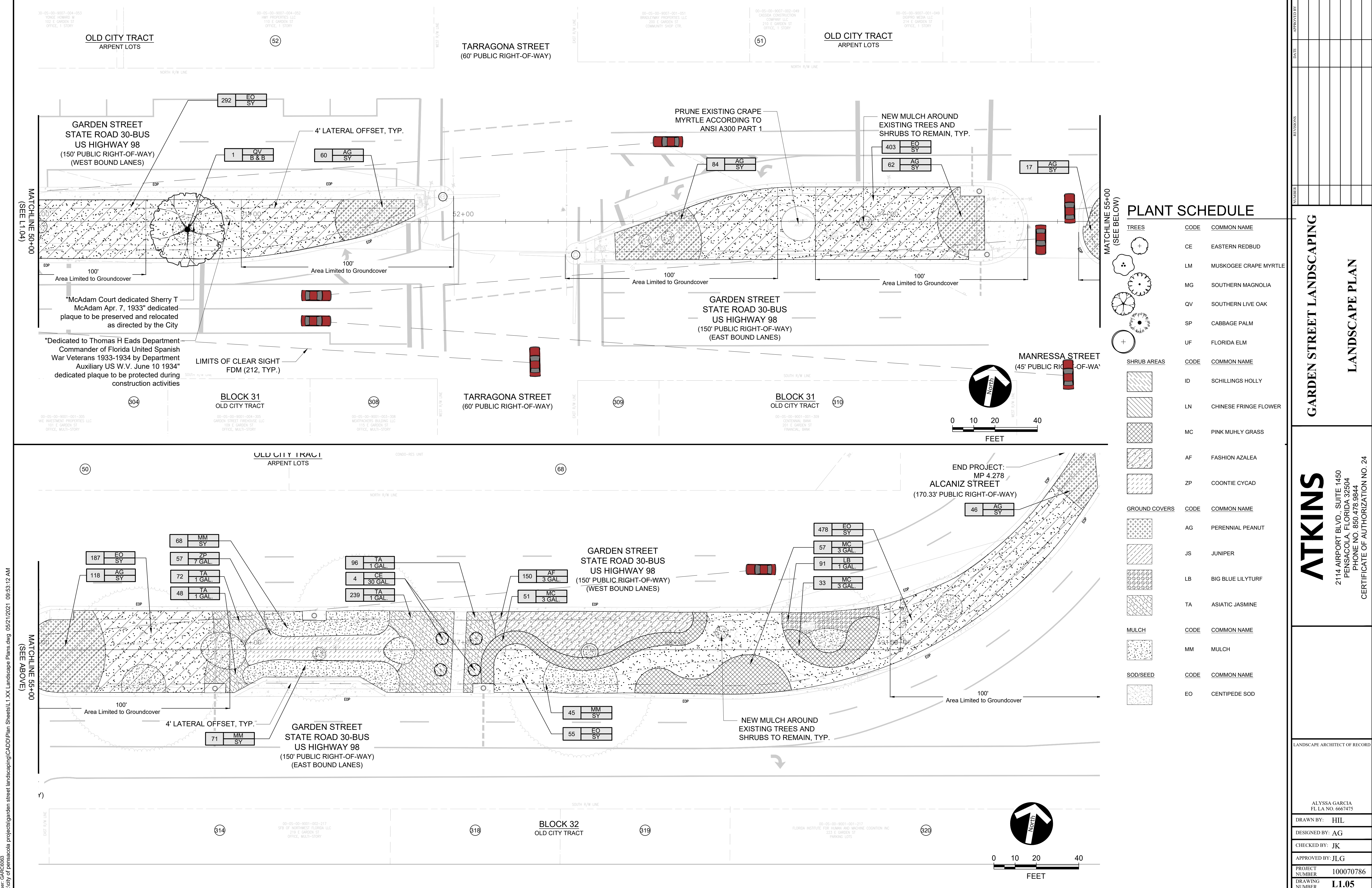
SOD/SEED	CODE	COMMON NAME
	EO	CENTIPEDE SOD

**GARDEN STREET LANDSCAPING
LANDSCAPE PLAN**

ATKINS
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LANDSCAPE ARCHITECT OF RECORD	
ALYSSA GARCIA FL LA NO. 6667475	
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PROJECT NUMBER	100070786
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PLANT SCHEDULE

TREES	CODE	COMMON NAME
	CE	EASTERN REDBUD
	LM	MUSKOGEE CRAPE MYRTLE
	MG	SOUTHERN MAGNOLIA
	QV	SOUTHERN LIVE OAK
	SP	CABBAGE PALM
	UF	FLORIDA ELM
SHRUB AREAS	CODE	COMMON NAME
	ID	SCHILLINGS HOLLY
	LN	CHINESE FRINGE FLOWER
	MC	PINK MUHLY GRASS
	AF	FASHION AZALEA
	ZP	COONTIE CYCAD
GROUND COVERS	CODE	COMMON NAME
	AG	PERENNIAL PEANUT
	JS	JUNIPER
	LB	BIG BLUE LILYTURF
	TA	ASIATIC JASMINE
MULCH	CODE	COMMON NAME
	MM	MULCH
SOD/SEED	CODE	COMMON NAME
	EO	CENTIPEE SOD

GARDEN STREET LANDSCAPING
LANDSCAPE PLAN

ATKINS
2114 AIRPORT BLVD., SUITE 1450
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LANDSCAPE ARCHITECT OF RECORD	ALYSSA GARCIA FL LA NO. 6667475
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DRAWING NUMBER	L1.05

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LANDSCAPE NOTES

1. THE ESTABLISHMENT PERIOD FOR WATERING AND MAINTENANCE BY THE CONTRACTOR SHALL BE 730 DAYS. THE CONTRACTOR SHALL REQUEST AN ESTABLISHMENT PERIOD INSPECTION AT THE END OF THE 730 DAY ESTABLISHMENT PERIOD. A REPRESENTATIVE FROM THE CRA/CITY OF PENSACOLA WHO IS RESPONSIBLE FOR MAINTENANCE SHALL BE IN ATTENDANCE AT THE ESTABLISHMENT PERIOD INSPECTION.
2. LANDSCAPE MATERIALS SHALL BE ADJUSTED IN THE FIELD TO AVOID CONFLICTS WITH ANY (PROPOSED OR EXISTING TO REMAIN) UTILITY STRUCTURES, DRAINAGE STRUCTURES, DITCHES, UNDER DRAINS, DITCH BLOCKS, STORM WATER MANAGEMENT FACILITIES, PAVING, DRAINAGE DISCHARGE PATHS, SIGNAGE, OVERHEAD AND UNDERGROUND UTILITIES, LIGHTING AND THEIR APPURTENANCES. THE CONTRACTOR SHALL NOT INSTALL THE PROPOSED IMPROVEMENTS IF A CONFLICT EXISTS. ANY COSTS TO REMOVE AND/OR REPAIR WORK INSTALLED THAT HAS NOT BEEN APPROVED BY THE OWNER'S REPRESENTATIVE SHALL BE AT THE CONTRACTOR'S EXPENSE.
3. REFER TO THE LANDSCAPE PLANS, GENERAL NOTES, AND THE SPECIFICATIONS FOR ADDITIONAL REQUIREMENTS. WHERE CONFLICTS EXIST, THE MORE STRINGENT STANDARDS AND SPECIFICATIONS SHALL APPLY.
4. THE CONTRACTOR SHALL INSURE THAT, PRIOR TO MOVING ON SITE, ALL EQUIPMENT WHICH LAST OPERATED IN AREAS KNOWN TO BE INFESTED WITH NOXIOUS WEEDS IS FREE OF SOIL, SEEDS, VEGETATIVE MATTER, OR OTHER DEBRIS THAT COULD CONTAIN OR HOLD SEEDS.
5. QUANTITIES ON LANDSCAPE PLAN ARE MINIMUM ONLY. CONTRACTOR IS RESPONSIBLE FOR THEIR OWN QUANTITY TAKE-OFF, AND SHALL PROVIDE ALL PLANT MATERIAL REQUIRED TO FILL PLANT BED AREA AT SPACING SHOWN ON PLANT SCHEDULE.
6. ANY EXISTING CONCRETE AND BASE MATERIAL IN PROPOSED PLANTING AREA SHALL BE REMOVED COMPLETELY AND DISPOSED OF OFF SITE. APPROPRIATE TOP SOIL AND AMENDMENTS SHALL BE IMPORTED FOR OPTIMAL PLANT GROWTH TO REPLACE REMOVED MATERIAL.
7. WHERE SOD IS BEING INSTALLED, TOPSOIL SHALL BE USED AS A BASE AT LEAST SIX INCHES DEEP.
8. IF THE QUANTITY OF EXISTING STOCKPILED OR EXCAVATED TOPSOIL IS INADEQUATE FOR PLANTING, SUFFICIENT ADDITIONAL TOPSOIL SHALL BE IMPORTED TO THE SITE BY THE CONTRACTOR. TOPSOIL FURNISHED SHALL BE A NATURAL, FERTILE, FRIABLE, LOAMY SOIL, POSSESSING CHARACTERISTICS OF REPRESENTATIVE OF PRODUCTIVE SOILS IN THE VICINITY. TOPSOIL SHALL BE OBTAINED FROM NATURALLY WELL-DRAINED AREAS. TOPSOIL SHALL BE WITHOUT ADMIXTURE OF SUBSOIL AND FREE FROM JOHNSON GRASS (SORGHUM HALAPENSE), NUT GRASS (CYPRUS ROTUNDAS), AND OBJECTIONABLE WEEDS AND TOXIC SUBSTANCES. IT SHALL BE FREE OF DEBRIS, TRASH, STUMPS, ROCKS, AND NOXIOUS WEEDS, AND SHOULD GIVE EVIDENCE OF BEING ABLE TO SUPPORT HEALTHY PLANT GROWTH.
9. AFTER THE SITE HAS BEEN BROUGHT TO PROPER GRADE FOR PLACEMENT OF TOPSOIL AND IMMEDIATELY PRIOR TO DUMPING AND SPREADING THE TOPSOIL, THE SUBGRADE SHALL BE LOOSENEED BY DISKING OR SCARIFYING TO A DEPTH OF 2 INCHES TO ENSURE BONDING OF THE TOPSOIL AND SODDING.
10. TOPSOIL SHALL NOT BE PLACED WHILE IN A MUDDY CONDITION, WHEN THE SUBGRADE IS EXCESSIVELY WET, OR IN A CONDITION THAT MAY OTHERWISE BE DETRIMENTAL TO PROPER GRADING OR PROPOSED SODDING.
11. ANY IRREGULARITIES IN THE SURFACE, RESULTING FROM TOP-SOILING OR OTHER OPERATIONS, SHALL BE CORRECTED IN ORDER TO PREVENT THE FORMATION OF DEPRESSIONS OR WATER POCKETS.
12. LANDSCAPE BEDS AND PLANTING LOCATIONS MAY HAVE BEEN ADJUSTED IN THE FIELD DURING INSTALLATION AND WILL BE NOTED ON THE AS-BUILT CERTIFICATION AND NOTED AS "REVISED LOCATION IS ACCEPTABLE AND APPROVED BY THE LANDSCAPE ARCHITECT OF RECORD".

PLANTING BED PREPARATION

1. ALL EXISTING LANDSCAPING IS TO REMAIN UNLESS OTHERWISE NOTED IN THE CONTRACT DOCUMENTS.
2. LOOSEN SOIL TO A MINIMUM DEPTH OF FOUR INCHES AND REMOVE ALL DEBRIS. REGRADE THE BED TO ITS PREPLANTING SUBGRADE. DIG PLANTING PITS AT 1.5 TIMES THE DIAMETER OF THE POT. FILL PLANT PIT WITH APPROVED PLANTING MIX AND COMPACT SO THAT THE TOP OF ROOT BALL WILL SETTLE TO THE PROPER LEVEL RELATIVE TO FINISH GRADE. SET PLANT AND FILL REMAINDER OF HOLE WITH PLANTING MIX. FERTILIZE EACH PLANT WITH THE APPROVED TYPE AND RATE OF FERTILIZER. WATER IN THOROUGHLY. RESET ANY PLANTS THAT SETTLE TOO DEEP. REMOVE SPOIL SOIL AND RAKE THE BED TO ITS FINISH GRADE. COVER ALL BED AREAS WITH THE SPECIFIED MULCH DEPTH. REMOVE ALL DEBRIS FROM THE MULCH. WATER BED THOROUGHLY. ALL PINE STRAW SHALL BE HIGH GRADE FROM THE 'IMPROVED SLASH' PINE TREE WITH A MINIMUM NEEDLE LENGTH OF EIGHT INCHES.
3. ALL PROPOSED PLANTING AREAS SHALL THEN BE TREATED WITH A PRE-EMERGENT HERBICIDE TO ASSURE THAT WEEDS WILL BE CONTROLLED PRIOR TO PLANTING. HERBICIDE INSTRUCTIONS SHALL BE FOLLOWED AS TO TREATMENT DILUTION, MIX, APPLICATION, AND TIME PERIODS BETWEEN APPLICATIONS AS APPLICABLE TO ASSURE WEEDS ARE ELIMINATED FROM THE PLANTING BEDS PRIOR TO COMMENCING PLANTING. HERBICIDE TREATMENT SHALL BE IN ACCORDANCE WITH GUIDELINES PROVIDED BY THE FDOT FOR CHEMICAL CONTROL.
4. ALL SOIL AMENDMENTS SHALL BE ADDED TO THE PROPOSED PLANTING AREAS AND THOROUGHLY INCORPORATED INTO THE SOIL PRIOR TO COMMENCING FINAL GRADING AND INSTALLATION.

UTILITY NOTES

1. THE LOCATION(S) OF THE UTILITIES SHOWN ON THE PLANS SHOULD BE CONSIDERED APPROXIMATE ONLY.
2. A UTILITY REPRESENTATIVE SHALL BE PRESENT IF LANDSCAPING REQUIRES ANY EXCAVATION OF GREATER THAN 36 INCHES DEPTH WITHIN 15' OF UNDERGROUND UTILITIES.
3. THE CONTRACTOR IS RESPONSIBLE FOR LOCATING ALL UTILITIES AND FOR THE REPAIR OF ANY UTILITIES DAMAGED DURING CONSTRUCTION. ALL REPAIR WORK SHALL BE COMPLETED ACCORDING TO APPLICABLE CODES AND TO THE SATISFACTION OF THE DEPARTMENT AND THE CITY.

IRRIGATION NOTES

1. PERMANENT IRRIGATION SHALL BE INSTALLED FOR ALL LANDSCAPE INCLUDING EXISTING SOD SHOWN ON THE PLANS. THE IRRIGATION COVERAGE IS TO BE COMPRISED OF DRIP, SPRAY HEADS, AND BUBBLERS. A LOCKABLE CABINET CONTROLLER(S) SHALL BE PROVIDED BY THE CONTRACTOR AND ITS LOCATION DETERMINED IN CONJUNCTION WITH THE OWNER'S REPRESENTATIVE PRIOR TO INSTALLATION. WATER SUPPLY SHALL BE BY WELL(S) INSTALLED BY THE CONTRACTOR. LOCATION AND NUMBER OF WELLS SHALL BE DETERMINED BY THE CONTRACTOR WITH COORDINATION WITH THE CITY OF PENSACOLA. IT IS SUGGESTED TO OBTAIN POWER AT THE LIGHTING SERVICE LOCATIONS. ALL PERMITTING IS THE RESPONSIBILITY OF THE CONTRACTOR.
2. THE IRRIGATION SYSTEM SHALL BE DESIGNED AND INSTALLED AS A DESIGN-BUILD PORTION OF THE WORK PERFORMED BY THE CONTRACTOR. THE SYSTEM MUST BE DESIGNED/ZONED SO THAT ALL IRRIGATION CAN OCCUR BETWEEN THE HOURS OF 1:00 A.M. AND 7:00 A.M. THE IRRIGATION SYSTEM SHALL BE DESIGNED USING RAINBIRD HARDWARE TO MATCH THE CITY'S CURRENT IRRIGATION HARDWARE.
3. THE CONTRACTOR SHALL FURNISH THE OWNER'S REPRESENTATIVE WITH SHOP DRAWINGS AND SCHEMATIC DESIGN PLANS INDICATING FULL COVERAGE OF IRRIGATED AREAS. THE SHOP DRAWINGS MUST INCLUDE PROPOSED SLEEVING LOCATIONS/SIZES. ALL TREES SHALL HAVE 2 BUBBLERS THAT ARE PLACED ON BUBBLER-ONLY ZONES THAT ARE SEPARATE FROM THE OTHER IRRIGATION ZONES. INSTALLATION SHALL NOT COMMENCE UNTIL THE SHOP DRAWINGS ARE APPROVED BY THE OWNER'S REPRESENTATIVE.
3. PERMANENT SLEEVES SHALL BE INSTALLED BY THE CONTRACTOR AS NECESSARY. THE CONTRACTOR IS RESPONSIBLE FOR INSTALLATION OF ALL BORINGS AND CASINGS, AS NEEDED. THE CONTRACTOR IS RESPONSIBLE, AT THEIR EXPENSE, TO REPAIR ANY AND ALL DAMAGE CAUSED TO ANY ROADWAY OR ANY/ALL OTHER AREAS, OR UTILITIES AS A RESULT OF THE BORINGS OR ANY OTHER IRRIGATION WORK.
4. THE INSTALLER SHALL BE EXPECTED TO MAKE IRRIGATION SYSTEM FIELD ADJUSTMENTS ON THE SITE AS NEEDED, IN ORDER TO MAINTAIN COMPLETE AND ACCURATE IRRIGATION COVERAGE, AND TO MAINTAIN THE INTENT OF THE DESIGN. THE FINAL LOCATIONS FOR ALL MAJOR EQUIPMENT (AS APPLICABLE), INCLUDING CONTROLLERS, VALVES, WELLS, SUPPLY CONNECTIONS, MAINLINES, METERS, ETC. SHALL BE DETERMINED IN THE FIELD, STAKED OUT BY THE CONTRACTOR USING THEIR DRAWINGS AS A GUIDE, AND THEN APPROVED BY THE OWNER'S REPRESENTATIVE PRIOR TO INSTALLATION.
5. OVER FLOW ONTO STRUCTURES AND PAVED SURFACES IS NOT ALLOWED TO OCCUR.
6. ALL WORK SHALL BE DONE IN ACCORDANCE WITH PREVAILING CODES AND REGULATIONS. IT SHALL BE THE RESPONSIBILITY OF THE INSTALLER TO VERIFY AND CONFORM TO THE PARTICULAR CODES FOR THIS LOCATION. THE INSTALLER SHALL OBTAIN ALL NECESSARY PERMITS (INCLUDING THOSE FOR BORES, AND ANY WATER LINE TAPS, IF NECESSARY), UTILITY LOCATES, AND INSPECTIONS.
7. ALL WORK SHALL BE CLOSELY COORDINATED WITH THAT OF OTHER TRADES IN ORDER TO AVOID CONFLICTS. THE INSTALLATION SHALL BE COORDINATED WITH ALL NEW AND EXISTING IMPROVEMENTS, AND WITH THE ACTUAL INSTALLED BED LIMITS, AND PLANT LOCATIONS.
8. ALL MATERIAL AND LABOR NECESSARY TO PROVIDE A COMPLETE, FULLY OPERATIONAL, AND GUARANTEED SYSTEM SHALL BE CONSIDERED PART OF THE WORK, WHETHER OR NOT THEY ARE SPECIFICALLY INDICATED IN THE SUBMITTED DOCUMENTS. THIS SHALL INCLUDE CONFORMANCE WITH THE REQUIREMENTS AND RECOMMENDATIONS OF THE VARIOUS MANUFACTURERS OF THE EQUIPMENT, AND WITH APPLICABLE TRAINING AND CERTIFICATION OF INSTALLATION PERSONNEL.
9. METALLIC LOCATOR/WARNING TAPE SHALL BE BURIED ABOVE ALL WIRING AND PIPING.
10. VALVE BOXES SHALL BE TIER 8, TAMPER RESISTANT TYPE.
11. ALL IRRIGATION SHALL BE OF THE PROPER SIZE AND TYPE FOR THE LOCATION AND PLANT MATERIAL. ALL EQUIPMENT SHALL BE INSTALLED WITH ADEQUATE AND UNIFORM CLEARANCES FROM ALL PAVING, CURBS, SIDEWALKS, WALLS, AND OTHER OBSTACLES, SO THAT DAMAGE TO EQUIPMENT DOES NOT OCCUR DURING NORMAL LANDSCAPE MAINTENANCE OPERATIONS. ALL IRRIGATION SHALL BE ADJUSTED TO OBTAIN OPTIMAL COVERAGE OF PLANT MATERIAL.
12. CONTROLLER(S) SHALL BE HOOKED UP BY A LICENSED ELECTRICIAN.
13. THE CONTROLLER(S) SHALL BE EQUIPPED WITH A PROPERLY LOCATED AND INSTALLED RAIN/FREEZE/WIND SENSOR SHUTOFF SENSOR DEVICE THAT COMPLIES WITH FLORIDA LAW. THE SENSOR(S) SHALL BE LOCATED IN SUCH A MANNER SO THAT THEY ARE UNOBSTRUCTED, AND DIRECTLY EXPOSED TO NATURAL RAINFALL AND SUNLIGHT FROM ALL DIRECTIONS, BUT NOT TO RUNOFF WATER FROM SWALES OR OTHER SURFACES.
14. THE MINIMUM SUPPLY REQUIREMENTS FOR THE SYSTEM SHALL BE DETERMINED BY THE CONTRACTOR AND STATED ON THE DESIGN-BUILD PLANS AND SHOP DRAWINGS.
15. THE INSTALLER SHALL BE EXPECTED TO BE FAMILIAR WITH ALL REQUIREMENTS FOR THE WORK, AND TO CONDUCT THE WORK IN A CLEAN, SAFE, AND WORKMANLIKE MANNER. THE OWNER RESERVES THE RIGHT TO ACT TO PROTECT THEIR PROPERTY AND THE OTHER PERSONNEL AT WORK THERE, AND TO MAKE EMERGENCY REPAIRS OR TAKE CORRECTIVE ACTION IF THE INSTALLER DOES NOT FULFILL THEIR OBLIGATIONS IN A TIMELY MANNER. THE OWNER FURTHER RESERVES THE RIGHT TO BACK-CHARGE THE INSTALLER TO COVER SUCH EXPENSES, TO THE EXTENT ALLOWED UNDER APPLICABLE LAW.
16. THE INSTALLER SHALL COORDINATE WITH THE OWNER'S REPRESENTATIVE FOR PROVISION OF ELECTRIC SERVICE REQUIREMENTS.
17. THE IRRIGATION DESIGNER SHALL COORDINATE THE DESIGN AND INSTALLATION INSTRUCTIONS WITH BILL KIMBALL (850-436-5673) OF THE CITY OF PENSACOLA PARKS AND RECREATION DEPARTMENT.
18. THE IRRIGATION INSTALLER SHALL COORDINATE EXERCISING THE EXISTING IRRIGATION SYSTEM EAST OF PALAFOX STREET TO DETERMINE OPERATIONAL STATUS AND FULL COVERAGE.
19. THE USE OF LONG THROW HEADS AT THE BACK OF EXISTING CURBS THAT THROW ACROSS THE MEDIAN HEAD-TO-HEAD CAN BE CONSIDERED TO IRRIGATE THE ENTIRE MEDIAN.

20. THE IRRIGATION DESIGN AND INSTALLATION SHALL ASSURE THAT NO SPRAY SHALL EXTEND BEYOND THE EXISTING BACK OF CURB INTO THE PARKING LANE ADJACENT TO THE CURB AND GUTTER AND INTO ANY AREA OUTSIDE THE PLANTING AREA WITHIN THE MEDIAN ON SIDEWALKS AND PAVEMENT AT THE MEDIAN OPENINGS.
21. THE IRRIGATION DESIGN AND INSTALLATION SHALL ASSURE THAT IRRIGATION PIPING DOES NOT CONFLICT WITH EXISTING STREET LIGHTS UNDERGROUND ELECTRICAL LINES.
22. IF THERE ARE ANY EXISTING IRRIGATED AREAS TO REMAIN, ON OR OFF-SITE, THAT ARE ADJACENT TO THE NEW CONSTRUCTION, THEY MUST REMAIN UNDISTURBED AND FULLY FUNCTIONAL. ANY DISRUPTION BY THE CONTRACTOR TO THE EXISTING IRRIGATION COVERAGE MUST BE CORRECTED BY THE CONTRACTOR AT THEIR EXPENSE.
23. CONTRACTOR SHALL PAY FOR AND FIX ANY DISTURBANCES MADE TO EXISTING LANDSCAPE OR CONSTRUCTION WHEN PERFORMING DIRECTIONAL BORES.
24. THE LANDSCAPE CONTRACTOR SHALL SUPPLY THE OWNER'S REPRESENTATIVE WITH DETAILED AND PROPERLY SCALED IRRIGATION AS-BUILT DRAWINGS IN CAD FORMAT (2016 VERSION OR LATER) WITHIN 30 DAYS OF PROJECT ACCEPTANCE. THE AS-BUILTS MUST INCLUDE ALL SYSTEM COMPONENTS AND THEIR SIZES.
25. IRRIGATION SYSTEM IS TO BE DESIGN BUILD. CONTRACTOR TO SUBMIT SCHEMATICS TO THE CITY FOR REVIEW AND APPROVAL. ALL LANDSCAPE ITEMS ARE TO RECEIVE IRRIGATION INCLUDING ISLANDS. THE NUMBER OF ECUA CONNECTION POINTS IS BASED ON THE CONTRACTOR'S DESIGN. ANY POWER REQUIREMENTS FOR THE TIMERS ARE INTENDED TO COINCIDE WITH THE LIGHTING SYSTEM POWER SERVICE POINTS.

PLANTING NOTES

1. THE LANDSCAPE INSTALLATION MUST BE PROPERLY SEQUENCED WITH OTHER CONSTRUCTION SO THAT THE LANDSCAPE AND IRRIGATION IS NOT DAMAGED BY OTHER WORK/TRADES (AND VICE VERSA).
2. THE CONTRACTOR SHALL VERIFY THE EXISTENCE OF AND STAKE ALL UTILITIES PRIOR TO CONSTRUCTION. EXCAVATION OF PLANT PITS LOCATED WITHIN 5' OF UTILITIES SHALL BE PERFORMED BY HAND. ANY UTILITY/PLANT MATERIAL CONFLICTS SHALL BE BROUGHT TO THE ATTENTION OF THE OWNER'S REPRESENTATIVE PRIOR TO INSTALLATION OR ANY FIELD ADJUSTMENTS.
3. THE CONTRACTOR SHALL SUPPLY ALL PLANT MATERIALS IN QUANTITIES SUFFICIENT TO COMPLETE THE PLANTINGS SHOWN ON ALL DRAWINGS. ALL PLANTS SHALL MEET SIZE, CONTAINER, AND SPACING SPECIFICATIONS AS SHOWN IN THE PLANT SCHEDULE. THE CONTRACTOR SHALL GUARANTEE PLANT HEALTH AND SURVIVABILITY FOR ONE YEAR FROM DATE OF PROJECT ACCEPTANCE BY THE OWNER'S REPRESENTATIVE. ANY MATERIAL NOT MEETING SPECIFICATIONS OR DISPLAYING POOR HEALTH SHALL BE REPLACED AT CONTRACTOR'S EXPENSE WITHIN 2 WEEKS OF NOTICE.
4. TREAT ALL SOD AREAS WITHIN THE PROJECT LIMITS BY APPLYING 2 APPLICATIONS WITHIN A 14 DAY PERIOD WITH A NON-SELECTIVE HERBICIDE TAKING CARE TO PROTECT AREAS OUTSIDE THE PLANTING BEDS FROM OVERSPRAY, FOLLOWED BY TILLING AND SOIL AMENDMENT IF NECESSARY. UNDER EXISTING, WELL-ESTABLISHED TREES TO REMAIN, APPLY ONE APPLICATION OF ROUND-UP. NO TILLING WILL OCCUR UNDER THE DRIP LINE OF EXISTING TREES; THIS AREA WILL BE MULCHED.
5. NOTIFY THE OWNER'S REPRESENTATIVE A MINIMUM OF ONE WEEK PRIOR TO PLANT DELIVERY TO SCHEDULE ON-SITE INSPECTION UPON DELIVERY. INSTALLED PLANT MATERIAL NOT MEETING SPECIFICATIONS SHALL BE REMOVED AND REPLACED AT CONTRACTOR'S EXPENSE. ALL PLANTS MUST BE BROUGHT TO THE SITE FREE OF WEEDS. THE DEPARTMENT WILL REVIEW AND APPROVE ALL TREES IN THE NURSERY. PLEASE PROVIDE THE LIST OF NURSERIES WHEN IT IS KNOWN AND ALLOW 10 WORKING DAYS FOR NURSERY VISITS.
6. ALL PLANT MATERIALS INDICATED WITH A GALLON SIZE SHALL BE CONTAINER GROWN AND WITHIN A CONTAINER APPROPRIATE FOR THE PLANT SIZE. ROOT BOUND PLANTS SHALL NOT BE ACCEPTED. NO SUBSTITUTIONS SHALL BE PERMITTED WITHOUT PRIOR APPROVAL OF THE OWNER'S REPRESENTATIVE.
7. THE LANDSCAPE CONTRACTOR SHALL CONDUCT REPRESENTATIVE SOIL ANALYSIS PRIOR TO THE INSTALLATION OF ANY PLANT MATERIAL. THE LANDSCAPE CONTRACTOR SHALL NOTIFY THE OWNER'S REPRESENTATIVE OF ANY IMPROPER SOIL CONDITION (NUTRITIONAL DEFICIENCIES, WETNESS, MUCK, DEBRIS, ETC.) AND SHALL RECOMMEND FOR APPROVAL, PRIOR TO INSTALLATION, ALL SOIL AMENDMENTS THAT MAY BE NECESSARY TO PROMOTE HEALTHY, VIGOROUS PLANT GROWTH.
8. ALL PLANT MATERIAL MUST BE PLANTED IMMEDIATELY UPON DELIVERY TO THE SITE AND WATERED IN (BY HAND IF THE IRRIGATION SYSTEM IS NOT FUNCTIONING PROPERLY). ANY PLANT MATERIAL NOT INSTALLED WITHIN 6 HOURS OF DELIVERY TO THE SITE MUST BE STORED IN AN APPROVED, PROTECTED HOLDING AREA AND SHALL BE WATERED AS NECESSARY TO MAINTAIN PLANT HEALTH AND QUALITY.
9. SUPPLY THE OWNER'S REPRESENTATIVE WITH AS-BUILT DRAWINGS IN ACAD FORMAT (2016 VERSION OR LATER) WITHIN 30 DAYS OF PROJECT ACCEPTANCE.
10. TREES AS SURVEYED MAY NOT BE ACCURATE. PLANT MATERIAL WILL BE PLANTED SO NOT TO DAMAGE OR DISRUPT EXISTING TREES AND PLANT MATERIAL NOT LABELED TO BE REMOVED.
11. DUE TO THE LARGE QUANTITIES OF LANDSCAPE MATERIAL ON THIS PROJECT, MULTIPLE NURSERIES CAN BE UTILIZED TO SUPPLY THE MATERIALS AS LONG AS THEY MATCH IN TYPE, FORM AND PROPOSED DELIVERY CONDITIONS.

APPROVAL BY									
DATE									
REVISIONS									
NUMBER									

ATKINS

2114 AIRPORT BLVD., SUITE 1450
PENSACOLA, FLORIDA 32504
PHONE NO. 850-478-9844
CERTIFICATE OF AUTHORIZATION NO. 24

GARDEN STREET LANDSCAPING

LANDSCAPE & IRRIGATION NOTES

LANDSCAPE ARCHITECT OF RECORD

ALYSSA GARCIA
FL LA NO. 6667475

DRAWN BY: HIL

DESIGNED BY: AG

CHECKED BY: JK

APPROVED BY: JLG

PROJECT NUMBER: 100070786

DRAWING NUMBER: **L2.01**



Memorandum

File #: 22-00026

Community Redevelopment Agency

2/7/2022

ACTION ITEM

SPONSOR: Teniade Broughton, Chairperson

SUBJECT:

AREA REINVESTMENT AGREEMENT POLICY FOR AFFORDABLE HOUSING

RECOMMENDATION:

That the Community Redevelopment Agency (CRA) adopt the Area Reinvestment Agreement Policy for Affordable Housing.

SUMMARY:

Section 163.387(1)(b) of the Florida Statutes authorizes a CRA to enter into an area reinvestment agreement as an incentive to private sector investment in a geographic subarea of a community redevelopment area. Under an area reinvestment agreement, the CRA may reinvest a portion of the increased tax increment generated by a development project for a specific area back to the developer. This incentive is known as a TIF Rebate.

Staff recommends the CRA adopt a policy for entering into area reinvestment agreements for development of affordable housing projects targeted to households at or below 120% of area median income (AMI). The proposed policy stipulates how and when a TIF Rebate will be made available for reinvestment in the project. Under such an agreement, the developer must first perform and construct the project. No rebate is provided unless the increased increment is first generated by the development project.

PRIOR ACTION:

None.

FUNDING:

NA

FINANCIAL IMPACT:

A portion of the additional TIF revenue generated by a project may be rebated.

LEGAL REVIEW ONLY BY CITY ATTORNEY: Yes

1/28/2022

STAFF CONTACT:

David Forte, Deputy City Administrator - Community Development

Sherry Morris, Development Services Director

M. Helen Gibson, AICP, CRA Administrator

ATTACHMENTS:

- 1) Area Reinvestment Policy for Affordable Housing 01272022

PRESENTATION: No

City of Pensacola Community Redevelopment Agency

Area Reinvestment Agreement Policy for Affordable Housing

January 2022

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PURPOSE

The purpose of this Policy is to articulate the guidelines by which the City of Pensacola Community Redevelopment Agency’s (CRA) may enter into an Area Reinvestment Agreement for Affordable Housing (ARA-AH) with private parties as an incentive to promote redevelopment of affordable housing in a manner that is consistent with the City of Pensacola’s adopted community redevelopment plans. It is anticipated that the private sector development leveraged by the ARA-AH will provide a community benefit that will ultimately be shared by the surrounding neighborhoods, the community redevelopment areas, and the city as a whole. Area Reinvestment Agreements typically may be used for large-scale projects which substantially achieve the objectives of the redevelopment plan(s), provide a considerable amount of affordable housing and act as catalysts for further private sector development.

ELIGIBLE AREA

The City of Pensacola has three (3) community redevelopment areas or “TIF districts”. These include the Urban Core, Westside and Eastside districts, attached and incorporated herein as “Attachment A”. Community plans called “Community Redevelopment Plans” (the “Plans”), have been prepared, focusing on the revitalization of these areas. As a matter of policy, the City of Pensacola Community Redevelopment Agency (the “CRA”) will consider using Area Reinvestment Agreements to assist private development within the TIF districts that provides extensive community benefit consistent with the Plans referenced herein.

AUTHORITY

Section 163.387 (1) (b) of Florida Statutes, allows CRAs to enter into an agreement with a private party, with or without additional parties, to provide that the Tax Increment Revenue (TIF) generated for a specific area may be reinvested in services or public or private projects, or both, including debt service, supporting one or more projects to be constructed within that area consistent with the Plan(s) that is/are identified in the agreement. This tool is defined in the statute as an “Area Reinvestment Agreement (“ARA”).” Under such an agreement, the CRA may reinvest, or rebate, a portion of the increased TIF generated by the development project as an incentive for the private sector investment (“TIF Rebate”).

PREREQUISITIE PUBLIC BENEFIT

In requesting a TIF Rebate, the developer must demonstrate that there will be a substantial and significant public benefit to the community by providing a considerable amount of affordable housing, eliminating blight, strengthening the economic base of the TIF District(s), positively impacting surrounding neighborhoods, and increasing property values and the tax base. Projects must be consistent with the Community Redevelopment Plans.

OBJECTIVES

The CRA will consider offering a TIF Rebate for projects that provide an affordable housing component of at least 10% of all residential units constructed (“affordable units”) and that substantially stimulate and continue revitalization of the TIF district(s), meeting a combination of several of the following criteria:

1. Prevent and/or eliminate blighting conditions
2. Create a variety of housing opportunities to increase the number of residents in the district
3. Enhance the streetscape and pedestrian experience and improve the vitality of the district by adding interest and activity to the public realm
4. Promote efficient usage of land through redevelopment
5. Strengthen the economic base of the redevelopment area and support economic development
6. Stabilize and upgrade targeted neighborhoods
7. Involve environmental clean-up
8. Increase property values and tax revenues
9. Improve infrastructure
10. Leverage the maximum amount of non-city funds into a development and back into the community

BASIC PROVISIONS

1. The TIF Rebate is not an ad valorem tax exemption. Developers awarded the exemption must pay all property taxes. The Rebate will be issued on January 1 of the year following the year in which property taxes are paid.
2. The CRA must approve a TIF Rebate, and approve, at minimum, an ARA-AH. Program documents may include covenants, conditions and restrictions that will run with the land. All Program Documents shall be fully executed, and the covenants, conditions and restrictions will be recorded in the Official Records of Escambia County, Florida.
3. The developer must perform and construct the project prior to receiving a TIF Rebate. The increase in TIF must be produced by the project in order for the increment to be remitted.
4. The reinvestment is limited to the actual increase in increment generated by the project.
5. The term of the TIF Rebate shall be a maximum of 20 years, or the time remaining in the TIF, if less than 20 years.

- 6. Developments receiving a TIF Rebate shall maintain the affordable units for affordable housing for a period of up to twenty (20) years (the “Affordability Period”). The Affordability Period begins on the first day of the first taxable year of TIF Rebate period. Failure to maintain the units for affordable housing for the full length of the Affordability Period shall be deemed a default and subject to penalties.
- 7. Eligible projects may receive a TIF Rebate of up to 50% of the increased TIF generated by the development investment, remitted annually. Projects may receive a bonus of an additional 5% for developing a creative community benefit. This allocation may serve to fill a financial gap in affordable housing or development of the defined creative community benefit component.
- 8. It is the intent of the CRA to provide the minimum amount of TIF assistance to make the affordability component of a project viable and not solely to broaden a developer’s profit margin on the project. Prior to approval of a TIF Rebate request, the CRA will undertake (at the requestor’s cost) an independent analysis of the project to ensure the request for assistance is valid.

TIF REBATE CATEGORIES		
Affordable Units	Rebate Amount	Affordability & Rebate Period
At least 10% of Units	Up 40% of TIF	15 Years
At least 15% of Units	Up 45% of TIF	17 Years
At least 20% of Units	Up 50% of TIF	20 Years or remainder of TIF
Bonus: Applicants will have the ability to achieve up to an additional 5% in increment revenue generated by developing a creative community benefit.		

CRITERIA

- 1. Minimum investment threshold: The total project development cost must be \$500,000 or greater.
- 2. Affordable Housing: A minimum of 10% of the total units constructed must qualify as affordable units. Affordable housing, is defined as housing in which the occupant is paying no more than a certain percentage of gross income for housing costs. Housing affordability will be based on household income, and household costs as a percentage of income in accordance with the Florida Housing Finance Corporation guidelines.
- 3. Income and Rent Restrictions: Income and rent limits will set the threshold of what will be considered for projects requesting financial assistance to develop affordable units. Eligibility is limited to very low, low, and moderate income households.
 - a. **Income Limits** to be used are based on the FHFC Multifamily (SHIP) Rental

Programs Income Limits. **Very Low** income describes a family at or below 50% of area median income. **Low income** describes a family at or below 80% of area median income. **Moderate** income describes a family at or below 120% of area median income.

- b. **Rents Limits** are determined on an annual basis and published yearly by Florida Housing Finance Corporation. Rent Rates are based on the FHFC Multifamily (SHIP) Rental Programs.
4. **Affordability Period:** Income, rent limits and housing resale price are restricted for the length of the Affordability Period. Compliance with income, resale, and rent limit requirements must be monitored throughout the Affordability Period by a monitoring agency hired by the developer (or assigned agent).
5. **Self-Supporting Projects:** Each project requesting TIF Rebate must generate enough tax increment to cover the amount of rebate.
6. **Commitment from Financial Institutions:** The developer must provide proof of a commitment by a financial institution, person or entity to provide lending and/or equity for the project sufficient for financing constructing, equipping, furnishing, and completing the project and the cost related thereto.

“BUT FOR” TIF

The fundamental principle and that which the CRA must determine through information provided by the developer is that the affordable housing component of the project would not occur “but for” the assistance provided through TIF Rebate. The burden is on the developer to make this case to the CRA and not the CRA to make this case for the developer.

APPROVAL PROCESS

1. The terms of the ARA-AH will be negotiated with the developer.
2. Approval of an ARA-AH must be made by action of the CRA, based on findings that the proposed project is consistent with the redevelopment plan (s).
3. Each project and location is unique and therefore every proposal will be evaluated on its individual merit, including its potential impact on city service levels, its overall contribution to the economy and its consistency with the Redevelopment Plan(s) named herein. Each project must demonstrate a strong probability of financial success.
4. Notwithstanding compliance with any or all the guidelines herein, the provision of a TIF Rebate is a guideline choice to be evaluated on a case-by-case basis by the Community Redevelopment Agency.
5. The burden of establishing the public value of a TIF Rebate will be placed upon the applicant and the application must substantially meet the criteria contained herein.

6. Guidelines and other criteria listed herein do not guarantee the provision of TIF Rebate assistance nor does the approval or denial of one project set precedent for approval or denial of another project.

ELIGIBLE COSTS

The following are typical eligible costs for evaluating a TIF Rebate.

1. Capital costs, including actual costs of:
 - a. Construction of public works or improvements
 - b. Construction of new buildings, structures, and fixtures
 - c. Demolition, alteration, rehabilitation, repair or reconstruction of existing buildings, structures and fixtures, other than historic buildings and structures
2. Real property assembly costs
3. Professional service costs (planning, architectural, engineering, and legal)
4. Relocation costs
5. Costs associated with maintaining the affordable units during the affordability period

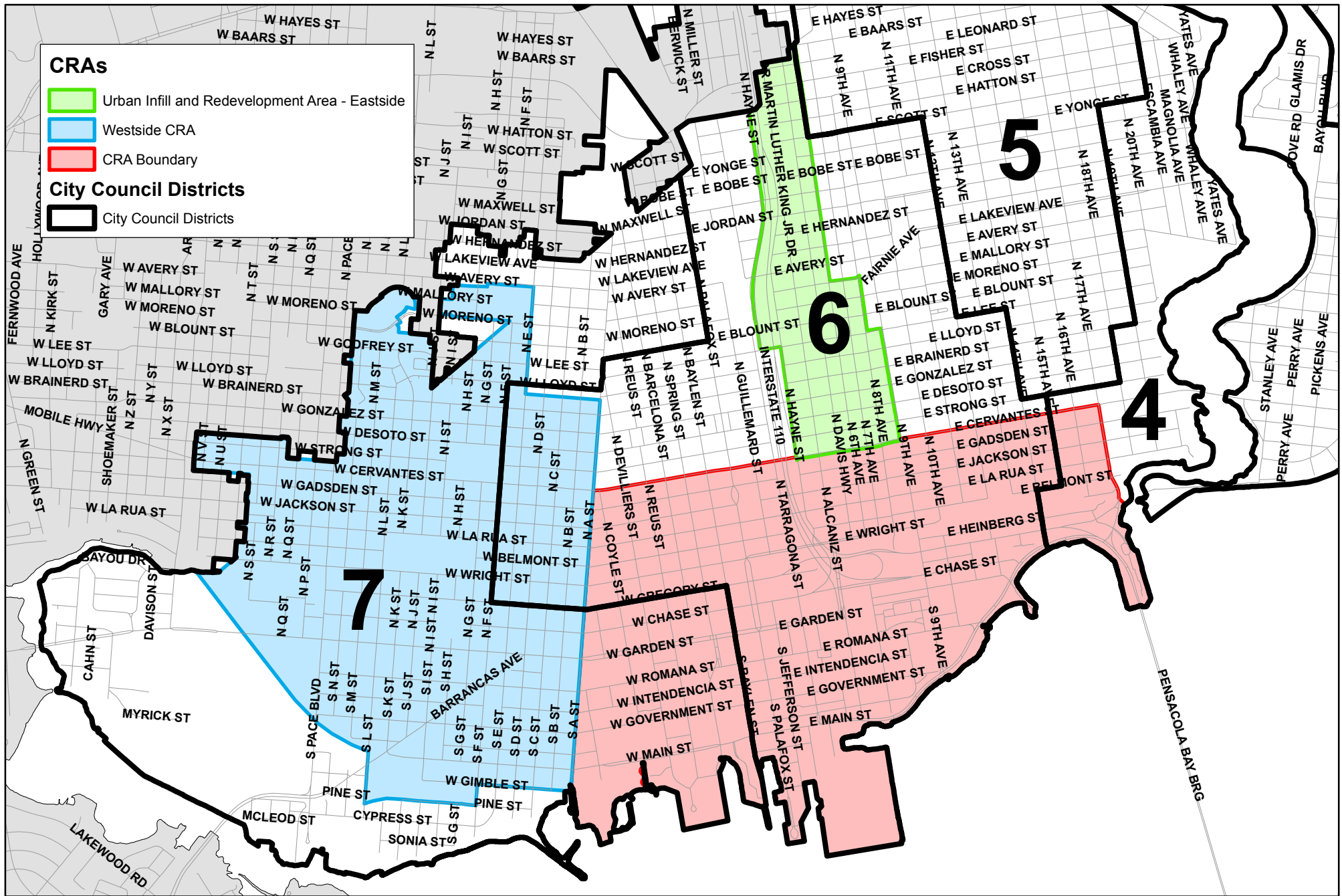
AFFORDABILITY PERIOD COMPLIANCE

Income, rent and resale limits are restricted for the length of the affordability period. The affordability period begins on the first day of the first taxable year of TIF Rebate period. Monitoring and contractual documents shall be used to preserve and maintain affordability.

COVENANT FOR THE COMMUNITY

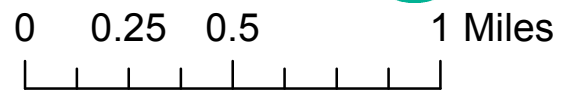
A Developer approved to receive a TIF Rebate shall be bound by the requirements of Mayoral Policy 20-01, Covenant for the Community for the City of Pensacola.

ATTACHMENT A
TIF Districts Map



CRAs and Council Districts

Date: 5/30/2017



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