



# City of Pensacola

222 West Main Street  
Pensacola, FL 32502

## Agenda - Final

### Community Redevelopment Agency

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

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Monday, April 11, 2022

3:30 PM

Hagler-Mason Conference Room, 2nd Floor

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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](http://cityofpensacola.com/428/Live-Meeting-Video). Public input form here: [www.cityofpensacola.com/CRAInput](http://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

1. [22-00378](#) CRA Meeting Minutes - 3/7/2022

Attachments: [Draft CRA Minutes - 3/7/22](#)

### PRESENTATIONS

2. [22-00362](#) COMMUNITY ENTERPRISE INVESTMENTS, INC. (CEII) PRESENTATION

Sponsors: Teniade Broughton

3. [22-00326](#) MAIN STREET HASHTAG CONNECTOR PHASE 1  
**Sponsors:** Teniade Broughton
4. [22-00325](#) HAWKSHAW REDEVELOPMENT PROJECT UPDATE  
**Sponsors:** Teniade Broughton

## ACTION ITEMS

5. [22-00327](#) MISCELLANEOUS APPROPRIATIONS AGREEMENT FOR MONUMENT TO WOMEN VETERANS, INC.  
**Sponsors:** Teniade Broughton  
**Attachments:** [Budget Resolution 2020-08 CRA](#)  
[Carryover Explanation 2020-08 CRA](#)  
[Miscellaneous Appropriations Agreement](#)  
[CRA Funding Request](#)
6. [22-00328](#) CRA COMMERCIAL FAÇADE IMPROVEMENT PROGRAM AWARD - FORMER MONK'S SERVICE STATION RENOVATION  
**Sponsors:** Teniade Broughton  
**Attachments:** [Program Application - 500 W Jackson St](#)
7. [22-00373](#) Use of Native Species for Tree Replacement on CRA Funded Projects  
**Sponsors:** Ann Hill

## DISCUSSION ITEMS

8. [22-00329](#) "A" STREET REVITALIZATION PROJECT - STREET TREES  
**Sponsors:** Teniade Broughton  
**Attachments:** [City Arborist Report - "A" Street Tree Assessment](#)
9. [22-00370](#) CRA APPROVAL OF BIDS, PROPOSALS, CONTRACTS, EXPENDITURES OR ALLOCATIONS  
**Sponsors:** Ann Hill
10. [22-00371](#) PROJECT DESIGN PUBLIC INPUT  
**Sponsors:** Ann Hill
11. [22-00372](#) LANDSCAPE PLAN TREE REMOVAL  
**Sponsors:** Ann Hill
12. [22-00374](#) POLICY REGARDING PARKING ON RIGHT-OF-WAY  
**Sponsors:** Ann Hill

## OPEN FORUM

## ADJOURNMENT

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

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



# City of Pensacola

222 West Main Street  
Pensacola, FL 32502

## Memorandum

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**File #:** 22-00378

Community Redevelopment Agency

4/11/2022

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**SUBJECT:**

CRA Meeting Minutes - 3/7/2022



# City of Pensacola

## COMMUNITY REDEVELOPMENT AGENCY

DRAFT

### Meeting Minutes

March 7, 2022,

5:40 P.M.

Hagler/Mason Conf. Rm, 2<sup>nd</sup> Fl

The Community Redevelopment Agency (CRA) Board meeting was called to order by Chairperson Broughton at 5:40 P.M. (Immediately following the 3:30 P.M. City Council Agenda Conference).

#### CALL MEETING TO ORDER

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

**CRA MEMBERS ABSENT:** None

Public participation was available as follows:

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

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

Live meeting video: [cityofpensacola.com/428/Live-Meeting-Video](http://cityofpensacola.com/428/Live-Meeting-Video). Public input form here: [www.cityofpensacola.com/CRAInput](http://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

None.

#### APPROVAL OF MINUTES

1. [22-00254 CRA MEETING MINUTES - 02/07/2022](#)

**A motion was made by CRA Member Delarian Wiggins, seconded by CRA Member Casey Jones.**

**The motion carried by the following vote:**

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

No: 0                      None

**PRESENTATIONS**

None.

**ACTION ITEMS**

2. [22-00093 FY 2021 COMMUNITY REDEVELOPMENT AGENCY \(CRA\) AUDITED FINANCIAL STATEMENTS](#)

**Recommendation:** That the Community Redevelopment Agency accept the Financial Statements for the year ended September 30, 2021, as prepared by the City of Pensacola's Financial Services Department and the Independent Auditors Report issued thereupon.

**A motion was made by CRA Member Delarian Wiggins, seconded by CRA Member Jared Moore.**

Assistant CRA Manager Victoria D'Angelo introduced Kristen McAllister of Warren Averett to provide an overview of the item. Staff responded accordingly to questions.

**The motion carried by the following vote:**

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

No: 0                      None

3. [22-00232](#) FIFTH AMENDMENT TO THE DECLARATION OF CONDITIONS, COVENANTS, AND RESTRICTIONS FOR THE HAWKSHAW REDEVELOPMENT PROJECT AT 9TH AND ROMANA.

**Recommendation:** That the Community Redevelopment Agency (CRA) approve the Fifth Amendment to the Declaration of Conditions, Covenants, and Restrictions for the Hawkshaw Redevelopment Project at 9th Avenue and Romana Street. Further, that the CRA accept the change to the project development team.

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

Assistant CRA Manager Victoria D'Angelo gave an overview of the item. Brian Spencer of SMP Architecture, Tripp Maygarden of Moorhead Law Group and Bob Montgomery, developer for the Hawkshaw Redevelopment project, discussed the request. Staff responded accordingly to questions.

**The motion carried by the following vote:**

Yes: 6            Jared Moore, Ann Hill, Casey Jones, Delarian Wiggins, Jennifer Brahier, Sherri Myers

No: 1            Teniade Broughton

4. [22-00213](#) APPROVAL OF RESIDENTIAL PROPERTY IMPROVEMENT PROGRAM POLICY

**Recommendation:** That the Community Redevelopment Agency approve the Residential Property Improvement Program policy.

**A motion was made by CRA Member Casey Jones, seconded by CRA Member Delarian Wiggins.**

Assistant CRA Manager Victoria D'Angelo gave an overview of the item. CRA Manager Helen Gibson and City Attorney Charlie Peppler responded accordingly to questions.

**The motion carried by the following vote:**

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

No: 0      None

## DISCUSSION ITEMS

### 5. [22-00215](#) "A" STREET REVITALIZATION PROJECT - STREET TREES

**Following discussion by the Board Members, a motion was made by CRA Member Myers and seconded by CRA Member Hill that the Community Redevelopment Agency postpone the "A" Street bid opening until April 18<sup>th</sup>, 2022.**

Assistant CRA Manager Victoria D'Angelo provided an overhead presentation and introduced David Haight of Atkins Global to further discuss the item. Staff responded accordingly to questions.

**The motion carried by the following vote (with CRA Member Jones no longer in attendance):**

Yes: 6      Teniade Broughton, Jared Moore, Ann Hill, Delarian Wiggins,  
Jennifer Brahier, Sherri Myers

No: 0      None.

## OPEN FORUM

Speakers:      James L. Gulley, 121 North L Street

## ADJOURNMENT

**7:55 P.M.**





## Memorandum

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**File #:** 22-00362

Community Redevelopment Agency

4/11/2022

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### **DISCUSSION ITEM**

**FROM:** Teniade Broughton, Chairperson

**SUBJECT:**

COMMUNITY ENTERPRISE INVESTMENTS, INC. (CEII) PRESENTATION

**SUMMARY:**

A presentation will be provided by Community Enterprise Investments, Inc. (CEII) to introduce the organization to the Community Redevelopment Agency (CRA).

**PRIOR ACTION:**

None.

**STAFF CONTACT:**

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

**ATTACHMENTS:**

None.

**PRESENTATION:** Yes



## Memorandum

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**File #:** 22-00326

Community Redevelopment Agency

4/11/2022

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### **PRESENTATION ITEM**

**FROM:** Teniade Broughton, Chairperson

**SUBJECT:**

MAIN STREET HASHTAG CONNECTOR PHASE 1

**REQUEST:**

That the Community Redevelopment Agency receive a presentation from Dewberry Engineers on the Main Street Hashtag Connector Phase 1 project.

**SUMMARY:**

The “Hashtag” Waterfront Connector Trail project carries out a key component of the “Continuous Waterfront Trail” envisioned in the 2010 Urban Core Redevelopment Plan, as further conceptualized in the Pensacola Waterfront Framework Plan. The project is named for the “hashtag” shape drawn by the connecting streets - Main and Cedar Streets connecting east to west and Palafox and Jefferson connecting north and south.

Since 2019, numerous community stakeholder input sessions have been conducted in the development of the project’s conceptual design by SCAPE and finalization of the design by Dewberry Engineers. The design is now completed and a solicitation for bids to construct the project has been opened. The deadline for submission of bids is April 11, 2022.

**PRIOR ACTION:**

February 10, 2020 - The CRA approved the “Hashtag” Waterfront Connector improvement project for funding through the Urban Core Redevelopment Refunding and Improvement Revenue Bonds, Series 2019.

August 10, 2020 - The CRA approved the Fiscal Year 2021 CRA Work Plan which included complete street improvements to Main Street, Cedar Street, Jefferson Street and Palafox Streets, as a component of the Hashtag Waterfront Connector project.

August 9, 2021 - The CRA approved the Fiscal Year 2022 CRA Work Plan which included complete street improvements to Main Street, Cedar Street, Jefferson Street and Palafox Streets, as a component of the Hashtag Waterfront Connector project.

**STAFF CONTACT:**

David Forte, Deputy City Administrator - Community Development

Sherry Morris, Development Services Director

M. Helen Gibson, AICP, CRA Manager

Victoria D'Angelo, CRA Assistant Manager

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**ATTACHMENTS:**

None.

**PRESENTATION:** Yes



## Memorandum

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**File #:** 22-00325

Community Redevelopment Agency

4/11/2022

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### **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 March 7, 2022, the Community Redevelopment Agency (CRA) approved the 5th Amendment to the Declaration of Conditions, Covenants and Restrictions (CCR) for the Hawkshaw Redevelopment Project, in accordance with the revised project components and conceptual design plans presented on June 14, 2021.

The next project milestone pursuant to the CCR is the application for construction permit. The developer must submit final plans for permitting by May 31, 2022.

The 5th Amendment includes a requirement that the developer provide monthly updates on the project's status. A presentation will be made by the project 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.

March 7, 2022 - The CRA approved the 5th 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 Manager

Victoria D'Angelo, CRA Assistant Manager

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**ATTACHMENTS:**

None.

**PRESENTATION:** Yes



Memorandum

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**File #:** 22-00327

Community Redevelopment Agency

4/11/2022

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**ACTION ITEM**

**SPONSOR:** Teniade Broughton, Chairperson

**SUBJECT:**

MISCELLANEOUS APPROPRIATIONS AGREEMENT FOR MONUMENT TO WOMEN VETERANS, INC.

**RECOMMENDATION:**

That the Community Redevelopment Agency (CRA) approve the miscellaneous appropriations agreement, and budget for use of the \$100,000 in funding, awarded for landscape and related site improvements at the Monument to Women Veterans site. Further, that the CRA Chairperson be authorized to execute all necessary documents.

**SUMMARY:**

The Monument to Women Veterans, Inc. (MWV) is the lessee of the city-owned property commonly known as the Amtrak Train Station and parking lot located at 930 East Heinberg Street. The group proposes to erect a memorial monument to women veterans at this site.

In 2020, The CRA allocated \$100,000 to the group for landscaping and related site improvements at this property. A miscellaneous appropriations agreement must be executed to make the awarded funds available to the MWV group. The distribution of funds will be based on the project budget and can be reimbursed to MWV or paid directly to the vendor at the request of MWV for documented allowable expenses as detailed in the appropriations agreement.

A detailed budget of eligible expenditures has been prepared as a part of the funding agreement. One budget item that remains to be clarified in the agreement is the use of the final \$15,000. The CRA is asked to determine whether this amount may be used toward an artist's design miniature of the monument or limited to landscape related improvements, such as a concrete pedestal or pad for the monument and/or concrete walking path to/around the monument.

Once this budget item is approved by the CRA, the funding agreement can be executed and MWV can submit for reimbursement through the City Finance Department, following the standard procedures for reimbursement.

**PRIOR ACTION:**

December 7, 2020 - CRA adopted Supplemental Budget Resolution 2020-08 CRA appropriating \$100,000 for Women Veteran's Memorial for FY 2021.

December 13, 2021 - CRA adopted Supplemental Budget Resolution 2021-12 CRA carrying forward \$100,000 for Women Veteran's Memorial for FY 2022.

**FUNDING:**

Budget: \$100,000

Actual: \$100,000

**FINANCIAL IMPACT:**

The \$100,000 was appropriated by the CRA and carried forward and is available in the FY 2022 budget.

**LEGAL REVIEW ONLY BY CITY ATTORNEY:** Yes

3/30/2022

**STAFF CONTACT:**

Amy Miller, Deputy City Administrator, Administration and Enterprises

Amy Lovoy, Finance Director

M. Helen Gibson, AICP, CRA Manager

Victoria D'Angelo, CRA Assistant Manager

**ATTACHMENTS:**

- 1) CRA Budget Resolution 2020-08 CRA
- 2) Carryover Explanation 2020-08 CRA
- 3) Miscellaneous Appropriations Agreement
- 4) CRA Funding Request

**PRESENTATION:** Yes



# City of Pensacola

222 West Main Street  
Pensacola, FL 32502

## Master

**File Number: 2020 -08 CRA**

**File ID:** 2020 -08 CRA

**\*Type:** CRA Resolution

**Status:** Passed

**Version:** 1

**Attorney  
Review::**

**\*Meeting Body:** Community  
Redevelopment  
Agency

**File Created:** 11/16/2020

**Subject:**

**Final Action:** 12/07/2020

**Title:** SUPPLEMENTAL BUDGET RESOLUTION NO. 2020-08 CRA -  
NON-ENCUMBERED CARRYOVER RESOLUTION.

**Sponsors:** Grover C. Robinson, IV

**Enactment Date:**

**Attachments:** Supplemental Budget Resolution No. 2020-08 CRA,  
Supplemental Budget Explanation No. 2020-08 CRA

**Enactment Number:**

**Recommendation:**

**Hearing Date:**

**Entered by:** ymclellan@cityofpensacola.com

**Effective Date:**

### History of Legislative File

Ver- sion:	Acting Body:	Date:	Action:	Sent To:	Due Date:	Return Date:	Result:
1	Community Redevelopment Agency	12/07/2020	Adopted				Pass
	<b>Action Text:</b> A motion was made by Board Member Hill, seconded by Chairperson Moore, that this CRA Resolution be Adopted. The motion carried by the following vote: Yes: 6 Member Hill, Member Moore, Member Myers, Member Wiggins, Member Brahier, and Chairperson Broughton Absent: 1 Vice Chair Jones						

### Text of Legislative File 2020 -08 CRA

#### ACTION ITEM

**SPONSOR:** Jared Moore, Chairperson

**SUBJECT:**

SUPPLEMENTAL BUDGET RESOLUTION NO. 2020-08 CRA - NON-ENCUMBERED  
CARRYOVER RESOLUTION.

**RECOMMENDATION:**



That the Community Redevelopment Agency adopt Supplemental Budget Resolution No. 2020-08 CRA.

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

**SUMMARY:**

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

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

The attached unencumbered carryover budget resolution includes appropriations for the following:

For various reasons, certain items that were budgeted in FY 2020 were not purchased or encumbered. The unexpended appropriations are carried forward to the new fiscal year so that these items can be purchased.

Balances remaining for the Community Redevelopment Agency Fund, the Eastside TIF Fund, the Westside TIF Fund, the CRA Series 2017 Capital Projects Fund, and the CRA Series 2019 Capital Projects Fund are being carried forward.

As outlined in the Financial Planning and Administration Policy, those amounts appropriated in budget line items for salary increases must remain as adopted unless changed by a supplemental budget resolution. The Fiscal Year 2021 Budget included a separate line item appropriation entitled "9196 - Salary Increases (Non-Union)," which was an average 2% performance-based salary increase for non-union employees. Pay increases for all CRA employees were effective October 1, 2020. Included in this supplemental budget resolution is a transfer from 9196 - Salary Increases (Non-Union) to 9111 - Salaries where the expenses were charged.

**PRIOR ACTION:**

August 10, 2020 - The Community Redevelopment Agency approved the Fiscal Year 2021 Budget on Budget Resolution No. 2020-01 CRA.

November 9, 2020 - Approval of an Encumbrance Carryover Budget Resolution on Supplemental Budget Resolution No. 2020-06 CRA.

**FUNDING:**

N/A

**FINANCIAL IMPACT:**

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

**CITY ATTORNEY REVIEW:** Yes

11/19/2020

**STAFF CONTACT:**

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

**ATTACHMENTS:**

- 1) Supplemental Budget Resolution No. 2020-08 CRA
- 2) Supplemental Budget Explanation No. 2020-08 CRA

**PRESENTATION:** No

**THE CITY OF PENSACOLA  
COMMUNITY REDEVELOPMENT AGENCY  
DECEMBER 2020 - NON-ENCUMBERED CARRYOVER RESOLUTION NO. 2020-08 CRA**

FUND	AMOUNT	DESCRIPTION
<b>A. COMMUNITY REDEVELOPMENT AGENCY FUND</b>		
Fund Balance	<u>4,165,718</u>	Increase appropriated fund balance
Appropriations		
Operating Expenses	1,720,290	Increase appropriation for Operating Expenses - FY 2020 Carryover - Affordable Housing
Operating Expenses	240,142	Increase appropriation for Operating Expenses - FY 2020 Carryover - Urban Core-Redev Plan Update
Operating Expenses	116,323	Increase appropriation for Operating Expenses - FY 2020 Carryover - Baylen Slip
Operating Expenses	98,252	Increase appropriation for Operating Expenses - FY 2020 Carryover - Garden Street Streetscape
Operating Expenses	124,294	Increase appropriation for Operating Expenses - FY 2020 Carryover - Sidewalk Repairs
Operating Expenses	350,720	Increase appropriation for Operating Expenses - FY 2020 Carryover - Complete Streets
Capital Outlay	220,235	Increase appropriation for Capital Outlay- FY 2020 Carryover - Main Streetscape
Capital Outlay	445,789	Increase appropriation for Capital Outlay - Belmont/DeVilliers Restoration
Grants & Aids	88,674	Increase appropriation for Grants & Aids - FY 2020 Carryover - AF Housing (Prop Improv Pgm)
Grants & Aids	100,000	Appropriate funding for Grants & Aids - Women Veteran's Memorial
Grants & Aids	300,000	Increase appropriation for Grants & Aids - FY 2020 Carryover - Skateboard Park
Grants & Aids	<u>360,999</u>	Increase appropriation for Grants & Aids - FY 2020 Carryover - Commercial Façade Pgm
Total Appropriations	<u>4,165,718</u>	
<b>B. EASTSIDE TAX INCREMENT FINANCING DISTRICT FUND</b>		
Fund Balance	<u>674,503</u>	Increase appropriated fund balance
Appropriations		
Operating Expenses	101,684	Increase appropriation for Operating Expenses - FY 2020 Carryover - Property Acquisition/Mgmt
Operating Expenses	172,073	Increase appropriation for Operating Expenses - FY 2020 Carryover - Housing & Development
Operating Expenses	53,635	Increase appropriation for Operating Expenses - FY 2020 Carryover - Eastside - Plans & Studies
Capital Outlay	15,000	Increase appropriation for Operating Expenses - FY 2020 Carryover - Sidewalk Repairs
Capital Outlay	35,000	Appropriate funding for Capital Outlay - FY 2020 Carryover - Magee Field Sign
Capital Outlay	16,500	Appropriate funding for Capital Outlay - FY 2020 Carryover - Chappie James Phase II
Grants and Aids	<u>280,611</u>	Appropriate funding for Grants & Aids - FY 2020 Carryover - Affordable Housing (Prop Improv Pgm)
Total Appropriations	<u>674,503</u>	

**THE CITY OF PENSACOLA  
COMMUNITY REDEVELOPMENT AGENCY  
DECEMBER 2020 - NON-ENCUMBERED CARRYOVER RESOLUTION NO. 2020-08 CRA**

FUND	AMOUNT	DESCRIPTION
<b>C. WESTSIDE TAX INCREMENT FINANCING DISTRICT FUND</b>		
Fund Balance	<u>402,582</u>	Increase appropriated fund balance
Appropriations		
Operating Expenses	44,628	Increase appropriation for Operating Expenses - FY 2020 Carryforward - Westside - Plans & Studies
Operating Expenses	5,261	Increase appropriation for Operating Expenses - FY 2020 Carryforward - Westside - Acquisition & Mgt
Operating Expenses	150,000	Increase appropriation for Operating Expenses - FY 2020 Carryforward - Westside - Sidewalk Repairs
Operating Expenses	91,400	Increase appropriation for Operating Expenses - FY 2020 Carryforward - Westside - Complete Streets
Operating Expenses	31,143	Increase appropriation for Operating Expenses - FY 2020 Carryforward - Westside - Housing & Redevelopment
Grants and Aids	<u>80,150</u>	Increase appropriation for Grants & Aids - FY 2020 Carryforward - Commercial Façade Program
Total Appropriations	<u>402,582</u>	
<b>D. CRA SERIES 2017 CAPITAL PROJECTS FUND</b>		
Fund Balance	<u>6,705,403</u>	Increase appropriated fund balance
Appropriations		
Urban Core		
Ferry Grant Construction	100,983	Appropriate funding for Operating Expenses - FY 2020 Carryforward
Property Acquisition & Redevelopment	209,880	Increase appropriation for Capital Outlay - FY 2020 Carryforward
Devilliers Streetscape Reconstruction	66,095	Increase appropriation for Capital Outlay - FY 2020 Carryforward
A St. Revitalization	967,140	Increase appropriation for Capital Outlay - FY 2020 Carryforward
Devilliers St. Rehabilitation	233,556	Increase appropriation for Capital Outlay - FY 2020 Carryforward
Reus St. Revitalization	998,584	Increase appropriation for Capital Outlay - FY 2020 Carryforward
Eastside TIF		
Property Acquisition & Redevelopment	32,984	Increase appropriation for Capital Outlay - FY 2020 Carryforward
Redevelopment - 1700 MLK Drive	60,000	Increase appropriation for Capital Outlay - FY 2020 Carryforward
Chappie James Museum & Flight Academy	445,371	Increase appropriation for Capital Outlay - FY 2020 Carryforward
Chappie James Museum & Flight Academy - Overflow Pkng	2,000	Increase appropriation for Capital Outlay - FY 2020 Carryforward
Westside TIF		
Property Acquisition & Redevelopment	633,990	Increase appropriation for Capital Outlay - FY 2020 Carryforward
Acquisition Lee St/W Moreno Stormwater Park	600,000	Increase appropriation for Capital Outlay - FY 2020 Carryforward
A St. Revitalization	1,038,690	Increase appropriation for Capital Outlay - FY 2020 Carryforward
Lee St./W Moreno Stormwater Park	<u>1,316,130</u>	Increase appropriation for Capital Outlay - FY 2020 Carryforward
Total Appropriations	<u>6,705,403</u>	

**THE CITY OF PENSACOLA  
COMMUNITY REDEVELOPMENT AGENCY  
DECEMBER 2020 - NON-ENCUMBERED CARRYOVER RESOLUTION NO. 2020-08 CRA**

FUND	AMOUNT	DESCRIPTION
<b>E. CRA SERIES 2019 CAPITAL PROJECTS FUND</b>		
Fund Balance	<u>17,836,500</u>	Increase appropriated fund balance
Appropriations		
Urban Core		
Operating Expenses		
Sidewalk Repairs & Improvements	1,375,000	Appropriate funding for Operating Expenses (Capital Projects) FY 2020 Carryforward
Urban Core Series 2019 FD 7/25/19	280,705	Appropriate funding for Operating Expenses (Capital Projects) FY 2020 Carryforward
Capital Outlay		
SCAPE - Bruce Beach	8,588,576	Increase appropriation for Capital Outlay FY 2020 Carryforward
SCAPE - Street & Streetscape Improv	6,135,554	Increase appropriation for Capital Outlay FY 2020 Carryforward
CMP Day Marina	1,456,665	Increase appropriation for Capital Outlay FY 2020 Carryforward
Total Appropriations	<u>17,836,500</u>	

**MISCELLANEOUS APPROPRIATIONS AGREEMENT BETWEEN  
THE CITY OF PENSACOLA  
AND  
MONUMENT TO WOMEN VETERANS, INC.**

THIS AGREEMENT ("Agreement") is made and entered into this \_\_\_\_ day of \_\_\_\_\_ 202\_\_, by and between the City of Pensacola Community Redevelopment Agency ("CRA"), a public body corporate and politic of the State of Florida, located at 222 W. Main Street, Pensacola, Florida 32502, and the Monument to Women Veterans, Inc. ("Recipient"), a non-profit corporation authorized to do business in the State of Florida, located at 1297 Ceylon Dr., Gulf Breeze, Florida 32563, and having the Federal Tax Identification Number of 45-3411596 (hereinafter referred to as "Recipient"). City and Recipient are collectively hereinafter referred to as the "Parties."

**WITNESSETH:**

WHEREAS, on September 25, 1980, the City Council of the City of Pensacola (the City Council) adopted Resolution No. 55-80 which created the Community Redevelopment Agency of the City of Pensacola, Florida (the CRA) as provided in section 163.357, Florida Statutes; and

WHEREAS, the CRA is authorized under Section 163, Florida Statutes, to perform those acts, including the expenditure of funds for revitalization and blight removal; and

WHEREAS, Recipient serves the residents of Pensacola by promoting and coordinating community efforts to memorialize women veterans, which benefits the citizens of this community; and

WHEREAS, Recipient's services benefit the welfare of the City and CRA and the civic good; and

WHEREAS, in order to preserve and expand such services, Recipient has requested the appropriation of CRA monies to it; and

WHEREAS, as contribution towards the preservation and expansion of such services, CRA has appropriated from the CRA Fund's Fiscal Year 2022 budget, the sum of \$100,000 to fund, subject to the terms and conditions herein, Recipient's work program ("Scope of Services") generally described as:

Providing landscape and related site improvements to the City-owned property located at 930 East Heinberg Street, Pensacola, Florida, commonly known as the Amtrak Train Station and parking lot and the Women Veterans Memorial. Such improvements provided for the purpose of memorializing women veterans.

as provided in Exhibit A attached hereto and incorporated by reference herein; and

WHEREAS, as a condition of the acceptance of such funds, Recipient warrants the undersigned representative of the Recipient is authorized to sign this Agreement binding it; and

WHEREAS, given the above, CRA has determined that said expenditure of CRA monies serves a municipal purpose in advancing the health, safety, and general welfare of the residents of Pensacola;

NOW, THEREFORE, IN CONSIDERATION of Ten Dollars (\$10.00), the receipt and sufficiency of which is hereby acknowledged by the Parties, and specifically the appropriation and disbursement of funds by CRA and the services to be provided by Recipient, and the mutual covenants herein, the Parties do hereby agree as follows:

### **Section 1. Recitals.**

The Parties acknowledge and agree that the recitals above are true and correct and are hereby incorporated in this Agreement.

### **Section 2. Authority to Contract.**

Recipient acknowledges and agrees that upon approval of appropriations by the CRA, the CRA is the public entity with responsibility and authority to administer and enforce the provisions of this Agreement and that the CRA may do so through such designees as it may deem appropriate. For the purposes of making disbursements, reviewing performance, acquiring information, performing audits, and such other tasks as may be deemed appropriate, the CRA hereby designates the Finance Director of the City and such members of the City's Finance Director's staff as it may appoint, to fulfill the responsibilities of administration of this Agreement.

### **Section 3. Restrictions on Use of Funds.**

Recipient shall:

- a. expend the funds allocated to Recipient under this Agreement solely for the purposes contemplated herein in Exhibit A;
- b. and return to CRA, within fifteen (15) days of demand, all CRA funds paid to Recipient upon the City's Finance Director's determination that Recipient's provision of services or performance under this Agreement has been unsatisfactory or that Recipient has not complied with any federal, state, or local law, rule, regulation, resolution or policy;
- c. and return to CRA all funds expended for disallowed expenditures as determined by the City's Finance Director, including but not limited to:
  - i. payments for debts such as losses arising from uncollectible accounts, other claims, and related costs;
  - ii. payments for contingencies including contributions to a contingency reserve or any similar provisions for unforeseen events;
  - iii. contributions or donations unless otherwise expressly provided for in this Agreement;
  - iv. payments of entertainment costs such as amusements, social activities, or any direct or incidental costs relating thereto, including meals, beverages, lodgings, rentals, transportation, and gratuities;
  - v. payments of fines or penalties, including but not limited to any amounts due to non-compliance with any federal, state, and local laws, regulations, or policies;
  - vi. payments for legislative lobbying or other political expenses, or any related expenses or contributions;

- vii. payments of interest or other financial costs, including but not limited to interest on borrowings of any kind or representation, bond discounts, costs of financing and refinancing operations, legal or professional fees paid, or costs related to or in connection therewith;
- d. and maintain a separate bank demand account and/or time deposit account and deposit all CRA funds received and no other funds into this account and to make all disbursements of CRA funds from said account; or, in lieu of a separate bank account, to maintain a separate and complete accounting of CRA funds.

#### **Section 4. Release of Funds.**

Upon compliance with the foregoing provisions, CRA agrees to pay to Recipient up to a total of \$100,000 for successful completion of the Scope of Services, such payment to be made as provided in the payment procedures described in Exhibit B attached hereto and incorporated herein by this reference.

#### **Section 5. Equipment Inventory.**

Recipient shall create and annually maintain an inventory record for any equipment having a unit cost of \$1,000.00 or greater, purchased hereunder, or purchased under previous miscellaneous appropriation agreements between Recipient and CRA, if any. Upon the expiration of the useful life of such equipment, or termination of Recipient's performance of the Scope of Services for any cause, whichever occurs first, Recipient shall, in the sole determination of the City's Finance Director, transfer to CRA such equipment free and clear of all liens and encumbrances, or dispose of such equipment as authorized in writing by the City's Finance Director.

#### **Section 6. Records and Accounts.**

- Recipient shall keep records and accounts of Recipient's receipt and expenditure of awarded CRA funds in accordance with the terms and conditions of this Agreement. Recipient shall make all such records and accounts available for examination and audit by the City's Finance Director, upon request. Within one hundred twenty (120) days of the close of Recipient's fiscal year for which the CRA funds were awarded, Recipient shall furnish to the City's Finance Director a detailed accounting report of its receipt and expenditure of said funds.

#### **Section 7. Term and Termination.**

The Parties agree the term of this Agreement will terminate on the 30<sup>th</sup> day of September 2022. The CRA or the City's Finance Director may terminate this Agreement for convenience upon thirty (30) days prior written notice of such termination to Recipient. Recipient's obligations under this Agreement regarding Recipient performance or use of funds shall survive the termination of this Agreement, such obligations specifically including Section 1, Section 3 and Section 4 herein.

#### **Section 8. Sub-Contracting.**

Recipient shall furnish the City's Finance Director a copy of all subcontracts prior to receiving written



approval, which shall be made in the sole discretion of the City's Finance Director.

#### **Section 9. Progress Reports.**

Recipient shall provide the City's Finance Director with monthly narrative progress reports on Recipient's performance of the Scope of Services described in Exhibit A. Such reports shall include, upon request by the City's Finance Director, basic statistical information relevant to the program and a statement of expenditures made in each budget category and line item identified in the budget which is included in Exhibit A. Disbursement of payments to Recipient will be contingent upon prior receipt by the City's Finance Director of the required report which is due monthly.

#### **Section 10. Approved Budget.**

Recipient acknowledges and agrees that any changes to Recipient's approved budget in Exhibit A shall have prior written approval by the City's Finance Director. Notwithstanding the foregoing or anything to the contrary, nothing herein shall be interpreted or construed to authorize or allow any expenditure or obligation of funds in excess of the appropriated and authorized by this Agreement above.

#### **Section 11. Return of Unspent Funds.**

Any funds not spent towards services or goods received for the operation of the program through September 30, 2022, shall be returned to the CRA in one of the methods described below. Under no circumstance shall unspent funds be carried forward to be used in future years.

In the event Recipient should receive a miscellaneous appropriation from the CRA in the next fiscal year, Recipient acknowledges that the CRA's appropriation for the new fiscal year, in the sole discretion of the City's Finance Director, may be reduced by the amount of any funds provided by the CRA for the operation of the program through September 30, 2022, that are residual funds remaining unspent.

In the event Recipient should not receive a miscellaneous appropriation from the CRA in the next fiscal year or the appropriation for the new fiscal year is not reduced as described above, Recipient shall return to CRA, in the form of a negotiable instrument and not later than ninety (90) days after the close of this fiscal year, any funds provided by the CRA for the operation of the program through September 30, 2022, that are residual funds remaining unspent.

#### **Section 13. Governing Law, Venue.**

The law of the State of Florida shall be the law applied in the resolution of any action, claim or other proceeding arising out of this Agreement. Venue for any claim, action or proceeding arising out of this Agreement shall be in Escambia County, Florida.

#### **Section 14. Public Records Act.**

The Parties acknowledge and agree to fulfill all obligations respecting required contract provisions in any contract entered into or amended after July 1, 2016, in full compliance pursuant to Section 119.0701, *Florida Statutes*, and obligations respecting termination of a contract for failure to provide public access to public records. The Parties expressly agree specifically

that the contracting parties hereto shall comply with the requirements within Attachment "A" attached hereto and incorporated by reference.

IN WITNESS WHEREOF, the Parties hereto have duly executed this Agreement on the day and year first above written.

ATTEST:

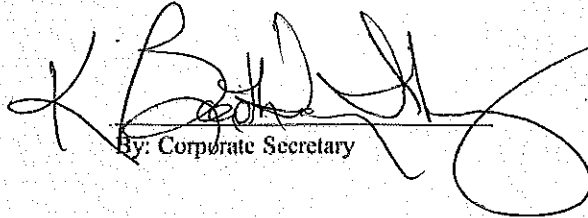
CITY OF PENSACOLA COMMUNITY  
REDEVELOPMENT AGENCY

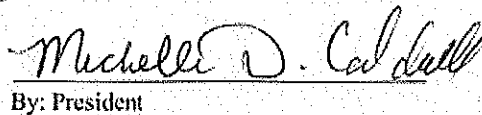
\_\_\_\_\_  
Ericka L. Burnett  
City Clerk

\_\_\_\_\_  
Teniade Broughton  
CRA Chairperson

ATTEST:

Monument to Women Veterans, Inc.

  
By: Corporate Secretary

  
By: President

Legal in form and  
Valid as drawn:

\_\_\_\_\_  
Charlie Pepler, City Attorney

## Exhibit A

### Scope of Work and Approved Budget

#### Scope of Work:

Landscape and related site improvements to the Former Amtrak Station Site (Preserving and memorializing the history of women veterans).

Approved Budget: \$100,000.00

ITEM	AMOUNT	VENDOR
Architect Programming & Concepts	\$27,308.00	Caldwell
Project Management	\$18,495.00	Everdean
Plants	\$9,200.00	Green
Irrigation	\$8,000.00	Prolific
Exterior paint	\$7,346.00	Ramos
Statue	\$6,000.00	Whatever Designs
Flags & Pole Installation	\$5,000.00	Prolific
Signage	\$3,270.00	Vintage
Clean up	\$300.00	Javarius Johnson
Other Landscaping	\$15,096.00	TBD
<b>Total</b>	<b>\$100,000.00</b>	

GRAND TOTAL.....\$100,000

## **Exhibit B**

Simultaneous to execution of this Agreement, Recipient shall provide to the Financial Services Department a current, fully completed W-9 form.

It is the responsibility of Recipient to be aware of and abide by the terms and conditions of this Agreement throughout the duration of the Agreement and any surviving terms.

Recipient shall submit to the Financial Services Department any and all invoices, in accordance herewith, requesting reimbursements. Recipient's invoice documentation shall be complete in the sole determination of the City's Finance Director and submitted to the Financial Services Department for the payment process to begin. Invoice documentation shall include all supporting documentation, including but not limited to, receipts, and canceled checks or other document acceptable to the City's Finance Director showing proof of payment by Recipient for the expense incurred per approved budget expenditures. At the discretion of the City's Finance Director, a limited amount of funds may be advanced in order to facilitate Recipient's cash flow.

Recipient acknowledges invoice documentation received by the Financial Services Department, by 5:00 p.m. on the third (3rd) day of each month may be paid by the tenth (10<sup>th</sup>) day of each month, provided the City's Finance Director finds, in the City's Finance Director's sole discretion, no discrepancies or omissions in the documentation. Checks are to be mailed directly to a vendor's remittance address indicated on the invoice.

## **Attachment "A"**

**PUBLIC RECORDS:** Consultant/Contractor/Vendor shall comply with Chapter 119, Florida Statutes. Specifically, Consultant/ Contractor/Vendor shall:

- A.** Keep and maintain public records required by the City to perform the service.
- B.** Upon request from the City's custodian of public records, provide the City with a copy of the requested records or allow the records to be inspected or copied within a reasonable time at a cost that does not exceed the cost provided in Chapter 119, Florida Statutes, or as otherwise provided by law.
- C.** Ensure that public records that are exempt or confidential and exempt from public records disclosure requirements are not disclosed except as authorized by law for the duration of the Agreement term and following the completion of the Agreement if Consultant/ Contractor/Vendor does not transfer the records to the City.
- D.** Upon completion of the Agreement, transfer, at no cost, to the City, all public records in possession of Consultant/Contractor/Vendor or keep and maintain public records required by the City to perform the service. If Consultant/Contractor/Vendor transfers all public records to the City upon completion of the Agreement, Consultant/ Contractor/Vendor shall destroy any duplicate public records that are exempt or confidential and exempt from public records disclosure requirements. If Consultant/Contractor/Vendor keeps and maintains public records upon completion of the Agreement, Consultant/Contractor/Vendor shall meet all applicable requirements for retaining public records. All records stored electronically must be provided to the City, upon request of the City's custodian of public records, in a format that is compatible with the information technology systems of the City.

Failure by Consultant/Contractor/Vendor to comply with Chapter 119, Florida Statutes, shall be grounds for immediate unilateral cancellation of this Agreement by the City.

**IF CONSULTANT/CONTRACTOR/VENDOR HAS QUESTIONS REGARDING THE APPLICATION OF CHAPTER 119, FLORIDA STATUTES, TO THE CONTRACTOR'S DUTY TO PROVIDE PUBLIC RECORDS RELATING TO THIS AGREEMENT, CONTACT THE CUSTODIAN OF PUBLIC RECORDS AT:**

**THE OFFICE OF THE CITY CLERK, (850) 435-1715  
[PUBLCRECORDS@CITYOFPENSACOLA.COM](mailto:PUBLCRECORDS@CITYOFPENSACOLA.COM)  
222 WEST MAIN STREET, PENSACOLA, FL 32502**

January 9<sup>th</sup>, 2020

Dear Committee of the Community Redevelopment Agency,

Caldwell Associates Architects has partnered with Michelle Caldwell and the Women Veterans Museum to renovate the old Amtrak Train Station into a Museum for Women Veterans. Our intent is to turn this abandoned, run-down site into a vibrant, lively area for the community that will likewise attract visitors from all over the United States.

We envision creating areas for the community to enjoy, whether it is a place for local community members to sit and enjoy their lunchbreak or a place where mothers can bring their children to play, while also learning about the history of Pensacola.

We have attached some preliminary ideas that we have for improvements to beautify the property that we hope you will enjoy.

If you have any questions, please feel free to reach out to Michelle Burch who will be managing this project. Her direct line is 850.439.6578.

We appreciate your time and consideration in assisting with some funding for this effort.

Sincerely,

A handwritten signature in blue ink, consisting of a series of loops and a final horizontal stroke with diagonal hatching.

H. Miller Caldwell, III

Partner





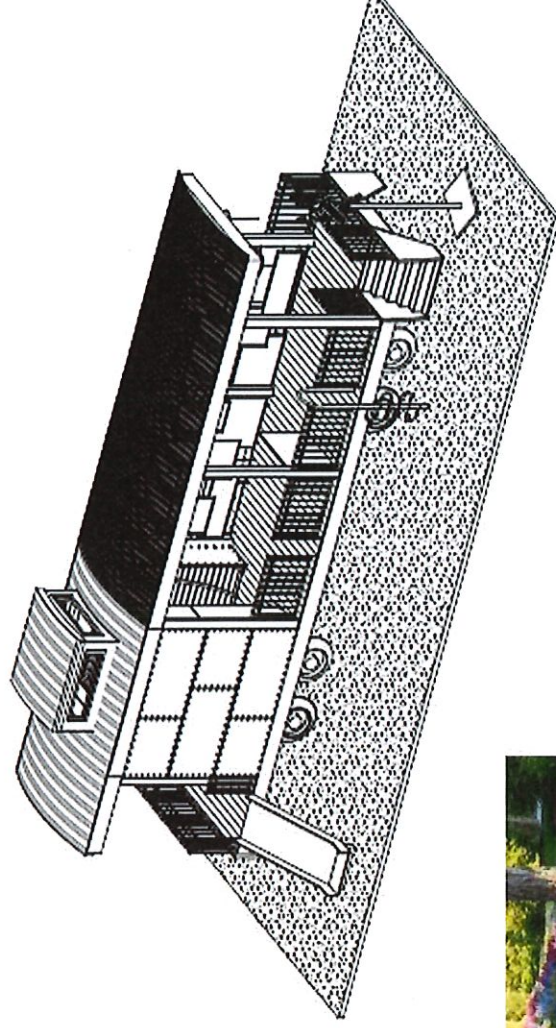
Proudly display the American Flag and flags of each of the 5 branches of the military in a prominent location.



Remember the fallen service women through with an Angel statue



Bright vibrant landscaping with seating areas to attract visitors and the local community to enjoy the Museum areas.



Incorporate an Early Learning Exhibit to attract local community and promote early learning in Escambia County: The train car will tell about the history of Pensacola through fun panels while allowing children to play and interact with the train car in a unique setting

## EXTERIOR BEAUTIFICATION - IDEA BOARD WOMENS VETERANS MUSEUM



CALDWELL ASSOCIATES | ARCHITECTS, INC.

PRELIMINARY EXTERIOR BEAUTIFICATION BUDGET

Contractor Name: TBD

6/27/2019

	Quantity	Unit	Unit Cost	TOTAL
<b>EXTERIOR</b>				
Plantings and Materials	1	LS	\$30,000.00	\$30,000.00
Irrigation	1	LS	\$8,000.00	\$8,000.00
Early Childhood Learning Exhibit	1	LS	\$70,000.00	\$70,000.00
Statues	1	LS	\$10,000.00	\$10,000.00
Flag Poles & Flags of Military Branches	1	LS	\$5,000.00	\$5,000.00
Sub-Total			\$	123,000
<b>DESIGN &amp; CONSULTING SERVICES</b>				
Architectural Design	1	LS	\$30,000.00	\$30,000.00
Civil Design	1	LS	\$5,000.00	\$5,000.00
Site Electrical Design	1	LS	\$2,500.00	\$2,500.00
Landscaping Design	1	LS	\$5,000.00	\$5,000.00
WVM Coordination	1	LS	\$5,000.00	\$5,000.00
Sub-Total			\$	47,500
<b>ALLOWANCES</b>				
Geotechnical Services	1	LS	\$2,500.00	\$2,500.00
Sub-Total			\$	2,500
<b>Permitting Allowances</b>				
Permitting/Review Fee	1	LS	\$2,000.00	\$2,000.00
Sub-Total			\$	2,000
<b>Miscellaneous Design Cost</b>				
Renderings (two exterior)	2		\$5,000.00	\$10,000.00
Reimbursables	1		\$15,000.00	\$15,000.00
Sub-Total			\$	25,000
<b>Total Project Cost</b>			\$	200,000





## Memorandum

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**File #:** 22-00328

Community Redevelopment Agency 4/11/2022

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### **ACTION ITEM**

**SPONSOR:** Teniade Broughton, Chairperson

**SUBJECT:**

CRA COMMERCIAL FAÇADE IMPROVEMENT PROGRAM AWARD - FORMER MONK'S SERVICE STATION RENOVATION

**RECOMMENDATION:**

That the Community Redevelopment Agency (CRA) approve a commercial façade improvement program funding award, in an amount, not to exceed, \$60,000, to Sinclair Restoration, LLC for eligible improvements to the property located at 500 West Jackson Street, Pensacola, Florida, commonly known as the former Monk's Service Station. The property is located in historic Belmont-DeVilliers. Further, that the CRA authorize the CRA Chairperson to take all actions necessary to complete the project pursuant to the program documents.

**SUMMARY:**

On December 11, 2017, the CRA Board approved the CRA Commercial Façade Improvement Program for administration within targeted districts of the City of Pensacola's designated community redevelopment areas. Under this program, eligible participants, whose non-residential property is located within target boundaries of the Urban Core redevelopment area, may receive up to \$30,000 for each street-facing building façade enhanced. Funding provided is subject to a required 25% owner match and secured by a forgivable mortgage loan for a period of five (5) years.

Sinclair Restoration, LLC has submitted an application for façade improvements to the property located at 500 West Jackson Street, Pensacola, Florida.

The historic site is a culturally significant community landmark, known as the former Monks Service Station. This property contains a significant architectural building reflecting Spanish Colonial Revival vernacular that was popular in Florida in the 1920s and 30s. Few service stations of this vernacular remain today. The use of this site as a service station for over 60 years pays homage to the transition to automobiles in the modern era and represents the classic architecture of its time. According to letters provided by the Florida Division of Historical Resources and the UWF Historic Trust, it is believed that this building will qualify to be listed on the National Register of Historic Places. The owner has expressed an interest in proceeding with application to achieve this designation.

The requested program award will provide supplemental funding needed to complete window and door replacement, garage door installation, roofing and stucco. The owner will also invest in painting,

signage, lighting, landscaping and structural repairs.

**PRIOR ACTION:**

None

**FUNDING:**

Budget: \$ 60,000      Urban Core CRA Commercial Façade

Actual: \$ 60,000

**FINANCIAL IMPACT:**

Funding is available in the FY2022 CRA budget. Award disbursement is based upon actual expenditures following project completion according to the program guidelines for matching funds.

**LEGAL REVIEW ONLY BY CITY ATTORNEY:** Yes

3/29/2022

**STAFF CONTACT:**

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

**ATTACHMENTS:**

- 1) Program Application - 500 W Jackson St

**PRESENTATION:** No

## Commercial Façade Improvement Program Application

### SECTION 1: APPLICANT/PROPERTY OWNER INFORMATION

Name: SINCLAIR RESTORATION, LLC Title: \_\_\_\_\_  
Mailing Address: 700 N. De Villier Street Pensacola, FL 32501  
Phone 1: 850-696-7656 Phone 2: \_\_\_\_\_  
Email: info@pars-w.net Fax: 850-898-3423

### SECTION 2: PROPERTY INFORMATION

Address: 500 W. Jackson St. Parcel #: 00-05-00-9010-013-076

Is the property historical or culturally significant, as defined in the program guidelines? ☒ Yes ☐ No

If yes, attach the following documentation:

- Proof of listing on the National Register of Historic Places and/or cultural significance, as defined under Section B, Eligible Property, Commercial Façade Improvement Program Guidelines.
- Documentation of support from entities or organizations that do not have financial or personal interest in the applicant or this program. This shall include four (4) or more letters of support.

Are there any code violations or liens? ☐ Yes ☒ No

Is the property current on ad valorem taxes? ☒ Yes ☐ No

If the property contains code violations, liens, or is delinquent on ad valorem taxes please explain the circumstances below: \_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

Attach the following documentation:

- Property Deed
- Photograph of Existing Property Conditions (minimum one 4X6 per storefront)

Is the property leased or tenant-occupied? ☐ Yes Proceed to Section 3. ☒ No Proceed to Section 4.

### SECTION 3: TENANT/LESSEE INFORMATION

For multiple tenants/lessees, please attach documentation providing the information required within this section for each.

Tenant/Lessee Name: \_\_\_\_\_  
No. of Years at Project Location: \_\_\_\_\_  
No. of Years Remaining on Lease: \_\_\_\_\_

### SECTION 4: BUSINESS INFORMATION

If not applicable, write "N/A".

Name: SINCLAIR RESTORATION, LLC

Type: \_\_\_\_\_

Federal Tax ID #:

87-3681287

Current # of Employees or Full Time Equivalent (FTE):

0

New Employment (FTE) Projected (If Applicable):

0

Attach the following documentation:

- ☐ Copy of Valid City of Pensacola Business License(s)

## SECTION 5: PROJECT SUMMARY AND BUDGET

Please provide a brief description of the proposed project. Remove plaster so structural repairs to porte cochere can be made. Replace plaster, windows, doors, garage doors, roof, paint, signage, lighting, & landscaping.

Estimated Project Budget:

\$250,000.00

Estimated Funding Request:

\$60,000.00

How will the project be financed?

Owner Financed

To the best of your knowledge, has a grant or loan through the City of Pensacola and/or CRA ever been awarded for this property? ☐ Yes ☒ No

If Yes, please describe.

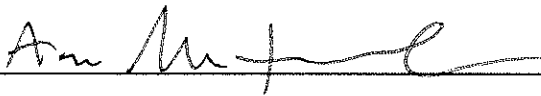
Attach the following documentation:

- ☐ Concept Plan/Renderings (If Available)
- ☐ Three Cost Estimates (If Available)

## SECTION 6: CERTIFICATION

The information on this application is provided for the purpose of applying for assistance under the CRA Commercial Façade Improvement Program. This information is accurate to the best of my knowledge. Applicants understand that personal, business, and/or property information may be requested pursuant to this grant application and I hereby give my consent to such information to be provided to the CRA. The CRA retains the sole decision as to whether this grant application is approved, denied or modified. Applicant(s) has/have read and accepts the terms outlined in the Program Guidelines.

Signature



Name and Title (Print)

AMIR M. FOOLADI, OWNER

Date

1/18/22

Signature

Name and Title (Print)

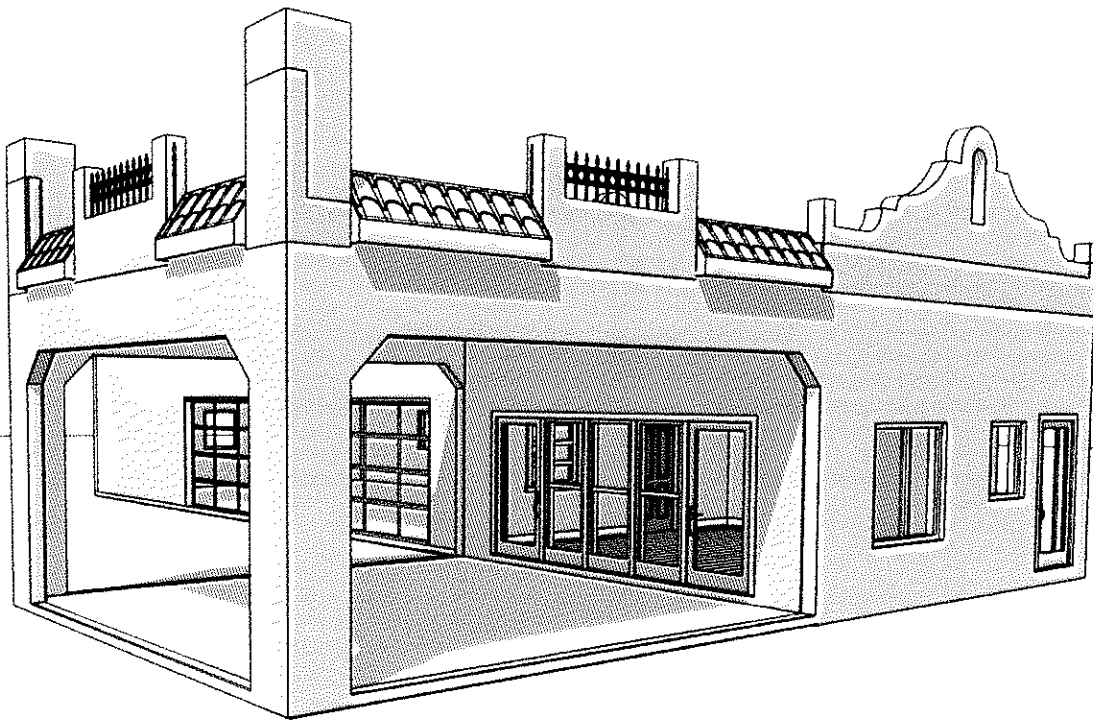
Date



**SINCLAIR RESTORATION, LLC**  
**500 W. JACKSON STREET**  
**PENSACOLA, FL 32501**

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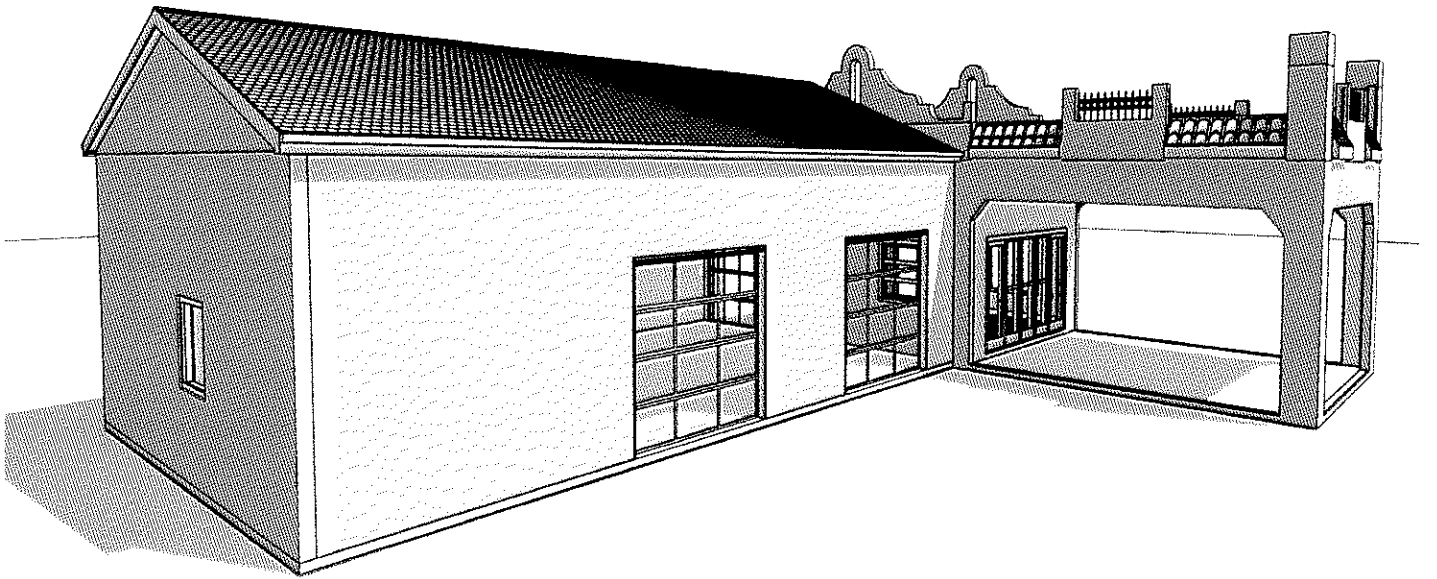
**Concept Plans and Renderings**





**SINCLAIR RESTORATION, LLC**  
**500 W. JACKSON STREET**  
**PENSACOLA, FL 32501**

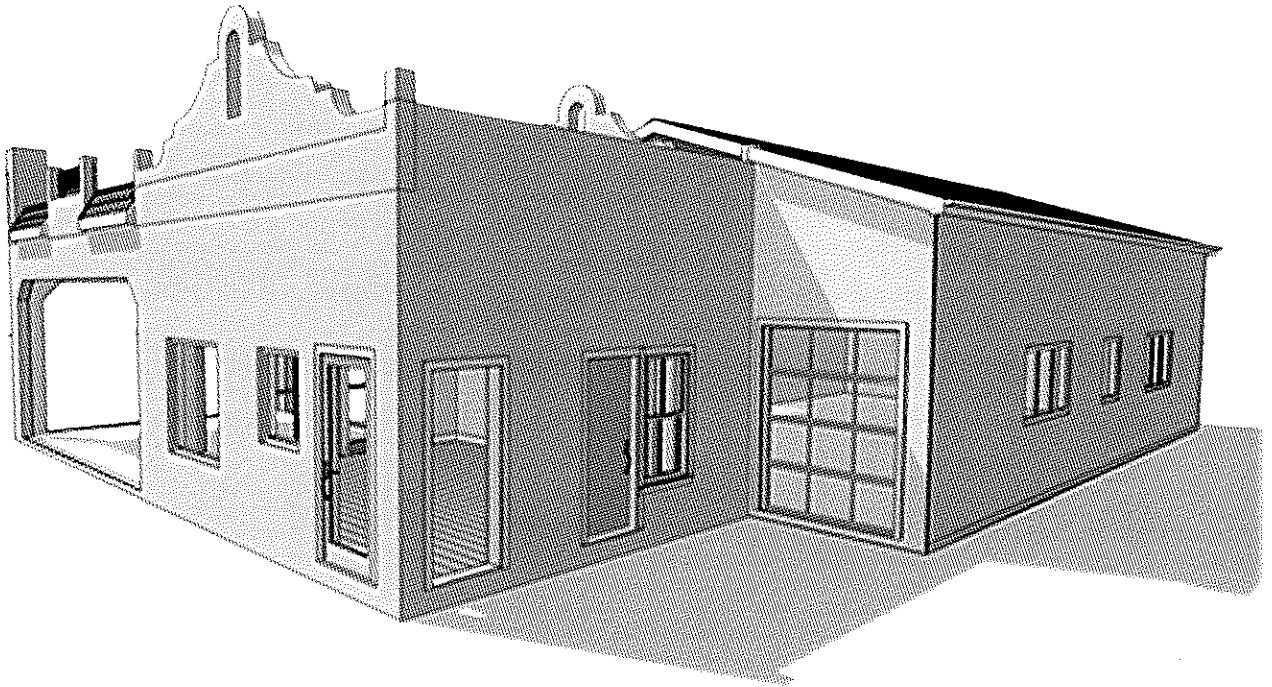
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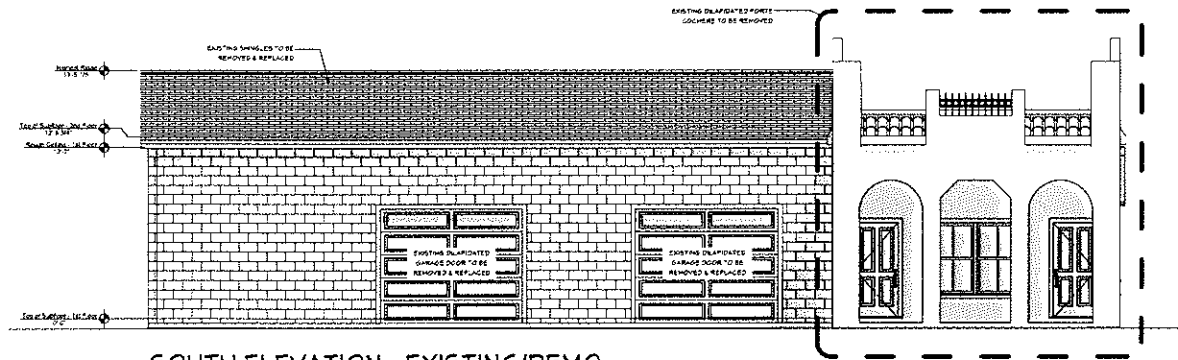


**SINCLAIR RESTORATION, LLC**  
**500 W. JACKSON STREET**  
**PENSACOLA, FL 32501**

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# PROPOSED REHABILITATION - 500 W JACKSON ST

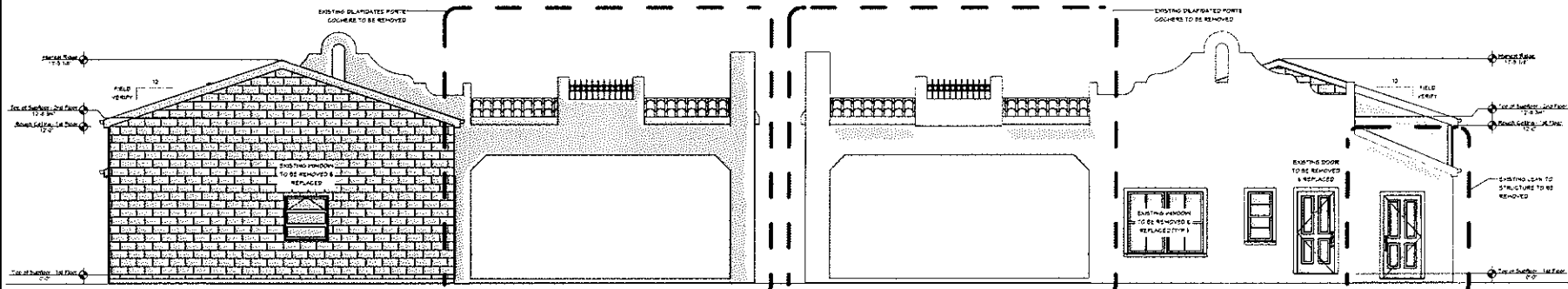


**SOUTH ELEVATION - EXISTING/DEMO**

SCALE: 1/4" = 1'-0"

**NOTE:** THIS PROJECT INCORPORATES ALTERATIONS TO AN EXISTING STRUCTURE, INCLUDING DEMOLITION AND RECONSTRUCTION OF PORTIONS OF THE EXISTING STRUCTURE. ALL DIMENSIONS, OPENING LOCATIONS, AND OPENING SIZES SHOWN ARE NOMINAL, PRELIMINARY IN NATURE, AND ARE TO BE FIELD VERIFIED PRIOR TO WORK BEING DONE.

SEE ENGINEERING FOR ALL NEW FOUNDATION PLANS & DETAILS, NEW ROOF/TRUSS FRAMING, NEW CONNECTION(S) TO EXISTING STRUCTURE, AND ANY REPAIRS/REINFORCEMENT, AND/OR ALTERATIONS TO THE EXISTING STRUCTURE.

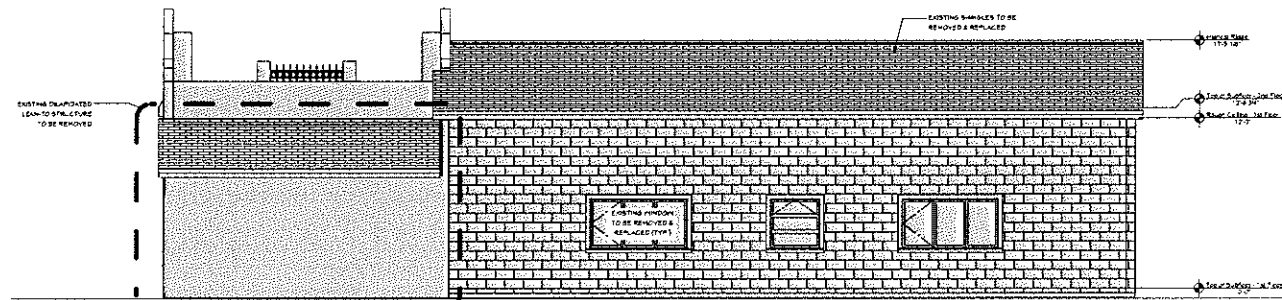


**WEST ELEVATION - EXISTING/DEMO**

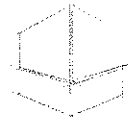
SCALE: 1/4" = 1'-0"

**EAST ELEVATION - EXISTING/DEMO**

SCALE: 1/4" = 1'-0"



**NORTH ELEVATION - EXISTING/DEMO**



**GOOD FOUNDATIONS**

214 N. Duval Street  
Pensacola, FL 32501  
(904) 393-9118  
www.goodfoundationsfl.com

ALL RIGHTS RESERVED. NO PART OF THIS DOCUMENT MAY BE REPRODUCED OR TRANSMITTED IN ANY FORM OR BY ANY MEANS, ELECTRONIC OR MECHANICAL, WITHOUT PERMISSION IN WRITING FROM GOOD FOUNDATIONS, INC.

PREPARED FOR: **SINCLAIR RESTORATION, LLC**  
**PROPOSED BUILDING REHABILITATION**  
**500 W JACKSON ST PENSACOLA, FL 32501**  
**ESCAMBIA COUNTY**



**NOTE:** THIS PROJECT INCORPORATES ALTERATIONS TO AN EXISTING STRUCTURE, INCLUDING DEMOLITION AND RECONSTRUCTION OF PORTIONS OF THE EXISTING STRUCTURE. ALL DIMENSIONS, OPENING LOCATIONS, AND OPENING SIZES SHOWN ARE NOMINAL, PRELIMINARY IN NATURE, AND ARE TO BE FIELD VERIFIED PRIOR TO WORK BEING DONE.

**JOB #** 22-0203  
**DRAWN BY:** KEB  
**DATE:** 2/16/2022

**A-1**





**GOOD FOUNDATIONS**

1111 N. W. 11th St.  
Pensacola, FL 32501  
(904) 366-0635  
www.goodfoundationsinc.com

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REPLICATED HEREIN WITHOUT THE WRITTEN PERMISSION OF GOOD  
FOUNDATIONS, INC.

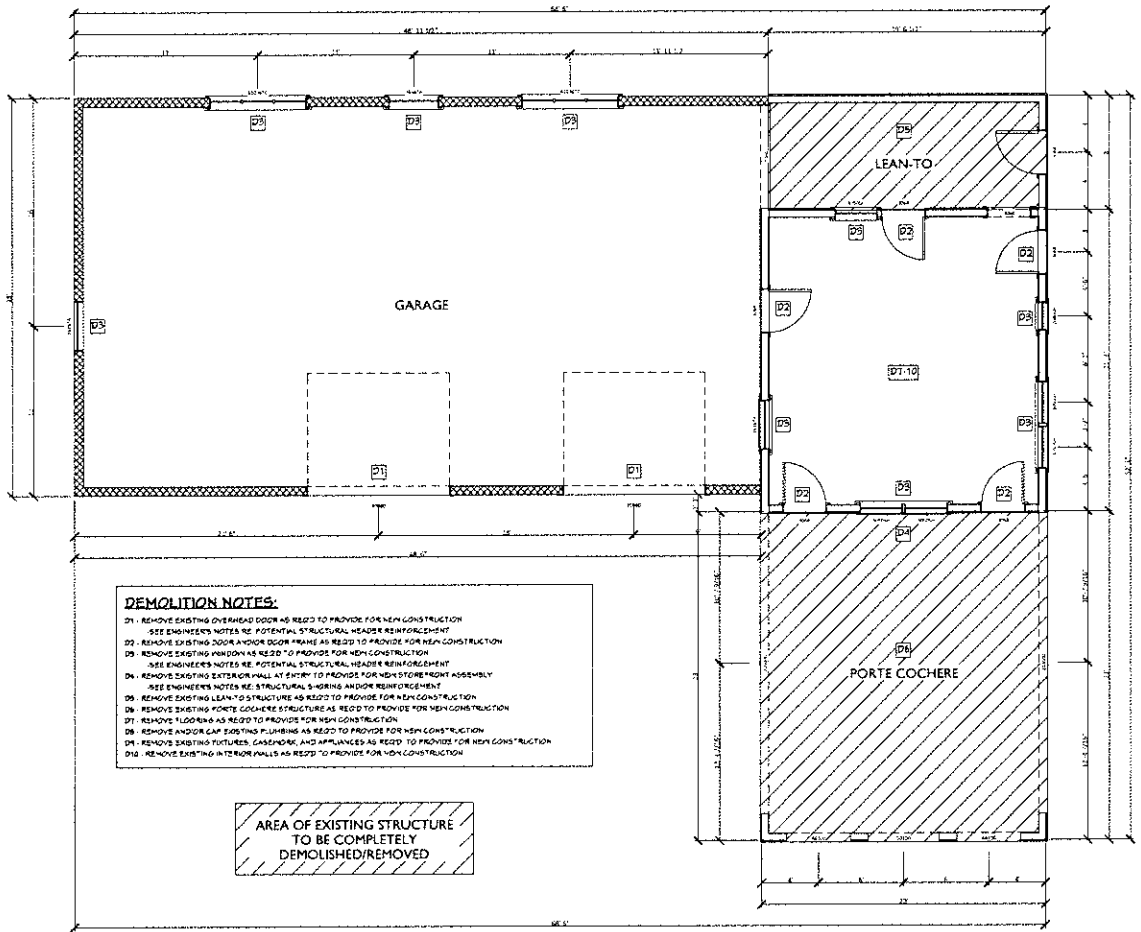
PREPARED FOR: SINCLAIR RESTORATION, LLC  
**PROPOSED BUILDING REHABILITATION**  
**500 W JACKSON ST PENSACOLA, FL 32501**  
**ESCAMBIA COUNTY**



**NOTE:**  
CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE LOCAL, STATE, AND FEDERAL AGENCIES. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE LOCAL, STATE, AND FEDERAL AGENCIES. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE LOCAL, STATE, AND FEDERAL AGENCIES.

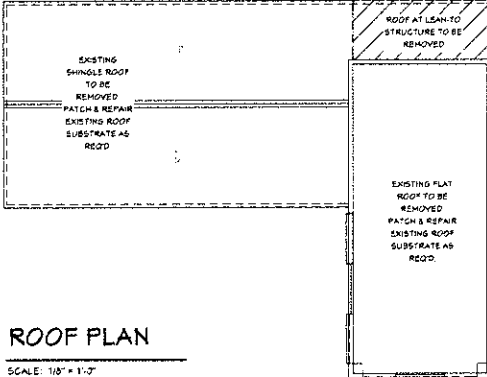
**JOB #** 22-0201  
**DRAWN BY:** KEB  
**DATE:** 2/16/2022

**A-2**



**DEMOLITION NOTES:**  
D1. REMOVE EXISTING OVERHEAD DOOR AS REQ'D TO PROVIDE FOR NEW CONSTRUCTION  
SEE ENGINEER'S NOTES RE: POTENTIAL STRUCTURAL HEADER REINFORCEMENT  
D2. REMOVE EXISTING DOOR AND/OR DOOR FRAME AS REQ'D TO PROVIDE FOR NEW CONSTRUCTION  
D3. REMOVE EXISTING WINDOW AS REQ'D TO PROVIDE FOR NEW CONSTRUCTION  
SEE ENGINEER'S NOTES RE: POTENTIAL STRUCTURAL HEADER REINFORCEMENT  
D4. REMOVE EXISTING EXTERIOR WALL AT ENTRY TO PROVIDE FOR NEW STOREFRONT ASSEMBLY  
SEE ENGINEER'S NOTES RE: STRUCTURAL WORKING AND/OR REINFORCEMENT  
D5. REMOVE EXISTING LEAN-TO STRUCTURE AS REQ'D TO PROVIDE FOR NEW CONSTRUCTION  
D6. REMOVE EXISTING PORTE COCHERE STRUCTURE AS REQ'D TO PROVIDE FOR NEW CONSTRUCTION  
D7. REMOVE FLOORING AS REQ'D TO PROVIDE FOR NEW CONSTRUCTION  
D8. REMOVE AND/OR CAP EXISTING PLUMBING AS REQ'D TO PROVIDE FOR NEW CONSTRUCTION  
D9. REMOVE EXISTING FIXTURES, CASEWORK, AND APPLIANCES AS REQ'D TO PROVIDE FOR NEW CONSTRUCTION  
D10. REMOVE EXISTING INTERIOR WALLS AS REQ'D TO PROVIDE FOR NEW CONSTRUCTION

AREA OF EXISTING STRUCTURE  
TO BE COMPLETELY  
DEMOLISHED/REMOVED



**ROOF PLAN**

SCALE: 1/8" = 1'-0"

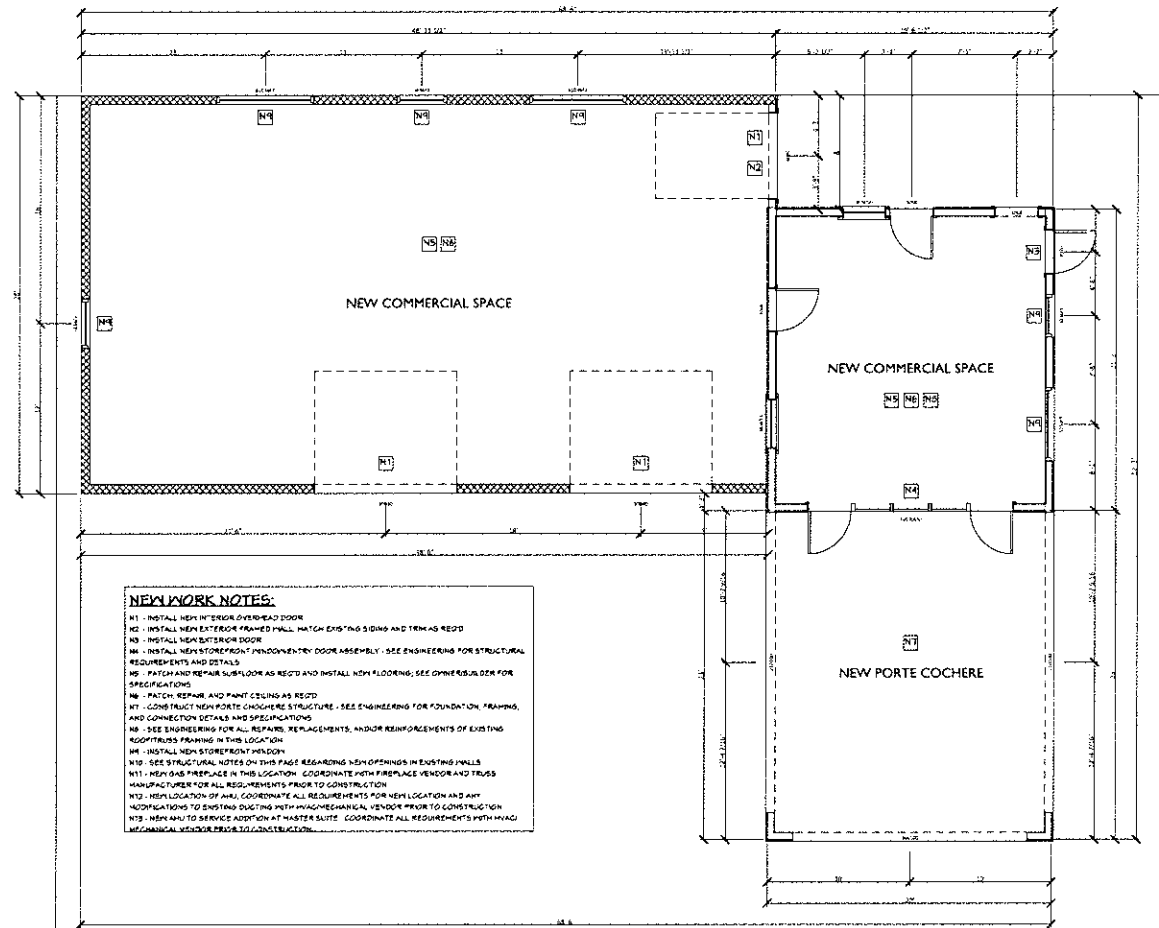
**EXISTING/DEMO PLAN**

SCALE: 1/4" = 1'-0"



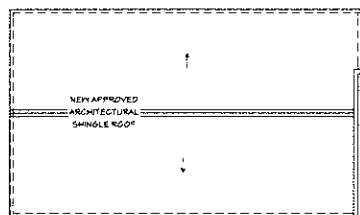


**NOTE:** DESIGN OF NEW PORTE COCHERE  
TO MATCH EXISTING DESIGN AND/OR  
HISTORICAL EXAMPLES OF SIMILAR  
STRUCTURES TO THE EXTENT FEASIBLE



**NEW WORK NOTES:**

- N1 - INSTALL NEW INTERIOR OVERHEAD DOOR
- N2 - INSTALL NEW EXTERIOR FRAMED WALL MATCH EXISTING SIDING AND TRUSS ROOF
- N3 - INSTALL NEW EXTERIOR DOOR
- N4 - INSTALL NEW STOREFRONT WINDOW ENTRY DOOR ASSEMBLY - SEE ENGINEERING FOR STRUCTURAL REQUIREMENTS AND DETAILS
- N5 - PATCH AND REPAIR SUBFLOOR AS REQ'D AND INSTALL NEW FLOORING; SEE OWNER/SUBFOR FOR SPECIFICATIONS
- N6 - PATCH, REPAIR AND PAINT CEILING AS REQ'D
- N7 - CONSTRUCT NEW PORTE COCHERE STRUCTURE - SEE ENGINEERING FOR FOUNDATION, FRAMING, AND CONNECTION DETAILS AND SPECIFICATIONS
- N8 - SEE ENGINEERING FOR ALL REPAIRS, REPLACEMENTS, AND/OR REINFORCEMENTS OF EXISTING ROOF/CEILING FRAMING IN THIS LOCATION
- N9 - INSTALL NEW STOREFRONT WINDOW
- N10 - SEE STRUCTURAL NOTES ON THIS PAGE REGARDING NEW OPENINGS IN EXISTING WALLS
- N11 - NEW GAS FIREPLACE IN THIS LOCATION. COORDINATE WITH FIREPLACE VENDOR AND TRUSS MANUFACTURER FOR ALL REQUIREMENTS PRIOR TO CONSTRUCTION
- N12 - NEW LOCATION OF A/C UNIT. COORDINATE ALL REQUIREMENTS FOR NEW LOCATION AND ANY MODIFICATIONS TO EXISTING DUCTING WITH HVAC MECHANICAL VENDOR PRIOR TO CONSTRUCTION
- N13 - NEW A/C TO SERVICE ADDITION AT MASTER SUITE. COORDINATE ALL REQUIREMENTS WITH HVAC MECHANICAL VENDOR PRIOR TO CONSTRUCTION



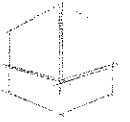
NEW TPO MEMBRANE  
ROOF POLY-ISO  
TAPERED INSULATION  
ROOF AREAS  
ABOVE HABITABLE  
SPACE. COORDINATE  
LOCATION OF NEW  
RTU PRIOR TO  
CONSTRUCTION

**ROOF PLAN**

SCALE: 1/8" = 1'-0"

**NEW WORK FLOOR PLAN**

SCALE: 1/4" = 1'-0"



**GOOD FOUNDATIONS**

Christian House of Prayer  
734 N. De Villiers St.  
Pensacola, FL 32501  
(904) 384-4700  
www.goodfoundationsinc.com

PREPARED FOR: SINCLAIR RESTORATION, LLC  
**PROPOSED BUILDING REHABILITATION**  
**500 W JACKSON ST. PENSACOLA, FL 32501**  
**ESCAMBIA COUNTY**



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**JOB #** 22-0203  
**DRAWN BY:** KEB  
**DATE:** 2/16/2022

**A-5**

(1930s) Circa  
HISTORIC  
PHOTOS - UWF  
UNIVERSITY ARCHIVES  
& WEST FLORIDA HISTORY  
CENTER UWF Libraries.





1930s Circa  
Historic Photos - UWF  
University Archives &  
West Florida History  
Center, UWF Libraries



SEARCH IN Photograph Collection ▾ for

Go

[UWF Collections](#) » [Photograph Collection](#)**Exterior view**[Full Screen View](http://uwf.digital.flvc.org/islandora/object/uwf:47887/datastream/QB1/view) (<http://uwf.digital.flvc.org/islandora/object/uwf:47887/datastream/QB1/view>)**Summary    Item Description    Set Description**

Title	MOTOR INN, PENSACOLA, FLA.
Abstract/Description	Motor Inn, 500 West Jackson Street, 1930s (circa) Charles T. Cottrell-Photographer.
Accession	WF1455558687 (IID), uwf:47887 (fedora)
Notes	Scan of glass plate negative, 8x10. Charles T. Cottrell, Photographer. #093 of the Cottrell/Pfeiffer Collection. Scan of glass plate negative, 8x10. Charles T. Cottrell, Photographer. #094 of the Cottrell/Pfeiffer Collection. Contributor: Philip A. Pfeiffer, 2013 Cataloged by, Brooke Bowers, April 2014
Host	UWF University Archives and West Florida History Center
Persistent link to this record	<a href="http://purl.flvc.org/uwf/fd/WF1455558687">http://purl.flvc.org/uwf/fd/WF1455558687</a> ( <a href="http://purl.flvc.org/uwf/fd/WF1455558687">http://purl.flvc.org/uwf/fd/WF1455558687</a> )
Restrictions on Access	Photographs and images may not be sold, marketed, or used for commercial applications without express permission from the University of West Florida. Photographs and images may be used by researchers provided credit is given to the University Archives and West Florida History Center, UWF Libraries, Pensacola.
Restrictions on Access	<a href="http://rightsstatements.org/vocab/InC-EDU/1.0/">http://rightsstatements.org/vocab/InC-EDU/1.0/</a>
Host Institution	UWF

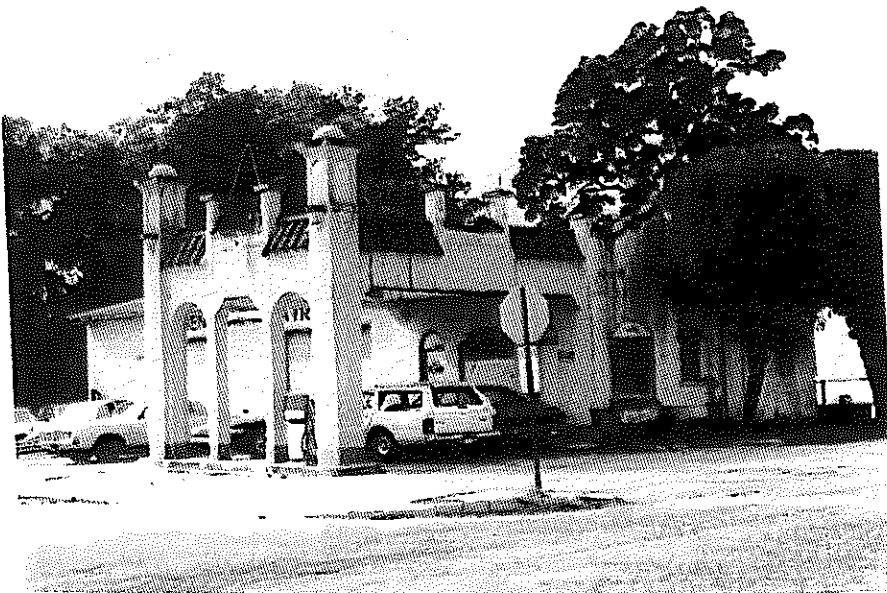
**In Collections**

- [Photograph Collection](#)

(http://uwf.edu)



# HISTORIC PHOTOS







## FLORIDA DEPARTMENT of STATE

**RON DESANTIS**  
Governor

**LAUREL M. LEE**  
Secretary of State

February 11, 2022

Mr. Amir M. Fooladi  
Sinclair Restoration, LLC  
700 N De Villiers St.  
Pensacola, Florida 32501

Re: PSIQ response Sinclair Gas Station (ES00529), 500 W Jackson St., Pensacola, Escambia Co., FL 32501

Dear Mr. Fooladi:

Thank you for submitting a Preliminary Site Information Questionnaire (PSIQ) for the above referenced property. After reviewing the submitted materials, our office has determined that this building is **potentially eligible for individual listing in the National Register of Historic Places (NR)**.

The Sinclair Service station would be eligible under NR Criterion C: Architecture for its locally significant historic design, for the period of significance of 1923, the date of construction. The property may also be eligible under NR Criterion A: Transportation, but more research into the history of the service station and its surrounding area is necessary to establish clear significance under this criterion.

The next step is the preparation of a National Register form, which will be emailed to you. The instructions for completing the form are available online as *National Register Bulletin 16A: How to Complete the National Register Registration Form*, <https://www.nps.gov/nr/publications/bulletins/16a/>. One of our staff can assist in the preparation of the National Register nomination.

The information you've provided will be added to the Florida Master Site File as part of the state's permanent record of its built environment.

If you have any questions, please do not hesitate to contact me at (850) 245-6364 or via email at [ruben.acosta@dos.state.fl.us](mailto:ruben.acosta@dos.state.fl.us).

Sincerely,

Ruben A. Acosta  
Supervisor, Survey and Registration

raa

Division of Historical Resources  
R.A. Gray Building • 500 South Bronough Street • Tallahassee, Florida 32399  
850.245.6300 • 850.245.6436 (Fax) • [FLHeritage.com](http://FLHeritage.com)





UNIVERSITY of WEST FLORIDA

## HISTORIC TRUST

Helen Gibson  
City of Pensacola  
Community Redevelopment Agency  
222 W Main Street, 3<sup>rd</sup> Floor  
Pensacola, FL 32501

RE: 500 W Jackson

Dear Mrs. Gibson,

I have been assisting the owner of 500 W Jackson Street on researching the history of his property. I am pleased to provide this letter of support for his Commercial Façade Improvement application. In my research, I was able to find a National Register nomination form 1981 that I believe was never submitted to the State and National Park Service for review. It is unclear why the nomination was never submitted, but I believe if it were to be submitted, this building would be listed on the National Register.

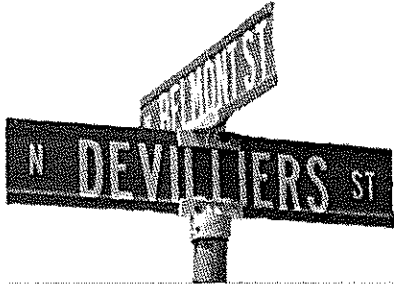
The areas of significance for this building include architecture and commerce. The style is Spanish Colonial Revival, which was popular in Florida in the 1920s and 30s. The original owner, David H. Tart and the designer S. L. Fulghum, were both fans of this style with Fulghum designing prominent landmarks, such as the Hallmark School in this style. Service stations up until the mid-1930s, were unique structures with varying architectural styles. This architectural freedom ended when oil companies started standardizing designs to better fit the services offered and corporate branding. It is rare for a service station of this era to survive without having gone through a rebranding renovation. The integrity of the original design and architectural elements remain, making this a significant architectural building.

The other area of significance is commerce, in the original intention of the building, business history, and role it played in the community. Being an early service station, this building represents a period when the automobile was becoming a fixture in communities. These stations signified that the modern ear had arrived and society was becoming mobile. Mr. Tart owned two of the thirty-four stations in Pensacola in 1931. For almost sixty years, this building was continuously run as a service station. Additional research showed this building served as a voting location for Precinct 55 for a number of decades.

I strongly support this Commercial Façade Improvement application and see this as a wonderful opportunity to save an important building in Pensacola.

Sincerely,

Ross Pristera  
Historic Preservationist



# **BELMONT/ DeVILLIERS** **NEIGHBORHOOD ASSOCIATION**

321 N. DeVilliers St., Suite 108 Pensacola, FL 32501

14 January 2022

Ms. Helen Gibson  
CRA Administrator  
222 W. Main St.  
Pensacola, FL 32502

SUBJ: **Amir's Service Station**  
Commercial Façade Program

On behalf of the Belmont Devilliers Neighborhood Association, we submit this letter in support of Amir Fooladi efforts to renovate and revitalize his property (the old Monk's Service Station), located at 500 W. Jackson Street.

We are all excited at Amir's company, Sinclair Restoration L.L.C. acquisition of this property and their planned efforts to revitalize this 90(+) year old facility. This structure has been a long standing element in our community, one of which we would hate to see demolished.

This structure is also a very important component of the Belmont/DeVilliers Neighborhood and the ongoing revitalization of the Neighborhood District. This project contributes both in its architectural significance and the historical use.

Thank you for considering this historical and architectural structure for the Commercial Façade Improvement Program.

Respectfully,

Eddie S. Todd, Jr.  
President,  
Belmont/DeVilliers Neighborhood Association.  
Cell: (850) 206-5275  
Email: [toddeta@bellsouth.net](mailto:toddeta@bellsouth.net)

John Rickmon  
RE Broker Associate, eXp  
607 N. DeVilliers St  
Pensacola, FL 32501  
850-384-7042  
[Goodcleanliving@gmail.com](mailto:Goodcleanliving@gmail.com)

Re: 500 W. Jackson, Monk's Service Station/Motor Inn #2

To the Pensacola CRA Board:

This letter is in full support of the issuance of a facade grant to Amir Fooladi and ParsCo Construction for the restoration of Monk's Service Station.

As a close neighbor of the site who operates a home office, I am hopeful that this rare and vital yet currently blighted parcel will get the restoration attention it deserves. The historical importance of the property cannot be overstated. It is one of the few remaining examples of a vernacular adaptation of Spanish revival architecture in a commercial building.

Amir Fooladi has a proven track record with historical restoration and adaptive reuse, as evidenced by his revitalization of the Dr. Spencer's dentist office and the adjacent florist at 700 N. DeVilliers St.

He has also proven himself to be a trustworthy and reliable strategic partner with the city in the development of The Garden District Cottages at the site of the old Blount school.

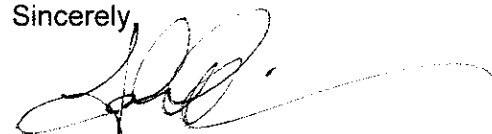
It is imperative, not only for neighborhood stabilization, but also for the historical preservation of our most important architecture, that the board approve this request. A facade grant for this undertaking is also in keeping with the primary charge of the Community Redevelopment Agency:

*Pursuant to Chapter 163, Part III, Florida Statutes, the Community Redevelopment Agency is primarily charged with:*

*Eliminating and preventing the development or spread of slum and blight and rehabilitating and conserving its designated areas.<sup>1</sup>*

Thank you for your consideration. I look forward to your decision, and to the restoration of this critical community asset.

Sincerely,



John Rickmon

---

<sup>1</sup> <https://www.cityofpensacola.com/531/Community-Redevelopment-Agency>

# VOYAGE

---

## REAL ESTATE

John David Ellis Jr.  
321 N DeVilliers St., Ste. 101  
Pensacola, FL 32501  
01/07/2022

City of Pensacola - CRA  
222 W Main Street  
Pensacola, FL 32502

Re: 500 W Jackson St. CRA Facade Grant - Letter of Support

To whom it may concern,

As a business owner, advocate, and former resident of the Belmont-deVilliers neighborhood, I am writing in support of awarding a facade grant to Mr. Amir Fooladi, the new owner of 500 W Jackson St. This structure is a critically important piece of the fabric of the Belmont-deVilliers neighborhood, and it is an immense relief to know that Mr. Fooladi will be preserving it and bringing new life to this building.

Mr. Fooladi is someone whom I've worked with on a number of previous projects, and I know him to take great pride and care in the work he does. He has already made significant investments in the Belmont-deVilliers neighborhood, and this latest endeavor is yet another testament to his commitment to the neighborhood. I cannot think of a more capable person nor a more deserving project. Thank you for your consideration.

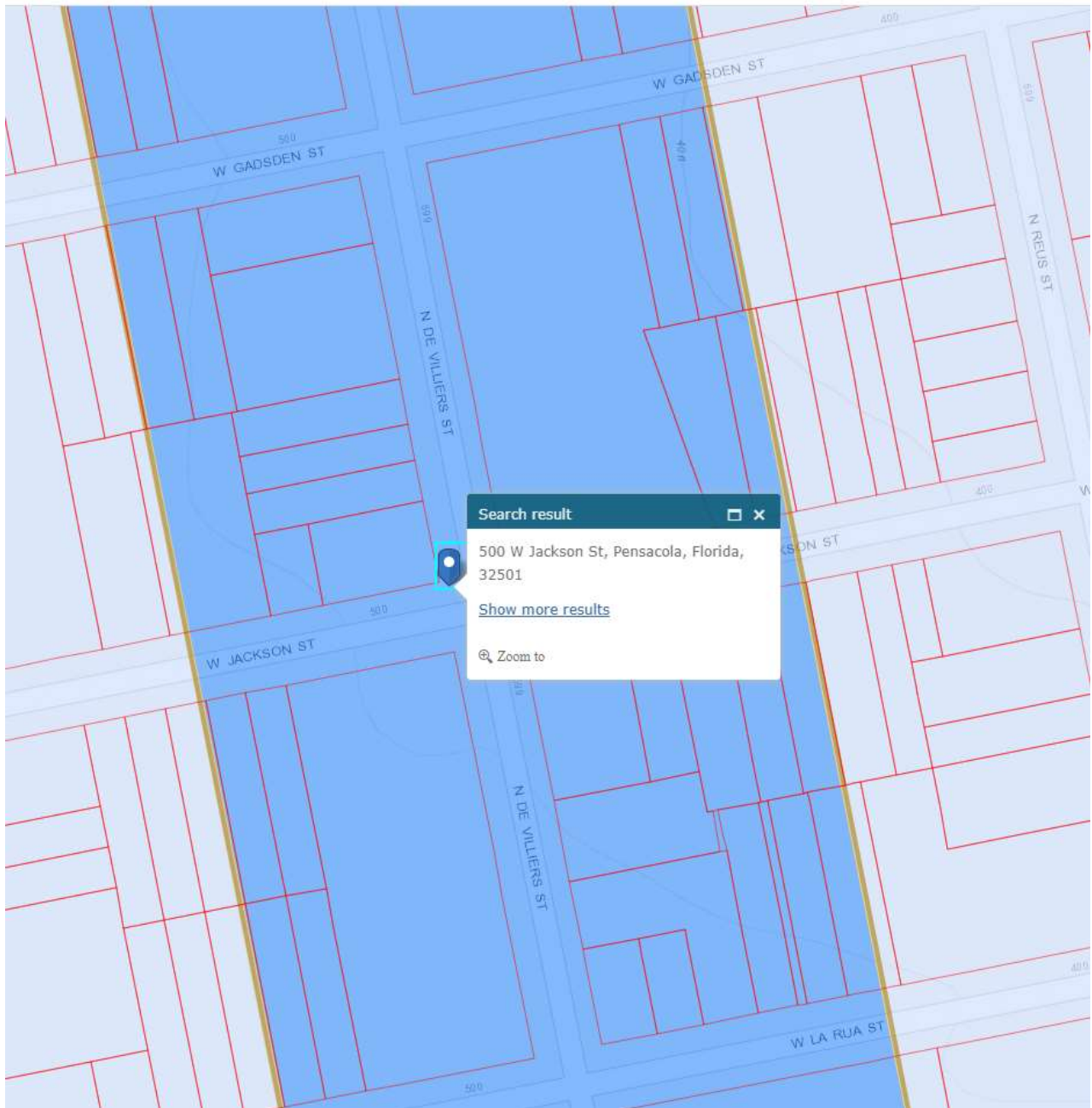
Kindly,

John David Ellis Jr.



Broker/Owner  
Voyage Real Estate

## Commercial Target Area Boundary – Belmont DeVilliers



Source: Escambia County Property Appraiser

[Restore Full Version](#)

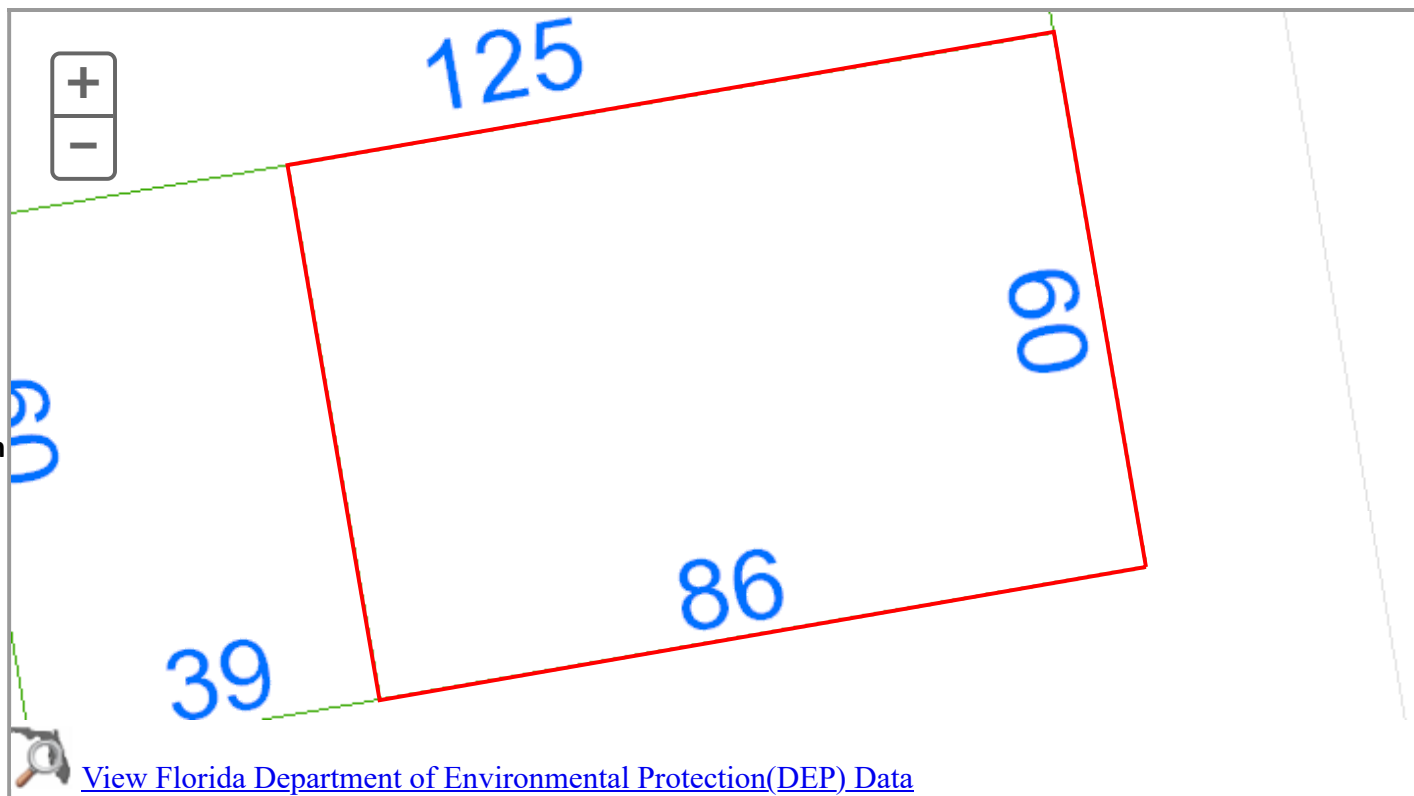
<b>General Information</b> <b>Parcel ID:</b> 000S009010013076 <b>Account:</b> 131657000 <b>Owners:</b> SINCLAIR RESTORATION LLC <b>Mail:</b> 700 N DE VILLIERS ST PENSACOLA, FL 32501 <b>Situs:</b> 500 W JACKSON ST <b>Use Code:</b> SERVICE STATION <b>Taxing Authority:</b> PENSACOLA CITY LIMITS <b>Tax Inquiry:</b> <a href="#">Open Tax Inquiry Window</a> Tax Inquiry link courtesy of Scott Lunsford Escambia County Tax Collector						<b>Assessments</b> <table border="1"> <thead> <tr> <th>Year</th> <th>Land</th> <th>Imprv</th> <th>Total</th> <th><a href="#">Cap Val</a></th> </tr> </thead> <tbody> <tr> <td>2021</td> <td>\$29,670</td> <td>\$23,036</td> <td>\$52,706</td> <td>\$44,447</td> </tr> <tr> <td>2020</td> <td>\$18,060</td> <td>\$22,347</td> <td>\$40,407</td> <td>\$40,407</td> </tr> <tr> <td>2019</td> <td>\$18,060</td> <td>\$21,086</td> <td>\$39,146</td> <td>\$39,146</td> </tr> </tbody> </table> <a href="#">Disclaimer</a>  <a href="#">Market Value Breakdown Letter</a>  <a href="#">Tax Estimator</a>  <a href="#">Download Income &amp; Expense Survey</a>					Year	Land	Imprv	Total	<a href="#">Cap Val</a>	2021	\$29,670	\$23,036	\$52,706	\$44,447	2020	\$18,060	\$22,347	\$40,407	\$40,407	2019	\$18,060	\$21,086	\$39,146	\$39,146										
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<b>Sales Data</b> <table border="1"> <thead> <tr> <th>Sale Date</th> <th>Book</th> <th>Page</th> <th>Value</th> <th>Type</th> <th>Official Records (New Window)</th> </tr> </thead> <tbody> <tr> <td>12/20/2021</td> <td>8686</td> <td>1534</td> <td>\$135,000</td> <td>WD</td> <td></td> </tr> <tr> <td>05/17/2019</td> <td>8098</td> <td>1105</td> <td>\$100</td> <td>CJ</td> <td></td> </tr> <tr> <td>04/1992</td> <td>3201</td> <td>490</td> <td>\$20,000</td> <td>WD</td> <td></td> </tr> <tr> <td>01/1966</td> <td>281</td> <td>504</td> <td>\$5,500</td> <td>WD</td> <td></td> </tr> </tbody> </table> Official Records Inquiry courtesy of Pam Childers Escambia County Clerk of the Circuit Court and Comptroller						Sale Date	Book	Page	Value	Type	Official Records (New Window)	12/20/2021	8686	1534	\$135,000	WD		05/17/2019	8098	1105	\$100	CJ		04/1992	3201	490	\$20,000	WD		01/1966	281	504	\$5,500	WD		<b>2021 Certified Roll Exemptions</b> None				
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<b>Legal Description</b> S 60 FT OF E 86 FT BEL NO BLK 76 BELMONT TRACT OR 8686 P 1534 CA 94																																								
<b>Extra Features</b> CONCRETE PAVING																																								
<b>Parcel Information</b> <div> <a href="#">Launch Interactive Map</a> </div>																																								
<b>Section Map Id:</b>																																								

[CA094](#)

**Approx.  
Acreage:**  
0.1185

**Zoned:**  
R-NCB

**Evacuation  
& Flood  
Information**  
[Open](#)  
[Report](#)





Buildings

Address:500 W JACKSON ST, Year Built: 1923, Effective Year: 1923, PA Building ID#: 18137

Structural Elements

DECOR/MILLWORK-MINIMUM

DWELLING UNITS-0

EXTERIOR WALL-STUCCO OV BLOCK

FLOOR COVER-CONCRETE-FINISH

FOUNDATION-SLAB ON GRADE

HEAT/AIR-NONE

INTERIOR WALL-PLASTER DIRECT

NO. PLUMBING FIXTURES-2

NO. STORIES-1

ROOF COVER-BLT UP ON WOOD

ROOF FRAMING-FLAT/SHED

STORY HEIGHT-12

STRUCTURAL FRAME-MASONRY PIL/STL

Areas - 1017 Total SF

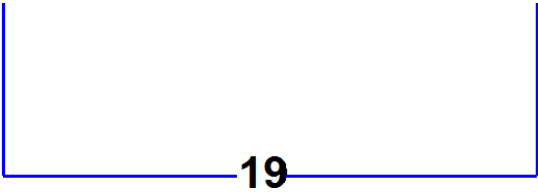
BASE AREA - 580

CARPORT FIN - 437

Diagram illustrating the layout of the building footprint, showing two main rectangular areas: BAS (top) and CPF (bottom). The dimensions are as follows:

- BAS: 20 (width) x 29 (height)
- CPF: 19 (width) x 23 (height)

The total area is 1017 SF.



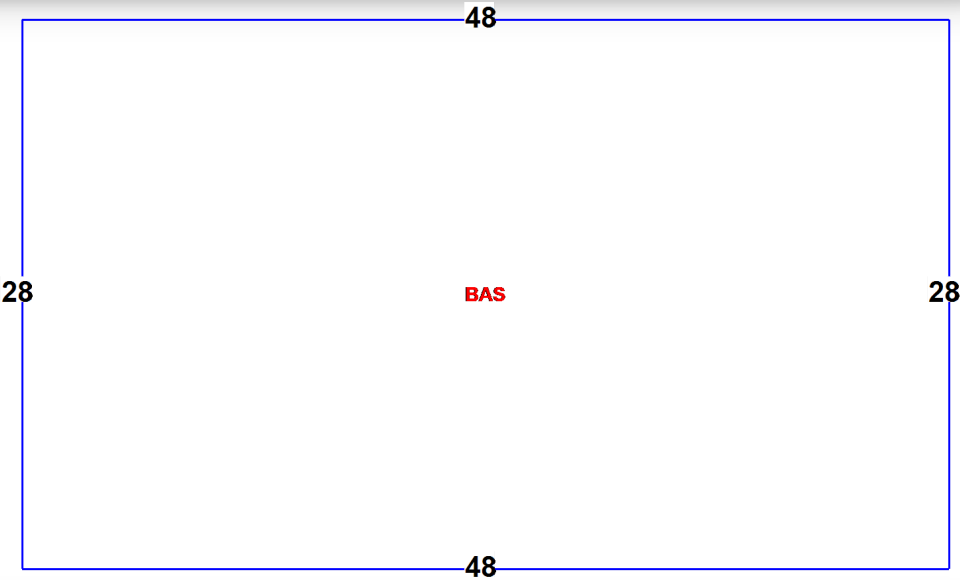
Year Built: 1966, Effective Year: 1966, PA Building ID#: 18138

Structural Elements

**DECOR/MILLWORK**-AVERAGE  
**DWELLING UNITS**-0  
**EXTERIOR WALL**-CONCRETE BLOCK  
**FLOOR COVER**-CONCRETE-FINISH  
**FOUNDATION**-SLAB ON GRADE  
**HEAT/AIR**-NONE  
**INTERIOR WALL**-EXPOSED BLK/BRK  
**NO. STORIES**-1  
**ROOF COVER**-COMPOSITION SHG  
**ROOF FRAMING**-GABLE  
**STORY HEIGHT**-12  
**STRUCTURAL FRAME**-MASONRY PIL/STL

Areas - 1344 Total SF

**BASE AREA - 1344**



Images



1/20/2022 12:00:00 AM

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.



Prepared By & Return to  
Ashley Clark, as an employee of  
Clear Title of Northwest Florida, LLC  
22 N Tarragona Street, Pensacola, Florida 32502  
File Number: PDT-21-22404  
Parcel ID #: 00-05-00-9010-013-076

#### WARRANTY DEED

This WARRANTY DEED, dated this 20th day of December, 2021, by Jean Marie Ikner, an unmarried widow whose post office address is 6160 Luther Street, Pensacola, Florida 32503, hereinafter called the Grantor, to Sinclair Restoration, LLC, a Florida limited liability company, whose post office address is 700 N. De Villiers St., Pensacola, Florida 32501, hereinafter called the Grantee (Wherever used herein the terms "Grantor" and "Grantee" include all parties to this instrument and the heirs, legal representatives and assigns of individuals, and the successors and assigns of corporations.)

WITNESSETH That the Grantor, for and in consideration of the sum of \$10.00 and other valuable consideration, receipt whereof is hereby acknowledged, hereby grants, bargains, sells, aliens, remises, releases, conveys and confirms unto the Grantee, all that certain land situated in Escambia County, Florida, viz:

The South 60 feet of the East 86 feet of Block 76 of the West King Tract, Belmont Numbering, in the City of Pensacola, according to map of said city copyrighted by Thos. C. Watson in 1906, the said Parcel having a front of 60 feet on the West side of DeVilliers Street and a depth of 86 feet on the North side of West Jackson Street. All lying and being in Escambia County, Florida.

SUBJECT TO covenants, conditions, restrictions, reservations, limitations, easements and agreements of record, if any; taxes and assessments for the year 2021 and subsequent years; and to all applicable zoning ordinances and/or restrictions and prohibitions imposed by governmental authorities, if any.

TOGETHER with all the tenements, hereditaments and appurtenances thereto belonging or in anywise appertaining

TO HAVE AND TO HOLD, the same in fee simple forever.

AND THE Grantor hereby fully warrants the title to said land and will defend the same against the lawful claims of all persons whomsoever

IN WITNESS WHEREOF, Grantor has signed and sealed these presents the date set forth above.

SIGNED IN THE PRESENCE OF  
THE FOLLOWING WITNESSES:

Signature: Ashley Clark  
Print Name: ASHLEY CLARK

Signature: Jean Marie Ikner  
Print Name: Jean Marie Ikner

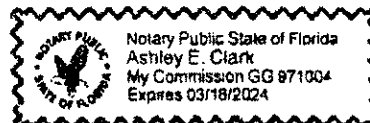
Signature: Gary L. Hall  
Print Name: GARY L. HALL

State of Florida  
County of Escambia

The foregoing instrument was acknowledged before me by means of [X] physical presence or [ ] online notarization, this 20th day of December, 2021, by Jean Marie Ikner, an unmarried widow.

Signature: Ashley E. Clark  
Notary Public

Personally Known  
OR  
X Produced Identification  
Type of Identification Produced: DRIVER'S LICENSE





Congratulations!

I am excited that you have chosen Pensacola as a place to do business. As the commercial, financial and cultural center of Northwest Florida, Pensacola is a great place to establish a business venture that can grow and thrive.

The City of Pensacola is available to help facilitate your business needs and we are always looking for ways to enhance how we do business in order to serve you better. For more information about our services, please visit [www.cityofpensacola.com](http://www.cityofpensacola.com). We look forward to working with you. Thank you and congratulations on your decision to do business in Pensacola.

Sincerely,

A handwritten signature in black ink, appearing to read "Grover C. Robinson, IV".

Grover C. Robinson, IV  
Mayor

## CITY OF PENSACOLA, FLORIDA

Grover C. Robinson, IV, Mayor

ACCOUNT # 150889

LOCATION 500 W JACKSON ST  
PENSACOLA, FL 32501-3841

## LOCAL BUSINESS TAX

**2021 - 2022**

EXPIRES : 09/30/2022

RECEIPT # 121310

OWNER(S): AMIR FOOLADI

010000 Gen Employee Category (1)

Post in Conspicuous Place

SINCLAIR RESTORATION LLC  
700 N DE VILLIERS  
PENSACOLA, FL 32501



Memorandum

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**File #:** 22-00373

Community Redevelopment Agency

4/11/2022

---

**ACTION ITEM**

**SPONSOR:** Ann Hill, CRA Board Member

**SUBJECT:**

Use of Native Species for Tree Replacement on CRA Funded Projects

**RECOMMENDATION:**

That all tree replacements on Community Redevelopment Agency (CRA) funded projects be native species and referred to the CRA board for approval.

**SUMMARY:**

All CRA funded projects that involve removal of trees will require replanting with native species and referred to the CRA board for approval in advance. Staff will seek to develop a board-approved list of native trees/shrubs/ground cover for future choices.

**PRIOR ACTION:**

None.

**FUNDING:**

Budget: NA

Actual: NA

**FINANCIAL IMPACT:**

The cost of using native species will be covered in the individual project budget.

**LEGAL REVIEW ONLY BY CITY ATTORNEY:** Yes

4/5/2022

**STAFF CONTACT:**

David Forte, Deputy City Administrator - Community Development

Sherry Morris, AICP, Development Services Director  
M. Helen Gibson, AICP, CRA Manager  
Victoria D'Angelo, CRA Assistant Manager

**ATTACHMENTS:**

None

**PRESENTATION:** No



## Memorandum

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**File #:** 22-00329

Community Redevelopment Agency

4/11/2022

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### **DISCUSSION ITEM**

**FROM:** Teniade Broughton, Chairperson

**SUBJECT:**

“A” STREET REVITALIZATION PROJECT - STREET TREES

### **SUMMARY:**

The “A” Streetscape Revitalization project includes streetscape improvements to “A” Street from Cervantes Street to Main Street. Invitation to Bid No. 22-029 for construction of phase 1 of the project, from Cervantes Street to Garden Street, was advertised on January 28, 2022. At its March meeting, the Community Redevelopment Agency (CRA) discussed street tree planting and removal within the project area and took an action to postpone the bid opening until April 18, 2022. The CRA also requested that the trees scheduled for removal or replacement be further assessed.

In response to the CRA’s request, the City arborist has conducted an assessment of the street trees scheduled for removal or replacement. Of the 36 trees scheduled for removal or replacement, trees that were listed as in conflict with proposed infrastructure, palms, invasive species, non-street trees or trees found to be dead or missing were not physically inspected. The trees inspected include 1 Crape Myrtle, 6 Magnolia and 15 Holly trees.

The inspection revealed that most of the trees had been planted incorrectly resulting in structural defects that will cause the trees to decline and fail to reach potential. Further, the soil within the project area is heavily compacted and poorly drained.

It is the City arborist’s recommendation that the trees be removed and replaced with special attention paid to the planting method during installation.

A copy of the City arborist’s full report is attached.

### **PRIOR ACTION:**

April 10, 2017 - The CRA approved the Fiscal Year 2017-18 CRA Work Plan which included the A Streetscape Revitalization project.

May 7, 2018 - The CRA approved the Fiscal Year 2018-19 CRA Work Plan which included the A Streetscape Revitalization project.



August 5, 2019 - The CRA approved the Fiscal Year 2020 CRA Work Plan which included the A Streetscape Revitalization project.

August 10, 2020 - The CRA approved the Fiscal Year 2021 CRA Work Plan which included the A Streetscape Revitalization project.

August 9, 2021 - The CRA approved the Fiscal Year 2022 CRA Work Plan which included the A Streetscape Revitalization project.

March 8, 2022 - The CRA postponed the bid opening for phase 1 of the "A" Street Revitalization project until April 18, 2022.

**STAFF CONTACT:**

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

**ATTACHMENTS:**

1) City Arborist Report - "A" Street Tree Assessment

**PRESENTATION:** No

# **Tree Assessment**

## **A Street Revitalization Plan**

Kristopher J Stultz,

City of Pensacola Arborist

American Society of Consulting Arborist: Registered Consulting Arborist #671

International Society of Arboriculture: Board Certified Master Arborist FL-0979B

International Society of Arboriculture: Tree Risk Assessment Qualified

March 29, 2022

<b>Table of Contents</b>	
<b>Summary</b>	<b>2</b>
<b>Introduction</b>	<b>2</b>
<b>Background</b>	<b>3</b>
<b>Assignment</b>	<b>3</b>
<b>Limits of Assignment</b>	<b>3</b>
<b>Purpose and Use of the Report</b>	<b>3</b>
<b>Observations</b>	<b>4</b>
<b>Testing and Analysis</b>	<b>4</b>
<b>Discussion</b>	<b>4</b>
<b>Conclusions</b>	<b>5</b>
<b>Recommendations</b>	<b>6</b>
<b>Glossary</b>	<b>7</b>
<b>Bibliography</b>	<b>8</b>
<b>Appendix A: Tree Base Photographs</b>	<b>9</b>
<b>Appendix B: Certificate of Performance</b>	<b>13</b>

## Summary

This report is the result of the examination of 36-trees along the northern section of the A Street Revitalization Plan. The 36-trees are scheduled for removal and/or replacement due to line-of-sight issues, infrastructure improvements, missing or dead trees, and trees performing poorly. The question has been raised, is it necessary to remove all 36-trees, may some, or all, of the trees be saved and nursed back into good health and condition. As a sampling of the tree conditions at this site, 9-trees were selected of the largest and the healthiest to represent the total 36. Most of the trees along A Street, north of Gregory Street, have stunted growth, and are in poor condition (the average DBH of the trees north of Gregory Street was 4.5-inches, the trees south of Gregory Street 7.5-inches). The selected 9-trees had soil removed from individual tree root flares, and the depth of soil over trunk flares measured (in healthy trees the root flare will be exposed at grade level).

This investigation found that the 9-trees selected as a sampling of those to be removed and/or replaced, had physical defects present within their root systems. That these trees are struggling due to poor soil conditions and incorrect planting depth. Once trees have developed rooting problems, attempting to mitigate these problems becomes extremely difficult.

The procedures required to remove root system defects and reset trees at proper planting depth would be cost prohibitive, and not guaranteed to resolve all outstanding defects. The most cost-effective approach to providing the neighborhood with an aesthetically pleasing streetscape and a safe, secure interaction with street trees, is to remove and replace the trees with rooting defects. All but one of the sample trees had physical root defects that would be difficult to mitigate or resolve.

Because mistakes made at planting have lasting influence, it is extremely important that the planting site be carefully prepare. All efforts should be made in selecting the right tree species to match the site, that the trees are vigorous, healthy nursery stock with well-developed root systems. Yet having healthy vigorous trees will not compensate for poor or improper planting.

In planting sites without overhead utility lines, and infrastructure conflicts, native species such as Live oak, Red maple, American and Winged elms could be installed as these trees are medium to large growing with a wide crown spread. In planting sites with overhead utility and infrastructure conflict, Red bud, Weeping Bottlebrush, Red Buckeye, Yellowleaf Hawthorn, or Crape myrtle may be utilized.

## Introduction

On March 8, 2022, a request from the members of the Community Redevelopment Agency was made to inspect the 36-trees located along A Street that have been scheduled for removal. These trees are part of the A Street Revitalization Plan and are located from the southeast corner of Gregory Street, north to Cervantes Street. The following report is an independent assessment as to the condition of the 36-trees, which trees should be replaced, retained, or removed, as observed between March 8, and March 16, 2022.

Starting on March 8, 2022, I visually inspected the 36-trees scheduled for removal and/or replacement and then assigned each of the 36-trees an identification number. I then identified those trees that are scheduled to be removed due to improvements, 7-trees conflicted with proposed infrastructure placement (Tree#2, 11, 12, 13, 28, 35 & 36), 2-trees were dead or missing (Tree#19 & 26), 2-trees were a palm or cycas (Tree#7 & 24), 1-tree was an invasive species (Tree#21), 2-trees were volunteers which

grew independently (Tree#1 & 20), and the remaining 22-trees that are struggling. A visual health assessment of the 22-trees, labelled as poorly performing, was conducted for individual tree condition, health, vitality, and safety. I measured and recorded each of the 22-trees for their diameter and height.

9-trees of the 22-trees that are in question as to final disposition, were selected for a physical inspection. The physical inspection exposed the **root collar** within the soil medium, measured the planting depth, identified the presents of any **adventitious root** system development, checked for **circling root** growth, and noted if the root system had any kinked buttress or supporting roots. The presents of these **defects** within tree roots systems would elevate the risk of whole tree failure as the trees continue to grow larger, explain the poor growth rate, and low vitality endemic in the trees located north of Gregory Street to Cervantes Street.

### **Background**

A Street, between Main Street, in the south, and Cervantes Street, in the north, has been selected for revitalization and infrastructure improvement. The revitalization plan that has been accepted requires the removal of 36-trees that will conflict with proposed infrastructure improvements and street revitalization. The question has arisen as to the disposition of 22-trees that the improvement plans have selected for removal and replacement, due to plant species, poor tree vitality and/or condition.

The following report will review the suitability of keeping several trees scheduled for removal and replacement, the long-term outlook for health and public safety, and the recommendations for mitigation of defects if trees were kept in current location.

### **Assignment**

Visually inspect trees scheduled for removal and/or replacement, assess health, condition, and vitality. Recommend which trees should be kept, and provide mitigation options to improve individual tree health, condition, and vitality if some, or all the trees were kept in place.

### **Limits of the Assignment**

All tree in quested were visually inspected, 9-trees as a representative sampling were physically inspected by soil removal at root zone. The sample trees were not fully excavated. Soil compaction was not measured, nor was soil **pH** measured with samples sent to a laboratory, as these procedures were beyond the scope of this assignment

### **Purpose and Use of the Report**

To help the City of Pensacola Community Redevelopment Agency decide the final disposition of the 36-trees scheduled for removal and/or replacement along A Street.

## Observations

The 36-trees scheduled for removal and/or replacement in the A Street Revitalization Plan appear to be performing poorly, in comparison with the same species pallet found along the southern half of A-Street. The trees listed as in conflict with proposed infrastructure, palms, invasive species, non-street trees, or trees found to be dead, or missing were not physically inspected. Observations regarding the remaining 1-Crape Myrtle, 6-Magnolia and 15-Holly trees are as follows.

The pattern of individual tree performance of the 22-trees to be replaced, along with the remaining trees located in the northern portion of A Street would indicate a site wide problem. During visual inspection I did not find any exposed **trunk flares**, with supporting buttress roots at grade level, as would be expected from healthy, and correctly planted trees. No destructive living organisms were found causing health problems during the visual inspection. The location of poor performing trees being concentrated in the northern half of A Street, and the condition of these trees being noticeable over an extended period, the symptoms would indicate an **abiotic disorder**.

9-trees were selected as sampling of the total 22-poor performing trees located along the northern section of the A Street Revitalization Plan. Of the 9-trees selected, all but one, had structural issues with their root systems. The 9-trees selected for deeper investigation each had a combination of circling roots, kinked, or twisted supporting roots, an adventitious root system, and all had excessive soil over the original root ball.

## Testing and Analysis

The 9-trees used as a sampling had soil removed from a section of the tree base, the trunk flare was identified, and the accumulated soil measured for depth. The roots were inspected to determine whether the roots were buttress/support roots, or if the roots exposed were adventitious and formed from **latent buds**. All analysis were visual, only hand tools to remove soil were used. Tree diameter was measured with a standard diameter tape, and height measured with the aid of a Hastings Nursery Stick.

## Discussion

When trees of similar size and condition are planted correctly, tree health and vigor are relatively equal in outcomes. When a visual assessment is performed on a group of trees planted during the same project, of the same species, of relatively the same size, and when a section of those trees shows signs of deficiencies in health, vigor, and condition, there is usually a reason. The first step in diagnosing tree health problems is to determine whether the cause of poor plant performance is **abiotic** (nonliving) or **biotic** (living).

**Biotic disorders** include pathogens, nematodes, insects, mites, vertebrates, and parasitic plants. Abiotic disorders include physical or environmental problems, mechanical problems, and chemical problems. The symptoms of both sometimes mirror each other, so close examination of individual plants is required.

On the dates of March 8, 2022, through March 16, 2022, 9 of the 22-trees in question for disposition, had sections of soil removed from individual tree bases (Trees #2, 3, 4, 5, 6, 8, 9, 17, & #23), soil was removed with the aid of a small shovel and a hand trowel. The depth of the soil ran between 3-to 10-

inches over the trunk flares. Excessive soil over tree roots of newly planted trees is a common reason urban trees perform poorly.

Expanding, healthy tree roots require water, oxygen, nutrients, low soil penetration resistance, and appropriate microflora from the soil environment. The soil has great influence on root growth and distribution, and with expanded root growth, the health and over-all condition of trees. Urban soils often restrict depth of root penetration, due to compaction and composition.

Planting depth is an important factor in the life expectancy and health of trees. Planting too deeply is the most common mistake made during planting, and it is nearly impossible to correct when discovered months, or years later. Higher mortality, slower growth, low vigor, circling root systems, and tree stability issues often result from trees being planted too deeply. A tree with deep roots may appear to be growing normally without comparison to a tree with roots at the correct depth. Research has found that many tree species whose roots have been planted just 3-inches too deeply had reduced growth, increased likelihood of trunk collar rot, likelihood of basal canker disease, and an increased presents of circling/girdling roots.

The trees planted along A Street, and scheduled for removal and/or replacement, from the southeast corner of Gregory Street to Cervantes Street, visually appear to be struggling, when compared to the same species of trees planted along A Street, south of Gregory Street. The excavation of these trees reveled that the majority had been installed too deeply. The trees examined had circling roots, kinked roots, adventitious roots, and girdling roots (**See Appendix A - Photos Tree #2, 3, 4, 5, 6, 8, 9, 17, & #23**). The average trunk diameter of the trees located south of Gregory Street was measured at 7.5-inch DBH. The trees located north of Gregory Street had an average trunk diameter of 4.5-inch DBH.

In cases where a tree has a significate historic or aesthetic value, tree roots maybe excavated, pruned to remove defects, and the tree re-planted. The process involves the use of either high-pressure air or water, which removes soil from around the tree roots, without causing damage to the root system. Any structural defects in the root system are exposed, the defects are then identified and corrected by pruning, when pruning has been completed, the soil is then replaced over the roots at the correct level. The process is time consuming and requires specialized equipment, therefore the procedure is normally performed only on trees of notable size or value.

## **Conclusions**

The urban soil is typically heavily compacted, with high pH levels, and poorly drained. When planning new trees within the urban environment, it is important to prepare the planting holes carefully. The planting hole should be no deeper than the root ball, and the root ball must be supported by firm soil underneath to prevent settling. Research has shown that trees benefit from larger planting holes, a larger hole means a greater volume of loose cultivated soil for rapid initial root growth. Widening the planting hole is the only way to provide for a larger hole, as digging a deeper hole is not helpful. A planting hole that is two to three times the width of the root ball is optimum, as the loose soil provides less resistance to root growth plus more air spaces for oxygen.

Most of the trees included within this report had been planted incorrectly, with the resulting defects that would exclude these trees from being a long-term benefit to the community. The structural defects

that have been identified are not easily mitigated or corrected, and over time the trees will decline and fail to reach potential.

### **Recommendations**

It is my professional recommendation that the trees currently selected for removal and/or replacement be removed and replaced. That the new tree installations be carefully planned to provide each new tree with large planting holes, 3 to 4-times the root balls in diameter. If feasible, the area between tree plantings should be tilled to provide the largest root space possible, as trees of the same species may graft roots and become mutually supporting, both in severe weather and in sharing resources. New trees should be examined to ensure that the root balls do not contain circling roots, and that each tree has an exposed trunk and root flare. That the exposed interphase between roots and trunk tissue remain exposed after planting and mulching.

There is a total of 180-trees, including the above 36-trees, located along A Street, from Main Street north to Cervantes Street. Any trees that have not already been inspected, with excessive mulch, buried root flares, or are leaning should be examined and have trunk flares excavated and exposed. Any trees that are found to have structural problems with kinked and twisted support roots should be regularly monitored for failure risk, and if failure risk becomes unacceptable, removed, and replaced.

In planting sites without overhead utility lines, and infrastructure conflicts, native species such as Live oak, Red maple, American and Winged elms could be installed as these trees are medium to large growing with a wide crown spread. In planting sites with overhead utility and infrastructure conflict, Red bud, Weeping Bottlebrush, Red Buckeye, Yellowleaf Hawthorn, or Crape myrtle may be utilized.



## Glossary

**Abiotic disorder:** plant ailment caused by nonliving environmental, or man-made agents.

**Adventitious roots:** root like growth arising from roots or stems and having no connection to apical meristems.

**Biotic disorder:** disorder caused by a living organism.

**Buttress roots:** roots at the trunk base that help support the tree.

**Circling roots:** roots that grow in a circular pattern when a plant is confined in the same container longer than necessary. If not corrected, will prevent a tree from establishing well when planted and will create future problems, such as blow-over, girdling roots, and strangulation.

**DBH :** acronym for tree diameter at breast height. Measured at 4.5-feet above ground level, in the US.

**Defect:** injuries, growth patterns, decay, or other conditions that reduce the tree's structural strength.

**Latent bud:** bud held in dormancy for more than one year by hormones originating from the terminal bud. Term sometimes used to refer to dormant buds or adventitious buds.

**pH:** unit of measure that describes the alkalinity or acidity of a solution. Negative log of the hydrogen ion concentration. Measured on a scale from 0 to 14. Greater than 7 is alkaline, less than 7 is acid, and 7 is neutral (pure water).

**Root collar:** flared area at the tree trunk base where the roots and trunk come together.

**Trunk flare:** transition zone from trunk to roots where the trunk expands into buttress or structural roots. Root flare.

## Bibliography

Costello, Laurence R., Perry, Edward J., Matheny, Nelda P., Henry, Michael J., Geisel, Pamela M. *Abiotic Disorders of Landscape Plants: A Diagnostic Guide*. University of California Agriculture and Natural Resources, Oakland, CA. 2003.

Craul, Phillip J. *Urban Soils: Applications and Practices*. New York: John Wiley & Sons, INC. 1999.

Watson, Gary and Himelick, E.B. *Best Management Practices, Tree Planting*. International Society of Arboriculture, Champaign, IL. 2005.

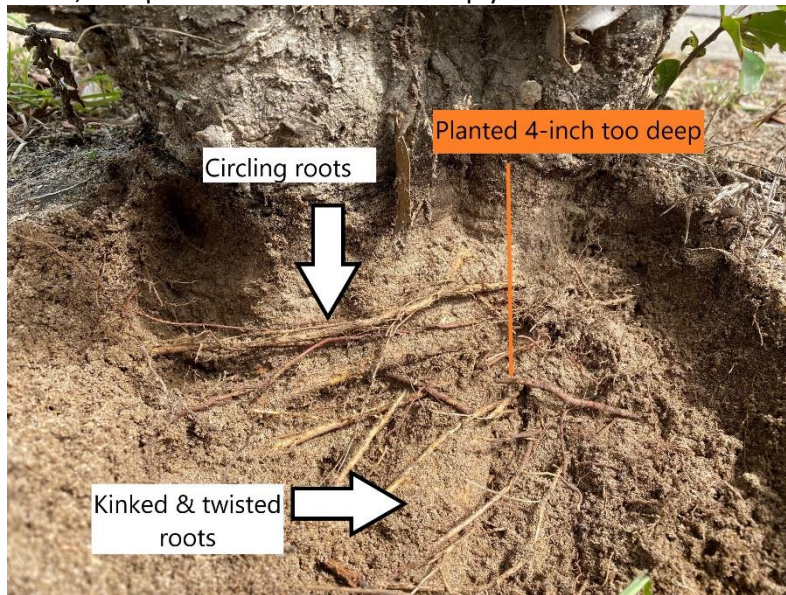
Watson, Gary and Himelick, E.B. *The Practical Science of Planting Trees*. International Society of Arboriculture, Champaign, IL. 2013.

Watson, Gary W. and Neely, Dan. *Trees & Building Sites: Proceedings of an International Conference Held in the Interest of Developing a Scientific Basis for Managing Trees in Proximity to Buildings*. International Society of Arboriculture, Champaign, IL. 1995.

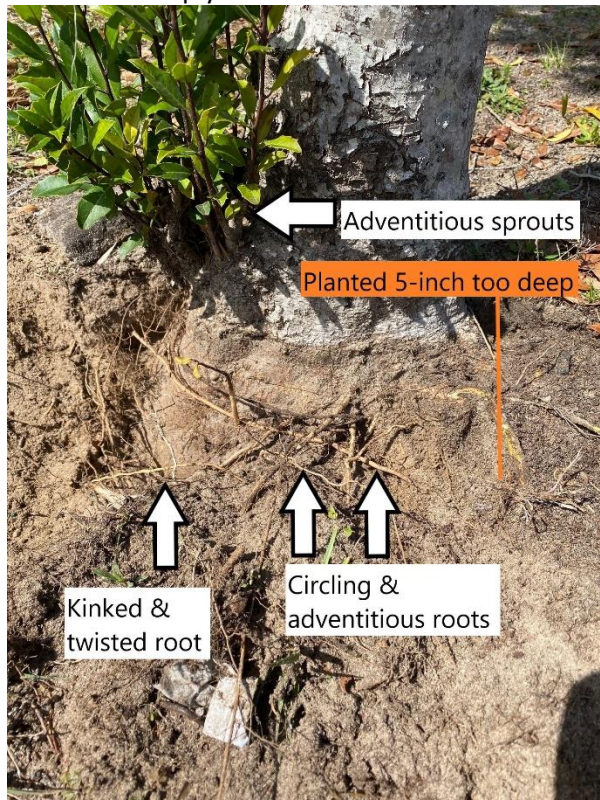
Urban, James. *Up By Roots, Healthy Soils and Trees in the Built Environment*. International Society of Arboriculture, Champaign, IL. 2008.

## Appendix A Inspected Tree Rooting

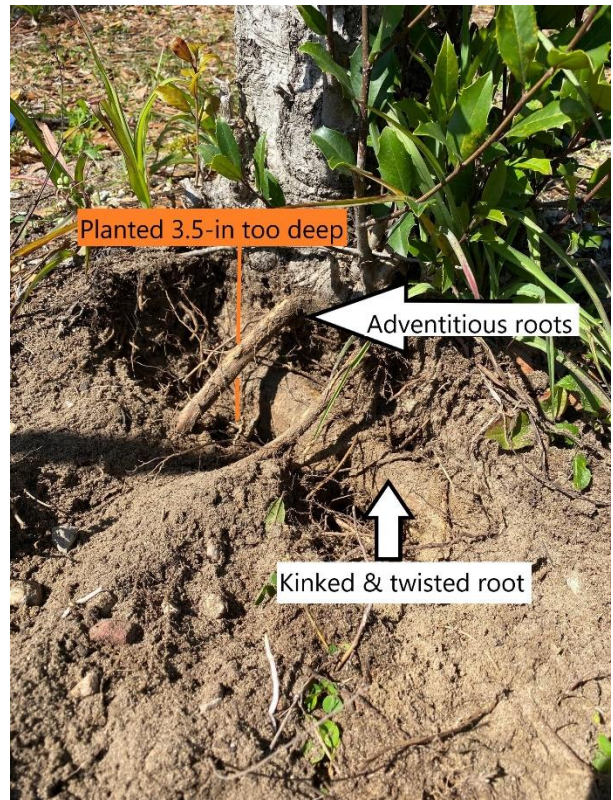
**Tree #2:** 5-in DBH, 20-ft height. Circling roots, kinked & twisted buttress Roots, tree planted 4 ½ inches too deeply.



**Tree #3:** 4.5-in. DBH, 21-ft height. Circling roots, kinked & twisted buttress Roots, tree planted 6-inches too deeply.

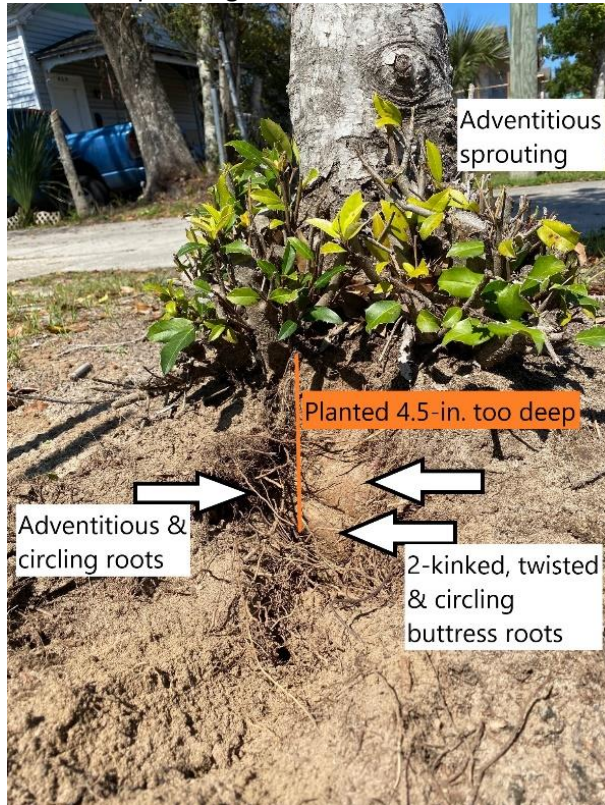


**Tree #4:** 5.5-in. DBH, 17-ft height, Planted 3.5-inches too deep, adventitious rooting, kinked & twisted buttress root.





**Tree #5:** 3.5-in. DBH, 16 ½ ft height, planted 4 ½ inches too deeply, Kinked & twisted Buttress roots, adventitious & circling roots, excessive sprouting.

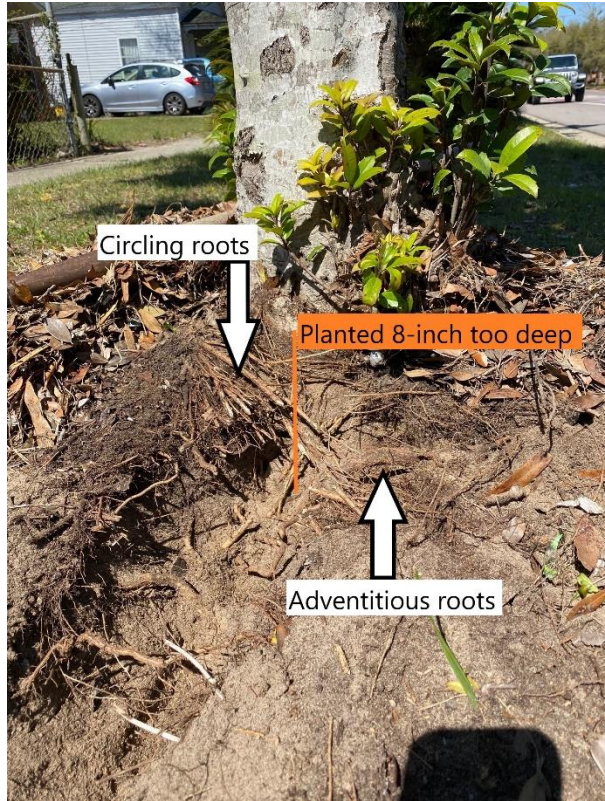


**Tree #6:** 6-in. DBH, 20 ft height, planted 9-inches too deeply, Multiple adventitious roots developing, epicormic sprout development along trunk at soil level.

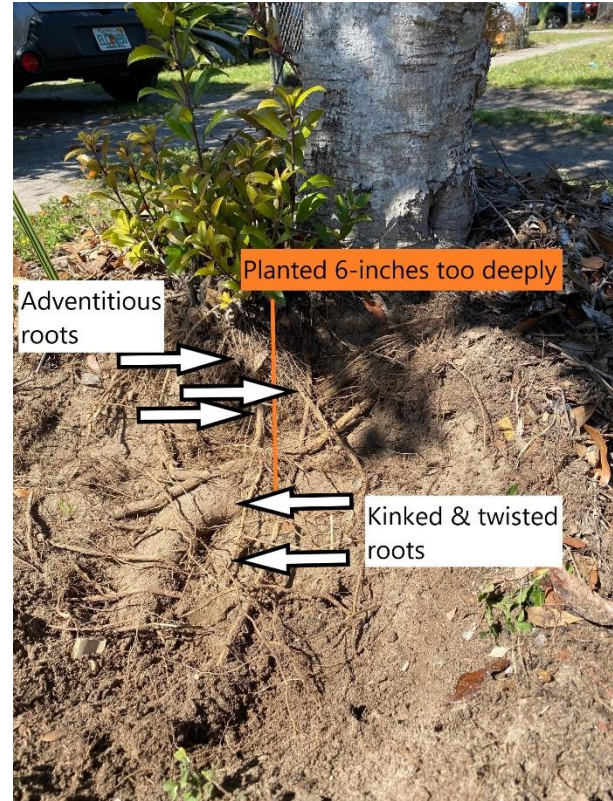




**Tree#8:** 5.5-in. DBH, 22-ft height, planted 8-inches too deeply, Circling roots, adventitious root development.

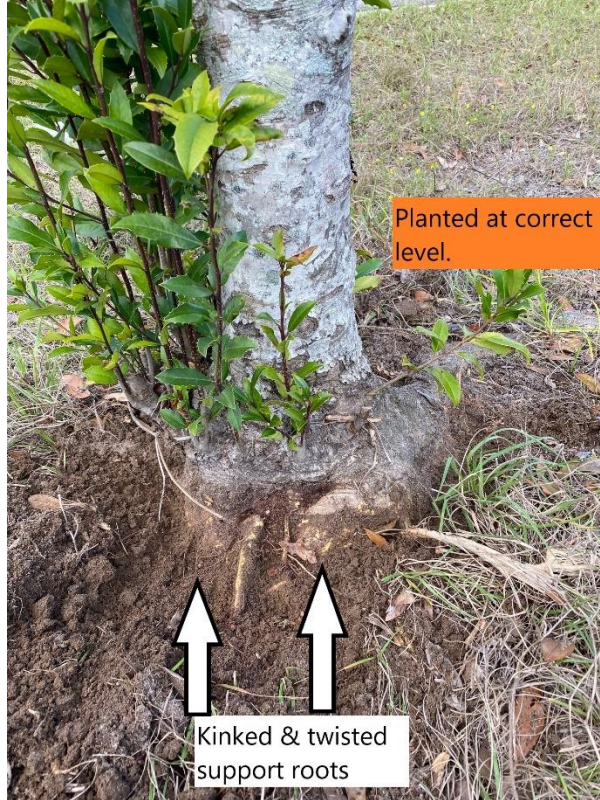


**Tree #9:** 6.5-in. DBH, 20-ft height, planted 6-inches too deeply, Kinked & Twisted support roots, adventitious root development

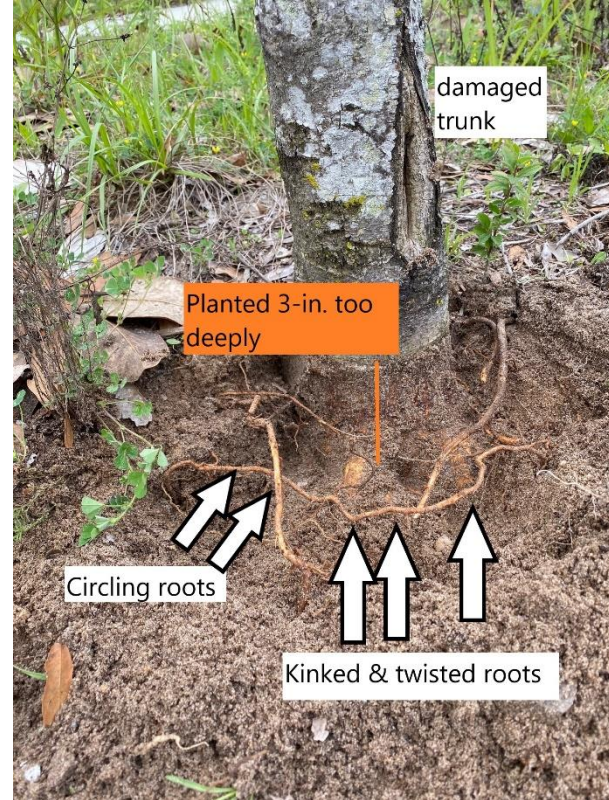




**Tree #17:** 3.5-in. DBH, 19-ft height, planted at correct level, Kinked & twisted root development.



**Tree #23:** 5.5-in. DBH, 18.5-ft height, planted 3-in. too deeply. Kinked & twisted roots, circling roots.



## **Appendix B: Certificate of Performance**

I, Kristopher J Stultz certify that:

1. I have personally inspected the trees and the property referred to in this report and have stated my findings accurately. The extent of the evaluation is stated in the attached report and the Limits of the Assignment.
2. I have no current or prospective interest in the trees or the property that are the subject of this report and have no personal interest or bias with respect to the parties involved.
3. The analysis, opinions and conclusions stated herein are my own and are based on current scientific procedures and facts.
4. My analysis, opinions, and conclusions were developed, and this report has been prepared according to commonly accepted arboricultural practices.
5. No one provided significant professional assistance to me, except as indicated within the report.

I further certify that I am a member in good standing of the American Society of Consulting Arborist, and the International Society of Arboriculture. I have been involved in the field of Arboriculture in a full-time capacity for a period of more than 35-years.



# City of Pensacola

222 West Main Street  
Pensacola, FL 32502

## Memorandum

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**File #:** 22-00370

Community Redevelopment Agency 4/11/2022

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### **DISCUSSION ITEM**

**FROM:** Ann Hill, CRA Board Member

**SUBJECT:**

CRA APPROVAL OF BIDS, PROPOSALS, CONTRACTS, EXPENDITURES OR ALLOCATIONS

**SUMMARY:**

The Community Redevelopment Agency (CRA) is requested to consider the following item for further action:

That all bids, proposals, contracts, expenditures or allocations over \$50,000 come before the board for approval, similar to the threshold for the Mayor.

**PRIOR ACTION:**

None.

**STAFF CONTACT:**

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

**ATTACHMENTS:**

None

**PRESENTATION:** No





## Memorandum

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**File #:** 22-00371

Community Redevelopment Agency

4/11/2022

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### **DISCUSSION ITEM**

**FROM:** Ann Hill, CRA Board Member

**SUBJECT:**

PROJECT DESIGN PUBLIC INPUT

**SUMMARY:**

The Community Redevelopment Agency (CRA) is requested to consider the following item for further action:

That designs have wide public input opportunity at 30, 60 and 90 percent of completion.

**PRIOR ACTION:**

None.

**STAFF CONTACT:**

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

**ATTACHMENTS:**

None

**PRESENTATION:** No



# City of Pensacola

222 West Main Street  
Pensacola, FL 32502

## Memorandum

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**File #:** 22-00372

Community Redevelopment Agency

4/11/2022

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### **DISCUSSION ITEM**

**FROM:** Ann Hill, CRA Board Member

**SUBJECT:**

LANDSCAPE PLAN TREE REMOVAL

**SUMMARY:**

The Community Redevelopment Agency (CRA) is requested to consider the following item for further action:

That an item be presented for action to compare maintenance for the trees versus removal in pending landscaping plans.

**PRIOR ACTION:**

None.

**STAFF CONTACT:**

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

**ATTACHMENTS:**

None.

**PRESENTATION:** No



## Memorandum

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**File #:** 22-00374

Community Redevelopment Agency

4/11/2022

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### **DISCUSSION ITEM**

**FROM:** Ann Hill, CRA Board Member

**SUBJECT:**

POLICY REGARDING PARKING ON RIGHT-OF-WAY

**SUMMARY:**

The Community Redevelopment Agency (CRA) is requested to consider the following item for further action:

That the CRA request that City Council develop a policy regarding no parking on the right-of-way where there are trees and/or irrigation systems.

**PRIOR ACTION:**

None.

**STAFF CONTACT:**

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

**ATTACHMENTS:**

None.

**PRESENTATION:** No