



Legislation Details (With Text)

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**On agenda:** 8/5/2019      **Final action:** 8/5/2019  
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**Title:** APPROVAL OF REVISED DESIGN PLANS AND CONSTRUCTION TIMELINE FOR HAWKSHAW REDEVELOPMENT (9TH AND ROMANA)

**Sponsors:**

**Indexes:**

**Code sections:**

**Attachments:** 1. Third Amendment to the Declaration of Conditions, Covenants, and Restrictions, 2. Revised Design Plans and Elevations, 3. Third Amendment to Hawkshaw DCRs - Redline 080519

Date	Ver.	Action By	Action	Result
8/5/2019	1	Community Redevelopment Agency	Approved	Pass

**ACTION ITEM**

**SPONSOR:** Jewel Cannada-Wynn, Chairperson

**SUBJECT:**

APPROVAL OF REVISED DESIGN PLANS AND CONSTRUCTION TIMELINE FOR HAWKSHAW REDEVELOPMENT (9<sup>TH</sup> AND ROMANA)

**RECOMMENDATION:**

That the Community Redevelopment Agency (CRA) approve the revised design plans for the Hawkshaw redevelopment project at 9<sup>th</sup> and Romana, as submitted by Hawkshaw Redevelopment Group, LLC. Further, that the CRA approve the Third Amendment to the Declaration of Conditions, Covenants and Restrictions for the project, eliminating project phasing and extending the timeline for completion. Finally, that the CRA Chairperson be authorized to execute all necessary documents.

**SUMMARY:**

On June 6, 2017, the Community Redevelopment Agency (CRA) directed NAI Halford to release a Request For Proposals (RFP) for the Hawkshaw site. After evaluating responses, a Proposal Evaluation Committee recommended selecting Robert Montgomery, LLC as the preferred developer. The proposal from Mr. Montgomery included construction of thirty-eight (38) residential units, mixed use commercial and multi-family space, the Wine Bar Restaurant and parking. The project was to be developed in two phases.

The new design and development program increases the total residential construction from thirty-

eight (38) to no less than fifty (50) residential units. The Wine Bar shall occupy restaurant and/or retail space in the building on the southwest corner of the property. The project buildings and structures shall contain approximately 92,000 conditioned square feet, and approximately 132,000 total gross square feet, including conditioned square feet, parking under podium, elevated promenade, exterior corridors and balconies.

The project timeline is also revised from two phases to a single phase, with a thirty (30) month completion schedule. The revised plan complies with the urban design guidelines established for the site in the RFP.

**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 - CRA granted an extension of the construction commencement deadline for the Hawkshaw project.

**FUNDING:**

NA

**FINANCIAL IMPACT:**

None.

**CITY ATTORNEY REVIEW:** Yes

7/24/2019

**STAFF CONTACT:**

M. Helen Gibson, AICP, CRA Administrator  
Victoria D'Angelo, Assistant CRA Administrator

**ATTACHMENTS:**

- 1) Third Amendment to the Declaration of Conditions, Covenants, and Restrictions
- 2) Revised Design Plans and Elevations

**PRESENTATION:** Yes