

AGENDA  
ESCAMBIA COUNTY PLANNING BOARD  
October 10, 2011–8:35 a.m.  
Escambia County Central Office Complex  
3363 West Park Place, Room 104

1. Call to Order.
2. Invocation/Pledge of Allegiance to the Flag.
3. Proof of Publication.
4. Approval of Minutes.

A. **RECOMMENDATION:** That the Planning Board review and approve the Meeting Summary Minutes of the September 12, 2011 Planning Board Meeting.

B. Planning Board Monthly Action Follow-up Report for September, 2011 .

C. Planning Board 6-Month Outlook for October, 2011.

5. Public Hearings.

A Public Hearing- CPA 2011-02- Becks Lake

That the Planning Board review Comprehensive Plan Amendment (CPA) 2011-02 and recommend adoption to the Board of County Commissioners (BCC) amending Part II of the Escambia County Code of Ordinances (1999), the Escambia County Comprehensive plan, as amended; amending the future land use map designation.

6. Action/Discussion/Info Items

- A. Action Item

**1. BARRANCAS REDEVELOPMENT PLAN UPDATE:**

Recommendation that the Planning Board review and approve the Barrancas Redevelopment Plan Update

**2. INTERPRETATION:** PBI 2011-02 Applicable Zoning District Regulations per Article 6.04.16

- B. Discussion Items

**1. Discussion Item** - Subdivision Rezoning Process, presented by T. Lloyd Kerr, Director, Development Services

**2. Discussion Item** - Revision of 7.14.02 Alcohol Sales, presented by T. Lloyd Kerr, Director, Development Services

**3. Discussion Item** - Gateway Signs, presented by Horace Jones, Division Manager, Planning & Zoning

**4. Discussion Item** - BCC Review & Action, presented by T. Lloyd Kerr, Director, Development Services

8. Public Forum.
9. Director's Review.
10. County Attorney's Report.
11. Scheduling of Future Meetings.

The next Regular Planning Board meeting is scheduled for **Monday, November 7, 2011 at 8:30 a.m.** , in the Escambia County Central Office Complex, Room 104, First Floor, 3363 West Park Place, Pensacola, Florida.

12. Announcements/Communications.
13. Adjournment.



**BOARD OF COUNTY COMMISSIONERS**  
Escambia County, Florida

**AI-1522**

**Item #: 4.**

**Planning Board-Regular**

**Meeting Date:** 10/10/2011

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**Agenda Item:**

- A. **RECOMMENDATION:** That the Planning Board review and approve the Meeting Summary Minutes of the September 12, 2011 Planning Board Meeting.
- B. Planning Board Monthly Action Follow-up Report for September, 2011 .
- C. Planning Board 6-Month Outlook for October, 2011.
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**Attachments**

Summary Minutes

Monthly Action Follow-up

6 Month Outlook

**SUMMARY OF THE  
ESCAMBIA COUNTY PLANNING BOARD  
HELD ON SEPTEMBER 12, 2011  
ESCAMBIA COUNTY CENTRAL OFFICE COMPLEX  
3363 WEST PARK PLACE, FIRST FLOOR  
PENSACOLA, FLORIDA**

**(8:30 A.M. – 12:50 P.M.)**

**MEMBERS PRESENT:** Wayne Briske, Chairman  
Tim Tate, Vice Chair  
Steven Barry  
Dorothy Davis  
Vann Goodloe  
Karen Sindel  
Alvin Wingate  
Patty Hightower, School Board Representative (non-voting)  
Stephanie Oram, Navy Representative (non-voting)

**STAFF PRESENT:** Stephen West, Assistant County Attorney  
Lloyd Kerr, Director, Development Services  
Horace Jones, Division Manager, Planning & Zoning  
Andrew Holmer, Senior Planner, Planning & Zoning  
Allyson Cain, Planner II, Planning & Zoning  
John Fisher, Planner II, Planning & Zoning  
Juan Lemos, Urban Planner I, Planning & Zoning  
Karen Spitsbergen, Board Clerk, Planning & Zoning

**8:30 AM Regular Meeting Convened**

1. The meeting was called to order at 8:30 a.m. with 7 voting members present.
2. Invocation and pledge was given by Wingate.
3. Proof of Publication was given by the Board Clerk.
4. Board Minutes
  - A. **RECOMMENDATION:** That the Planning Board review and approve the Meeting Summary Minutes of the August 8, 2011 Planning Board Meeting.  
**Motion was made by Barry to approve the meeting minutes, seconded by Tate and passed unanimously (7-0).**
  - B. Planning Board Monthly Action Follow-up Report for September 2011.  
**No Action Taken.**
  - C. Planning Board 6-Month Outlook for September 2011.  
**No Action Taken.**

6. Public Hearings

A. **Action Item – DSAP Preliminary Plan**, presented by Barry Wilcox, VHB, Inc.

Mr. Wilcox presented the final Detailed Specific Area Plan to the Board.

**\*\* Sindel left the meeting at 9:45 a.m.\*\***

Speakers: Willie White – did not wish to speak  
Todd Harris  
Jesse Rigby  
Buddy Page  
Dan Gilmore  
Gary Ellison  
Barbara Smith

The recommended changes from the Board were:

- 1) To include in the ordinance Section 4 – “The build-out date as required by §163.3245 (5)(d), Fla. Stat. (2011) is December 31, 2035.”
- 2) Remove the last sentence on pg. 27 which states – “Such additions or deletions shall not be designed to create remnant areas or fragmented DSAPs” which will be addressed at the revisions to the existing Comprehensive Plan.
- 3) Remove the last sentence on pg. 34 which states – “No changes to the adopted land use mix for these areas have been proposed.”
- 4) On pg. 46 – Add “Recommended” to the Section title.
- 5) On pg. 48 Item C (1) – change “600 ft.” to “1000 ft.”
- 6) On pg. 49 Item F (2) – Change “required” to “recommended”
- 7) Revise the language on pg. 57 (3) to read as follows – “Open space shall consist of one or more of the following uses.”
- 8) On pg. 57 Item 3 (c) – Remove “passive.”

**Motion was made that the Planning Board review and recommend approval to the Board of County Commissioners (BCC) for adoption of an ordinance of Escambia County, Florida adopting the Jacks Branch and Muscogee Village Detailed Specific Area Plans (DSAP), along with the recommended changes contingent upon final acceptance of Comp Plan Amendment 11-01SP by Tate, seconded by Barry and passed unanimously (6-0).**

7. Bureau Chief's Report

**No report.**

8. County Attorney's Report

**No report.**

9. Scheduling of Future Meetings

- A. The next Regular Planning Board meeting is scheduled for **Monday, October 10, 2011** at 8:30 a.m., in the Escambia County Central Office Complex, Board Meeting Room, Room 104, 3363 West Park Place, Pensacola, Florida.

10. Adjournment

**12:50 PM – Regular Board Meeting Adjourned**



T. Lloyd Kerr, AICP, Director  
Development Services

## MEMORANDUM

**TO:** Planning Board

**FROM:** Karen Spitsbergen, Clerk to the Board  
Planning & Zoning Division

**DATE:** September 9, 2011

**RE:** Monthly Action Follow-Up Report for September 2011

Following is a status report of Planning Board (PB) Agenda Items for the Month of **September**. Some items include information from previous months in cases where final disposition has not yet been determined. Post-monthly actions are included (when known) as of report preparation date. Items are listed in chronological order, beginning with the PB initial hearing on the topic.

## PROJECTS, PLANS, & PROGRAMS

### **1. *Optional Sector Plan (OSP) Detailed Specific Area Plan (DSAP)***

- 03/17/11 The BCC approved an amended Mid-West Escambia County Optional Sector Plan Detailed Specific Area Plan Boundary.
- 05/11/11 Staff held a Conceptual Plan Workshop at Ransom Middle School to discuss the preliminary Detailed Specific Area Plan (DSAP)
- 08/08/11 PB held a public workshop to discuss the Preliminary DSAP
- 09/12/11 PB to hold transmittal hearing of the Detailed Specific Area Plan
- 09/15/11 BCC to hold transmittal hearing of the Detailed Specific Area Plan

## COMMITTEES & WORKING GROUP MEETINGS

None

## COMPREHENSIVE PLAN AMENDMENTS

### **1. *Comprehensive Plan Amendment 2011-01 – Chapter 7, “Future Land Use Element”—adding Policy 5.4.6, establishing a process for protection and management of regionally significant natural resources with the Optional Sector Plan; amending Policy 5.6.1 to delete certain requirements regarding conservation areas from the detailed specific area plans boundary determination analysis.***

- 07/07/11 PB reviewed and forwarded to the Board of County Commissioners the proposed Comprehensive Plan Text Amendment for approval.
- 08/04/11 BCC held a transmittal hearing for the Proposed Text Amendment and forwarded it on the DCA for review

## **LAND DEVELOPMENT CODE ORDINANCES**

### **1. *Article 6 Recreational Vehicle as Living Quarters***

05/09/11 PB directed staff to draft language to be included in the LDC that would eliminate the language that would allow a conditional use permit to be obtained when an RV is used as living quarters longer than 14 calendar days.

06/13/11 PB reviewed and recommended approval of the Ordinance to the BCC; forwarded to the 08/04/11 BCC for the first of two public hearings.

08/04/11 BCC to hold first of two public hearings.

08/04/11 BCC held the first of two public hearings and scheduled the second of two public hearings on 9/1/11.

## **REZONING CASES**

### **1. *Rezoning Case Z-2011-13***

07/07/11 PB reviewed and recommended denial of Z-2011-13; forwarded to 08/04/11 BCC for approval

08/04/11 BCC held its decision on this case to 09/01/11

09/01/11 BCC upheld the Planning Board recommendation denying the C-2 request however granted approval of C-1.

### **2. *Rezoning Case Z-2011-14***

08/04/11 PB reviewed and recommended denial of the R-6 request but approval of an R-5 request; forwarded to 09/01/11 BCC for approval

09/01/11 BCC upheld the Planning Board recommendation denying the R-6 request however granted approval of R-5.

### **3. *Rezoning Case Z-2011-15***

08/04/11 PB reviewed and recommended denial of Z-2011-15; forwarded to 09/01/11 BCC for approval

09/01/11 BCC upheld the Planning Board recommendation denying the C-2 request



# PLANNING BOARD MONTHLY SCHEDULE 6 MONTH OUTLOOK FOR OCTOBER 2011

(Revised 09/26/11)

A.H. = Adoption Hearing      T.H. = Transmittal Hearing      P.H. = Public Hearing

\* Indicates topic/date is estimated—subject to staff availability for project completion and/or citizen liaison

Planning Board Meeting Date	LDC Changes	Comprehensive Plan Amendments	Rezoning	Reports, Discussion and/or Action Items
<b>Monday, October 10, 2011</b>		*CPA-2011-02 – Map Amendment – 200 Becks Lake Rd	Z-2011-16 Z-2011-17	<ul style="list-style-type: none"> <li>• S/D Rezoning Process</li> <li>• BCC – Review &amp; Action</li> <li>• Revision of 7.14.02 – Alcohol Sales</li> <li>• CIP Update</li> <li>• Barrancas Redevelopment Plan Update</li> </ul>
<b>Monday, November 7, 2011</b>				<ul style="list-style-type: none"> <li>* PSFE ILA Working Group</li> <li>• RVs as Permanent Living Facilities</li> <li>• Comp Plan Revisions</li> <li>• New AIPD Maps</li> </ul>
<b>Monday, December 12, 2011</b>				
<b>Monday, January 9, 2012</b>				
<b>Monday, February 13, 2012</b>				

Disclaimer: This document is provided for informational purposes only. Schedule is subject to change. Verify all topics on the current meeting agenda one week prior to the meeting date.



**BOARD OF COUNTY COMMISSIONERS**  
Escambia County, Florida

**AI-1537**

**Item #: 5.**

**Planning Board-Regular**

**Meeting Date:** 10/10/2011

**Issue:** A Public Hearing- CPA 2011-02- Becks Lake

**From:** T. Lloyd Kerr, AICP

**Organization:** Development Services

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**RECOMMENDATION:**

That the Planning Board review Comprehensive Plan Amendment (CPA) 2011-02 and recommend adoption to the Board of County Commissioners (BCC) amending Part II of the Escambia County Code of Ordinances (1999), the Escambia County Comprehensive plan, as amended; amending the future land use map designation.

**BACKGROUND:**

Wiley C. "Buddy" Page, agent for Figure 8 Florida, LLC, requested an amendment to change the future land use category for a parcel totaling 188.61 (+/-) acres from Mixed Use Suburban (MU-S) to Mixed Use Urban (MU-U). The attached implementing ordinance proposes amending Chapter 7 of the Comprehensive Plan, "Future Land Use Element", to amend the Year 2030 Future Land Use Map.

**BUDGETARY IMPACT:**

No budgetary impact is anticipated as a result of the Board's action.

**LEGAL CONSIDERATIONS/SIGN-OFF:**

The attached Ordinance has been reviewed and approved for legal sufficiency by Stephen West, Assistant County Attorney. Any recommended legal comments are attached herein.

**PERSONNEL:**

No additional personnel are required for implementation of this amendment.

**POLICY/REQUIREMENT FOR BOARD ACTION:**

Comprehensive Plan Section 4.07 requires public hearing review by the local planning agency (Planning Board) of any proposed amendment to the plan prior to adoption by the Board of County Commissioners in a subsequent public hearing.

**IMPLEMENTATION/COORDINATION:**

Upon recommendation by the Planning Board, the Board of County Commissioners will hold a public hearing to review and adopt the amendment package. Upon adoption the Future Land Use Map will be modified to reflect the amendment.

The proposed Ordinance was prepared in cooperation with the Development Services Department, the County Attorney's Office and all interested citizens. The Development Services Department will ensure proper advertisement.

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**Attachments**

CPA-2011-02

CPA-2011-02



**BOARD OF COUNTY COMMISSIONERS**  
Escambia County, Florida

**AI-1537**

**Item #: 5.**

**Planning Board-Regular**

**Meeting Date:** 10/10/2011

**Issue:** A Public Hearing- CPA 2011-02- Becks Lake

**From:** T. Lloyd Kerr, AICP, Department Director

**Organization:** Development Services

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**Attachments**

CPA-2011-02

## **Comprehensive Plan Amendment Staff Analysis**

### **General Data**

**Project Name:** CPA 2011-02 – Becks Lake Road  
**Location:** 200 block of Becks Lake Rd  
**Parcel #s:** 11-1N-31-1000-002-001  
**Acreage:** 188.61 (+/-) acres  
**Request:** Mixed Use Suburban (MU-S) to Mixed Use Urban (MU-U)  
**Agent:** Wiley C. “Buddy” Page, Agent for Figure 8, Florida, LLC, Owners

**Meeting Dates:** Planning Board October 10, 2011  
BCC November 3, 2011

### **Summary of Proposed Amendment:**

The agent has requested a future land use (FLU) map amendment to change the future land use category of a 188.61(+/-) acre parcel from Mixed Use Suburban Future Land Use to Mixed Use Urban Future Land Use. The zoning designation for the referenced parcel is Villages Agricultural (VAG-1).

The subject parcel runs East along Beck’s Lake Road and North along a railroad to the East of Highway 95A and is adjacent to a residential neighborhood.

The agent has indicated that the intent of the proposed FLU change is to allow for the development of industrial processing/manufacturing/warehousing with uses consistent with existing properties on the south side of Becks Lake Road. If the amendment is approved a rezoning is required.

### **Land Use Impacts:**

#### **Residential Impact**

Under Comprehensive Plan Policy 1.3.1, the current Mixed Use Suburban (MU-S) future land use category allows for a maximum density of 10 du/acre and calculating acreage “x” dwelling units, gives a total of 1,886 dwelling units. There is a maximum intensity of 1.0 Floor Area Ratio (FAR) and no Minimum Intensity for non Residential uses. It allows for a mix of residential and non-residential uses such as residential, retail and services, professional office, recreational facilities, public and civic.

The proposed amendment to Mixed Use Urban (MU-U) future land use category allows for a 0.25 Minimum intensity FAR and a Maximum Intensity of 2.0 FAR. The maximum

density of 25 du/acre. Using the calculation above, the total number of allowable dwelling units is 4,715. There is, therefore if the amendment is granted, there is the possibility for an increase of 2,829 dwelling units for the parcel area. This future land use category allows for the same uses as MU-S with the addition of light industrial development. Since the proposed future land use will allow for light industrial type uses, staff has some concerns that the proposed development could adversely impact the residential community by allowing for more intense development because of the higher floor area ratio.

### **Infrastructure Availability:**

#### **FLU 1.5.3 New Development and Redevelopment in Built Areas**

*To promote the efficient use of existing public roads, utilities and service infrastructure, the County will encourage redevelopment in underutilized properties to maximize development densities and intensities located in the Mixed Use-Suburban, Mixed Use-Urban, Commercial and Industrial Future Land Use districts categories (with the exception of residential development).*

#### **FLU 2.1.1 Infrastructure Capacities**

*Urban uses shall be concentrated in the urbanized areas with the most intense development permitted in the Mixed-Use Urban (MU-U) areas and areas with sufficient central water and sewer system capacity to accommodate higher density development. Land use densities may be increased through Comprehensive Plan amendments. This policy is intended to direct higher density urban uses to those areas with infrastructure capacities sufficient to meet demands and to those areas with capacities in excess of current or projected demand. Septic systems remain allowed through Florida Health Department permits where central sewer is not available.*

#### **GOAL CMS 1 Concurrency Management System**

*Escambia County shall adopt a Concurrency Management System to ensure that facilities and services needed to support development are available concurrent with the impacts of such development.*

#### **OBJ CMS 1.1 Level of Service Standards**

*Ensure that Escambia County's adopted Level of Service (LOS) standards for roadways, mass transit, potable water, wastewater, solid waste, stormwater, public schools and recreation will be maintained.*

#### **CMS 1.2.1 Concurrency Determination.**

*The test for concurrency shall be met and the determination of concurrency shall be made prior to the approval of an application for a development order or permit that contains a specific plan for development, including the densities and intensities of the proposed development. If an applicant fails concurrency, he/she may apply to satisfy the requirements of the concurrency management system through the proportionate fair share program. For applicants participating in the proportionate fair share program, the BCC must approve a proportionate fair share agreement before a certificate of*



*concurrency can be issued. A multi-use Development of Regional Impact (DRI) may satisfy the transportation concurrency requirements of the concurrency management system and of Section 380.06, Florida Statutes, by payment of a proportionate share contribution in accordance with the terms of Section 163.3180(12), Florida Statutes.*

### **Potable Water**

Emerald Coast Utility Authority (ECUA) would be the potable water provider for the parcel. The adopted level of service (LOS) standards for, potable water, are established in Comprehensive Plan Policy INF 4.1.7. ECUA standard is 250 gallons per capita per day per residential connection per day. For non-residential uses, the LOS requirements shall be based upon an Equivalent Residential Connection (ERC) to be calculated by the service provider at the time of application.

Unlike residential development for which population can be estimated from proposed dwelling units (households), non-residential development has no associated population that can be used to evaluate the potential impacts on the provider's adopted per capita LOS.

As indicated by the agent's analysis and confirmed by a letter from the Emerald Coast Utility Authority, potable water service exists in the area of the amendment parcel with a 12 inch water line on the north side of Becks Lake road and a two inch line on the south side.

### **Sanitary Sewer**

The adopted level of service standards for sanitary sewer established in Comprehensive Plan Policy INF 1.1.9 are an average of 210 gallons per residential connection per day and a peak of 350 gallons per residential connection per day. The policy also states that the LOS requirements for non-residential uses shall be based upon an equivalent residential connection calculated by the provider, and on the size of the non-residential water meter. However, neither the Emerald Coast Utilities Authority (ECUA) nor any other provider presently has sewer collection lines that can serve the parcel, the nearest connection is on the west side of Highway 29 on Muscogee Road. No documentation was provided to demonstrate the connection to sanitary sewer will be connected. In order to meet the requirement of the Comprehensive Plan, the developer will need to connect to sanitary sewer. The agent's analysis stated, "the new wastewater treatment facility will have a maximum treatment flow of 50mgd, suggesting it to adequately support new development through the design year of 2030.

### **Solid Waste Disposal**

*As established in Comprehensive Plan policy INF 2.1.4, the adopted LOS standard for solid waste disposal in the county is six pounds per capita per day. Solid waste from the parcel will be disposed at the Perdido Landfill. The current build-out of the 424-acre landfill facility is 74 acres. Based on population growth projections and estimated*

*annual Class 1 municipal solid waste (MSW) received, the estimated remaining life of the landfill is 70 years.*<sup>1</sup>

The agent identified Emerald Coast Utilities as the solid waste provider to service the parcel, but no characterization or quantification of waste generation was made.

The potential impacts of the non-residential development on a per capita adopted LOS standard for solid waste cannot be reasonably estimated, however, if granted the possibility exists for additional residential dwelling units. Based on the level of service standards and estimated life of the landfill, there will not be an additional impact on capacity.

### **Stormwater Management**

*Comprehensive Plan Policy INF 3.1.9 establishes the following minimum level of service standards for drainage:*

- a. The post development run-off rate shall not exceed the pre-development run-off rate for a 25-year storm event, up to and including an event with greatest intensity. However, the County Engineer may reduce detention/retention storage requirements for developments that provide a direct discharge of treated stormwater to the Gulf of Mexico, Escambia Bay, Pensacola Bay, or Perdido Bay.*
- b. Compliance with environmental resource permitting and other stormwater design and performance standards of the Florida Department of Environmental Protection and Northwest Florida Water Management District as prescribed in the Florida Administrative Code.*
- c. The contribution of the new development to any existing, functioning area-wide drainage system shall not degrade the ability of the area-wide system to adequately retain/detain/store and control stormwater run-off.*
- d. The design and construction for all major channels of stormwater systems under arterial and collector roads shall be predicated upon, and designed to control stormwater from, at least a 100-year storm event.*

Any new development on the parcel must meet these LOS requirements and may necessitate the construction of stormwater management facilities. Drainage LOS compliance would be addressed as part of the site development review process.

### **Traffic Concurrency**

*Under Comp Plan CMS 1.1.2 **Primary Tasks**. The County Administrator, or designee, shall be responsible for the five primary tasks described below:*

- a. Maintaining an inventory of existing public facilities and capacities or deficiencies;*
- b. Determining concurrency of proposed development that does not require BCC approval;*

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<sup>1</sup> Solid Waste, Escambia Co. Comp. Plan Implementation Annual Report, FY 09/10

- c. Providing advisory concurrency assessments and recommending conditions of approval to the BCC for those applications for development orders that require BCC approval;*
- d. Reporting the status of all public facilities covered under this system to the BCC and recommending a schedule of improvements for those public facilities found to have existing deficiencies; and*
- e. Administering the Proportionate Fair Share Program as outlined in the Land Development Code (LDC) and the Escambia County Concurrency Management System Procedure Manual, if the County CMS-1 and an applicant choose to utilize this program to mitigate transportation impacts on transportation facilities found to have deficient capacity during the process of testing for concurrency.*

The agent's description for the intended uses included industrial operations and focused on the current plant operations on the south side of Becks Lake Road to estimate future hourly trips on Becks Lake Road.

The county's Transportation & Traffic Operations Division analyzed the impacts on area roads from trips generated by potential use of the parcel. The analysis estimated the impacted road segments of U.S. Highway 29 and Muscogee Rd (CR-184) would all maintain their adopted levels of service established in Comprehensive Plan Policy Mobility Element (MOB)1.1.2 and would meet the test for concurrency prescribed by Land Development Code (LDC) Section 5.12.00. Potential trip generation was based on "industrial park" land use as defined by the Institute of Transportation Engineers. That use is a more trip-intensive use than possible heavy industrial use and is a best-fit characterization of the potential impacts of the industrial FLU. Using calculations based on the maximum density of 25 du/acre on 95 acres, with a mixed-use approach of both apartments and industrial, the traffic generated exceeded the capacity of US 29 and Muscogee Rd.

### **Recreation and Open Space**

*REC1.3.2 Open Space Requirements. Escambia County shall require the provision of open space by private development when such development is a planned unit development, a multi-family development, a mixed use commercial area or other similar types of development where relatively large land areas are involved. The requirements shall be contained within the LDC. All development projects of five acres or more shall be required to provide open space within the development or contribute to a fund therefore. Nothing in this policy shall be interpreted to eliminate the provision of open space for all projects as required by County regulations.*

Although the agent is not proposing a residential development, granting the amendment has the potential to create additional population up to 25 dwelling units/acre. If a residential development is proposed, the level of service standards would apply for the residential impacts for the proposed development.

## **Schools**

### **OBJ PSF 2.1 Level of Service Standards**

The agent indicated the future development would not be of residential nature causing no additional demand for school capacity. Calculating the more intense use for residential, if the amendment is granted, there is a possibility for an increase of approximately 850 elementary students, 418 middle school students, and 522 high school students for a total of 1,790 additional students, therefore creating the need to do mitigation to ensure the level of service standards are met in accordance with the comprehensive plan.

**SUMMARY:** Test for concurrency and allocation for capacity on roadways, potable water, wastewater, solid waste, stormwater, public schools and recreation, shall be determined at the time of site plan review.

## **ANALYSIS OF SUITABILITY**

*Suitability: The degree to which the existing characteristics and limitations of land and water are compatible with a proposed use or development.*

### **Impact on Wellheads, Historically Significant Sites and the Natural Environment:**

#### **Wellheads:**

*CON 1.4.1 **Wellhead Protection.** Escambia County shall provide comprehensive wellhead protection from potential adverse impacts to current and future public water supplies. The provisions shall establish specific wellhead protection areas and address incompatible land uses, including prohibited activities and materials, within those areas.*

The nearest potable wellhead, ECUA Cantonment well, is approximately 250 feet south of the parcel site. The site is within the 20 year travel time contour of that well. All impacts to the wellhead protection area must be reviewed and mitigated as part of the development review process.

#### **Historically Significant Sites:**

*FLU 1.2.1 **State Assistance.** Escambia County shall utilize all available resources of the Florida Department of State, Division of Historical Resources in the identification of archeological and/or historic sites or structures within the County. The County will utilize guidance, direction and technical assistance received from this agency to develop provisions and regulations for the preservation and protection of such sites and structures. In addition, the County will utilize assistance from this agency together with other sources, such as the University of West Florida, in identifying newly discovered historic or archaeological resources. The identification will include an analysis to determine the significance of the resource.*

The agent's analysis indicated no historical significance for the amendment site, and an email from the historical research associate with the University of West Florida (UWF) concluded no recorded archaeological sites, historic structures, cemeteries, or National Register of Historic Places properties were found on the subject parcel.

**Wetlands:**

*CON 1.1.2 **Wetland and Habitat Indicators.** Escambia County has adopted and will use the National Wetlands Inventory Map, the Escambia County Soils Survey, and the Florida Fish and Wildlife Conservation Commission's (FFWCC) LANDSAT imagery as indicators of the potential presence of wetlands or listed wildlife habitat in the review of applications for development approval. The Escambia County Hydric Soils Map is attached to this ordinance as Exhibit N.*

As reported in the agent's analysis, a site conditions survey submitted by Wetland Sciences, Inc., states that there are approximately 47(+/-) acres of wetland areas on the 190 (+/-) acre site with approximately 136(+/-) acres of uplands. The proposed development shall be reviewed for compliance with the all the federal, state and local regulations prior to the issuance of any site plan approval.

**Summary:** As previously stated, there were no archaeological or historic sites on the amendment parcel. The amendment shall avoid any potential impacts to the environmentally sensitive area and should preserve the natural function of wetlands and natural resource on the subject parcel. There are similar uses of density and intensity around the parcel which will strength the jobs-to-housing ratio in the area. Staff concludes that this development will satisfy the suitability analysis.

**Urban Sprawl:**

*A development pattern characterized by low density, automobile-dependent development with either a single use or multiple uses that are not functionally related, requiring the extension of public facilities and services in an inefficient manner, and failing to provide a clear separation between urban and rural uses.*

For determining if the amendment discourages the proliferation of urban sprawl, it must incorporate a development pattern or urban form that achieves four or more of the eight criteria listed. The amendment may meet the following:

1. *Directs or locates economic growth and associated land development to geographic areas of the community in a manner that does not have an adverse impact on and protects natural resources and ecosystems.*

The proposed amendment is part of a strategy directing this type of intense development to the central part of the county, away from sensitive coastal areas to the South, and USDA prime soils and farmlands to the North.

2. *Promotes the efficient and cost-effective provision or extension of public infrastructure and services.*

The proposed amendment is in close proximity to the extensive infrastructure that is accessed by other industrial uses within the area.

3. *Creates a balance of land uses based upon demands of residential population for the nonresidential needs of an area.*

In the same manner as the nearby Sector Plan, this amendment would support economic development and improve the jobs-to-housing balance.

4. *Provides uses, densities, and intensities of use and urban form that would remediate an existing or planned development pattern in the vicinity that constitutes sprawl or if it provides for an innovative development pattern such as transit-oriented development or new towns as defined in s. 163.3164.*

The proposed amendment allows for more intense use, higher density, more mix use, helps congregate industrial uses around transportation infrastructure and allowing for more industrial uses.

**SUMMARY:** It appears this proposed amendment has met four of the eight criteria to discourage the proliferation of urban sprawl.

## INITIAL TEST FOR TRAFFIC CONCURRENCY WORKSHEETS

### DEVELOPMENT REVIEW COMMENTS

Future Land Use Ammendment

Rev 01/28/03

Planning ID #:

Pre-App: \_\_\_\_\_ MP: \_\_\_\_\_ PP: \_\_\_\_\_ SP: \_\_\_\_\_ Mini: \_\_\_\_\_

Project Name & Address: Figure 8 Florida, LLC - Becks Lake Rd

Roadway Facility: US 29 from Nine Mile Rd to Well Line Rd

Project Description: Industrial Park District: \_\_\_\_\_ TAZ: \_\_\_\_\_

Worksheet Prepared By: Thomas Brown, Jr Phone: (850) 595-3404 Date: 09/19/11

### TRIP GENERATION

Source: latest edition of *Trip Generation*, ITE or data collected from related development may be accepted if sufficiently documented.

ITE Land Use: <u>Industrial Park</u>	ITE Code: <u>130</u>	Page #: <u>153</u>
Independent Variable: <u>Acres</u>		
Size of Independent Variable:	95.00	[A]
Average Rate for PH (4-6 P.M.) of Adjacent Street Traffic:	<u>8.84</u>	[B]
Driveway Trips (A*B), result from fitted curve		
equation or trips from locally collected data:	839.8	[C]
Internal Capture Rate Percentage (if applicable):		20% [D]
Internal Trips (C*D):		168.0 [E]
Adjusted Driveway Trips (C-E):		671.8 [F]
ITE Land Use: <u>Apartments</u>	ITE Code: <u>220</u>	Page #: _____
Independent Variable: <u>Dwelling Units</u>		
Size of Independent Variable:           25 du/ac x 95 ac	2375.00	[A]
Average Rate for PH (4-6 P.M.) of Adjacent Street Traffic:	<u>0.62</u>	[B]
Driveway Trips (A*B), result from fitted curve		
equation or trips from locally collected data:	1472.5	[C]
Internal Capture Rate Percentage (if applicable):		10%
Internal Trips (C*D):		147.3
Adjusted Driveway Trips (C-E):		1325.3
Pass-By Trip Percentage (if applicable):		0%
Pass-By Trips (F*G):		0.0
New Driveway Trips (F-H):	672 + 1325	<u>1997</u>

**AREA OF INFLUENCE FOR TRIP DISTRIBUTION / ASSIGNMENT**

Is the number of New Driveway Trips [I], greater than 50 for commercial or greater than 5% of the Service Volume (column 22) for residential?

**NO**

  X   If "YES" to [J], applicant is required to submit trip distribution for the proposed development. Applicant is encouraged to discuss methodology prior to preparing trip distribution.

       If "NO" to [J], continue with PART I: *De Minimis* Determination on the following page.

Escambia County Engineering Department, Traffic and Development Division



## ROADWAY IMPACT ANALYSIS

Complete an Attachment for *each* impacted roadway segment to determine if the traffic impact is *de minimis* (PART I).  
If the impact is non *de minimis*, continue with PART II. Reference the latest edition of the *Traffic Volume and Level Of Service Report*.

### Attachment 2 of 2

**Project Name and Address:** Figure 8 Florida, LLC - Becks Lake Rd  
**Roadway Facility:** Muscogee Rd from US 29 to CR-97

### PART I: *De Minimis* Determination

Based on the LDC Section 5.12.03 adopted March 1, 2001. Reference the latest edition of the *Traffic Volume and LOS Report*.

<b>New Driveway Trips (F-H):</b>	1997		[I]
<b>Trip Distribution (% entering):</b>	50%		[K]
<b>Allocated Trips (I*K):</b>	999		[L]
<b>2-Way PM PH Service Volume (column 18):</b>	1,480		[M]
<b>1% of Service Volume (column 21 or M*.01):</b>	15		[N]
Are Allocated Trips greater than 1% of the Service Volume (is L > N)?	984	YES	[O]
<b>Existing Total Trips (column 16):</b>	710		[P]
<b>Proposed Total Trips (L+P):</b>	1,709		[Q]
<b>110% of Service Volume (column 23 or M*1.10):</b>	1,628		[R]
Are Proposed Total Trips greater than 110% of the Service Volume (is Q > R)?	80	YES	[S]
Is the roadway segment on a designated hurricane evacuation route (column 24)?		NO	[T]

\_\_\_\_\_ If "NO" for [O], [S], and [T], traffic impact is *de minimis*. No further analysis is required.

  X   If "YES" for [O], [S], or [T], traffic impact is non *de minimis*. Continue with PART II.

\_\_\_\_\_ If "YES" to [T], continue with question [U] only, in PART II below; or

  X   If "YES" to [O] and/or [S] only and "NO" to [T], continue with question [V] only, in PART II below.

### PART II: Non *De Minimis* Concurrency Determination

If "YES" to [T], is the number of Proposed Total Trips greater than the Service Volume (is Q > M)?	229	N/A	[U]
If "NO" to [T], is the number of Proposed Total Trips greater than 110% of the Service Volume (is Q > R)?	80	YES	[V]

\_\_\_\_\_ If "NO," the roadway segment meets the test for concurrency. No further analysis required.

  X   If "YES," identify which method will be used to maintain the adopted Level of Service:

- \_\_\_\_\_ applying applicable trip reduction methods for service or commercial developments,
- \_\_\_\_\_ conducting a Traffic Impact Analysis Report (TIAR),
- \_\_\_\_\_ reducing the scale or scope of the proposed project,
- \_\_\_\_\_ withdrawing the application, or
- \_\_\_\_\_ identifying the roadway facility as part of the Transportation Concurrency Exception Area (TCEA) in a designated redevelopment area.

## ROADWAY IMPACT ANALYSIS

Complete an Attachment for *each* impacted roadway segment to determine if the traffic impact is *de minimis* (PART I).  
If the impact is non *de minimis*, continue with PART II. Reference the latest edition of the *Traffic Volume and Level Of Service Report*.

### Attachment 1 of 2

**Project Name & Address:** Figure 8 Florida, LLC - Becks Lake Rd  
**Roadway Facility:** US 29 from Nine Mile Rd to Well Line Rd

### PART I: *De Minimis* Determination

Based on the LDC Section 5.12.03 adopted March 1, 2001. Reference the latest edition of the *Traffic Volume and LOS Report*.

New Driveway Trips (F-H):	1997		[I]
Trip Distribution (% entering):	50%		[K]
Allocated Trips (I*K):	999		[L]
2-Way PM PH Service Volume (column 18):	3,390		[M]
1% of Service Volume (column 21 or M*.01):	34		[N]
Are Allocated Trips greater than 1% of the Service Volume (is L > N)?	965	YES	[O]
Existing Total Trips (column 16):	2,529		[P]
Proposed Total Trips (L+P):	3,528		[Q]
110% of Service Volume (column 23 or M*1.10):	3,729		[R]
Are Proposed Total Trips greater than 110% of the Service Volume (is Q > R)?	-202	NO	[S]
Is the roadway segment on a designated hurricane evacuation route (column 24)?		YES	[T]

         If "NO" for [O], [S], and [T], traffic impact is *de minimis*. No further analysis is required.

  X   If "YES" for [O], [S], or [T], traffic impact is non *de minimis*. Continue with PART II.

           X   If "YES" to [T], continue with question [U] only, in PART II below; or

         If "YES" to [O] and/or [S] only and "NO" to [T], continue with question [V] only, in PART II below.

### PART II: Non *De Minimis* Concurrency Determination

If "YES" to [T], is the number of Proposed Total Trips greater than the Service Volume (is Q > M)?	138	YES	[U]
If "NO" to [T], is the number of Proposed Total Trips greater than 110% of the Service Volume (is Q > R)?	-202	N/A	[V]

         If "NO," the roadway segment meets the test for concurrency. No further analysis required.

  X   If "YES," identify which method will be used to maintain the adopted Level of Service:

- applying applicable trip reduction methods for service or commercial developments,
- conducting a Traffic Impact Analysis Report (TIAR),
- reducing the scale or scope of the proposed project,
- withdrawing the application, or
- identifying the roadway facility as part of the Transportation Concurrency Exception Area (TCEA) in a designated redevelopment area.

LEGAL REVIEW

(COUNTY DEPARTMENT USE ONLY)

Document: CPA 2011-02- Becks Lake Rd

Date: 09/28/11

Date requested back by: 09/28/11

Requested by: Allyson Cain

Phone Number: 595-3547



(LEGAL USE ONLY)

Legal Review by *Schulz*

Date Received: *Sept. 28, 2011*

Approved as to form and legal sufficiency.

Not approved.

Make subject to legal signoff.

Additional comments:

**Ordinance  
Draft 2A**

ORDINANCE NO. 2011-\_\_\_

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**AN ORDINANCE OF ESCAMBIA COUNTY, FLORIDA, AMENDING PART II OF THE ESCAMBIA COUNTY CODE OF ORDINANCES, THE ESCAMBIA COUNTY COMPREHENSIVE PLAN: 2030, AS AMENDED; AMENDING CHAPTER 7, "THE FUTURE LAND USE ELEMENT," PROVIDING FOR AN AMENDMENT TO THE 2030 FUTURE LAND USE MAP, CHANGING THE FUTURE LAND USE CATEGORY OF A PARCEL WITHIN SECTION 11, TOWNSHIP 1N, RANGE 31W, PARCEL NUMBER 1000-002-001, TOTALING 188.61 (+/-) ACRES, LOCATED IN THE 200 BLOCK OF BECKS LAKE ROAD, FROM MIXED USE SUBURBAN (MU-S) TO MIXED USE URBAN (MU-U); PROVIDING FOR A TITLE; PROVIDING FOR SEVERABILITY; PROVIDING FOR INCLUSION IN THE CODE; AND PROVIDING FOR AN EFFECTIVE DATE.**

**WHEREAS**, pursuant to Chapter 163, Part II, Florida Statutes, Escambia County adopted its Comprehensive Plan on January 20, 2011; and

**WHEREAS**, Chapter 125, Florida Statutes, empowers the Board of County Commissioners of Escambia County, Florida to prepare, amend and enforce comprehensive plans for the development of the County; and

**WHEREAS**, the Escambia County Planning Board conducted a public hearing and forwarded a recommendation to the Board of County Commissioners, which has conducted a public hearing, reviewed and approved the changes to the Comprehensive Plan and authorized the transmittal of the proposed changes to the Florida Department of Economic Opportunity, Division of Community Development, for review and comment prior to considering the changes (amendments) for adoption; and

**WHEREAS**, the Board of County Commissioners of Escambia County, Florida finds that the adoption of this amendment is in the best interest of the County and its citizens;

**NOW, THEREFORE, BE IT ORDAINED** by the Board of County Commissioners of Escambia County, Florida, as follows:

1 **Section 1. Purpose and Intent**

2  
3 This Ordinance is enacted to carry out the purpose and intent of, and exercise the  
4 authority set out in, the Community Planning Act, Sections 163.3161 through 163.3215,  
5 Florida Statutes.  
6

7  
8 **Section 2. Title of Comprehensive Plan Amendment**

9  
10 This Comprehensive Plan amendment shall be entitled – "Comprehensive Plan  
11 Amendment 2011-02 – Becks Lake."  
12

13  
14 **Section 3. Changes to the 2030 Future Land Use Map**

15  
16 The 2030 Future Land Use Map, as adopted by reference and codified in Part II, of the  
17 Escambia County Code of Ordinances, the Escambia County Comprehensive Plan:  
18 2030, as amended; Chapter 7, "Future Land Use Element," Policy FLU 1.1.1; and all  
19 notations, references and information shown thereon, is further amended to include the  
20 following future land use change depicted on the map attached as Exhibit "A":  
21

22 One parcel within Section 11, Township 1N, Range 31W, Parcel Number  
23 1000-002-001 totaling 188.16 (+/-) acres, located within the 200 block of  
24 Becks Lake Road, from Mixed Use Suburban (MU-S) to Mixed Use Urban  
25 (MU-U).  
26

27  
28 **Section 4. Severability**

29  
30 If any section, sentence, clause or phrase of this Ordinance is held to be invalid or  
31 unconstitutional by any Court of competent jurisdiction, the holding shall in no way affect  
32 the validity of the remaining portions of this Ordinance.  
33

34  
35 **Section 5. Inclusion in the Code**

36  
37 It is the intention of the Board of County Commissioners that the provisions of this  
38 Ordinance shall be codified as required by Section 125.68, Florida Statutes, and that  
39 the sections, subsections and other provisions of this Ordinance may be renumbered or  
40 relettered and the word "ordinance" may be changed to "section," "article," or such other  
41 appropriate word or phrase in order to accomplish such intentions.  
42  
43

1 **Section 6. Effective Date**

2  
3 Pursuant to Section 163.3184(3)(c)4, Florida Statutes, this Ordinance shall not become  
4 effective until 31 days after the Department of Economic Opportunity, Division of  
5 Community Development, notifies Escambia County that the plan amendment package  
6 is complete. If timely challenged, this Ordinance shall not become effective until the  
7 Department of Economic Opportunity, Division of Community Development, or the  
8 Administration Commission enters a final order determining the Ordinance to be in  
9 compliance.

10  
11  
12 **DONE AND ENACTED** this \_\_\_\_\_ day of \_\_\_\_\_, 2011.

13  
14 BOARD OF COUNTY COMMISSIONERS  
15 OF ESCAMBIA COUNTY, FLORIDA

16  
17  
18 By: \_\_\_\_\_  
19 Kevin W. White, Chairman

20  
21 ATTEST: ERNIE LEE MAGAHA  
22 CLERK OF THE CIRCUIT COURT

23  
24  
25 By: \_\_\_\_\_  
26 Deputy Clerk

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28  
29 (SEAL)

30  
31  
32 ENACTED:

33  
34 FILED WITH THE DEPARTMENT OF STATE:

35  
36 EFFECTIVE DATE:

Wiley C. "Buddy" Page, MPA, APA  
Professional Growth Management Services, LLC  
5337 Hamilton Lane  
Pace, Florida 32571  
Office 850.994.0023 Cell 850.232.9853  
[budpagel@mchsi.com](mailto:budpagel@mchsi.com)

May 29, 2011  
VIA HAND DELIVERY

Ms. Allyson Cain  
Development Services Dept.  
3363 West Park Place  
Pensacola, Florida 32505

**RE: Large Scale FLUM Amendment**  
**Property Parcel: 11-1N-31-1000-002-001**  
**Address: 200 Becks Lake Road, Escambia County, FL**  
**Request: Mixed Use Suburban to Mixed Use Urban**

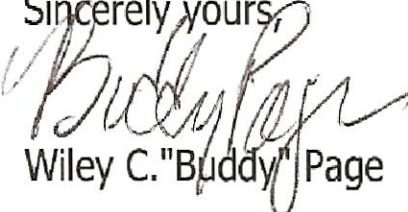
Dear Ms. Cain:

The attached application requests consideration to change the Future Land Use Map for the property referenced above from Mixed Use - Suburban MU-Sub to MU-Urban. This 190+ acre site was previously owned by International Paper Company and recently sold to Figure 8 Florida, LLC for development/resale.

If approved, the change will allow the new owners to develop rail front properties with uses consistent with existing properties on the south side of Becks Lake Road (across the street) and those of International Paper located several hundred feet southwest of the site.

The property has rail frontage on the easterly side and the property will allow for a new spur to enter from the west side of the property to service and facilitate the proposed industrial uses.

Please contact me if you have any questions or require anything further. Thank you.

Sincerely yours,  
  
Wiley C. "Buddy" Page

copy: Mr. Brian Brown



## 200 Becks Lake Road Site

### DATA AND ANALYSIS

This site is located approximately five miles north of Interstate 10 in the Cantonment community across Highway 29 from International Paper Company. Over the years, Cantonment built up around the paper company site (formally known as St. Regis Paper Company) and today has a population of some 9,600 residents.

Industrial related growth in the area has continued finding Escambia County locating its third industrial park venture less than 3 miles north of the site. Ellyson Field was the first County industrial park and is filled to capacity. The second was Oaks Industrial Park located on Nine Mile Road and the Navy Federal Credit Union is slated to buy the remaining parcel rendering this park full as well. None of these County developed parks have rail frontage as the proposed Figure 8 Florida site will offer. Justification for additional industrial park development is based upon the aforementioned, that is, two of the three existing County sponsored industrial parks are built out and this proposed new industrial park will be the only one in the area with rail frontage

Property located adjacent and east of the site has been acquired by the Emerald Coast Utilities Authority (ECUA). Becks Lake Road, which bounds the site's south property line, leads into their new site which came on-line approximately six months ago providing new wastewater treatment capacity and service to the area.

This new Central Wastewater Treatment Facility replaces the old Main Street facility located some 10-12 miles south in downtown Pensacola. The older facility had a capacity of 20mgd while the new facility will have a maximum treatment flow of 50mgd suggesting that new capacity will be adequate to support new development through the design year of 2030. The attached letter of capacity from ECUA confirms that adequate system resources are available to support potable water, sanitary sewer and solid waste needs for a development sized at 250,000sf and 50,000gpd.

This proposed development is not residential, therefore there will be little or no impact on school facilities or recreation and open space requirements as identified in the adopted Escambia

County Land Development Code and the Comprehensive Plan.

Stormwater management strategies and design will be identified once specific uses are known. While the site is relatively flat, special design considerations will be required because of the location of the potable water pumping well located across Becks Lake Road from the site. As shown on the attached aerial photograph, the actual wellhead is located within a building which measures some 248 feet south of the 190 acre site.

Stormwater management design will be developed through a close working relationship with County Engineering, FDEP, Water Management District and Emerald Coast Utility Authority engineering departments.

According to the attached environmental report, approximately 47.91 acres have been classified as likely jurisdictional under guidelines of the USCORPS, Florida Department of Environmental Regulation and Escambia county. Accordingly, any proposed development within these identified wetland areas will require review and approval of these regulatory offices.

Traffic generated from the site will likely exit on Becks Lake Road because of the existing traffic light at the Hwy 29 intersection. This route is currently used by traffic generated by the Stone Industrial Park located on the south side of Becks Lake Road. This park has extensive truck traffic exiting from the existing concrete and asphalt plant operations. As shown on the attached Escambia County Traffic and Level of Service Report, traffic from the site will exit onto Highway 29 (State Road 95) which is classified with a Level of Service LOS "D" where 73% of available capacity consumed leaving 27% available remaining capacity. In real numbers, then, over 900 PM, peak hour trips remain available. This project is projected to generate some 410 PM trips (See Spack Trip Generation Spreadsheet attached) which is within the available capacity of 900 PM trips noted earlier.

Wiley C. "Buddy" Page, MPA, APA  
Professional Growth Management Services, LLC

5337 Hamilton Lane  
Pace, Florida 32571  
Office 850.994.0023 Cell 850.232.9853  
budpage1@mchsi.com

September 26, 2011  
VIA HAND DELIVERY

Ms. Allyson Cain  
Development Services Dept.  
3363 West Park Place  
Pensacola, Florida 32505

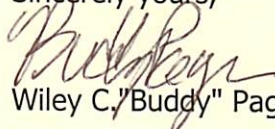
**RE: Urban Sprawl Assessment  
Becks Lake Road Plan Amendment Site  
Parcel: 11-1N-31-1000-002-001**

Dear Ms. Cain:

As requested, please find our response to the urban sprawl determination criteria contained in the Community Planning Act (HB7207) provided to us last week. Based upon our review, we believe that we meet five(5) of the seven (7) listed criteria thus demonstrating that our proposed amendment will not result in urban sprawl.

Please call with any questions or need for additional information. Thank you.

Sincerely yours,

  
Wiley C. "Buddy" Page

copy: Mr. Brian Brown

# Proposed Becks Lake Road Plan Amendment

## Addressing Components of Urban Sprawl

The State of Florida recently revised definitions and statutory requirements for Comprehensive Plan amendments with the passage of the Community Planning Act. Many changes are contained in Chapter 163 with new language under definitions for urban sprawl as follows:

**163.3164 (51)** "Urban sprawl" means a development pattern characterized by low density, automobile-dependent development with either a single use or multiple uses that are not functionally related, requiring the extension of public facilities and services in an inefficient manner, and failing to provide a clear separation between urban and rural uses.

The Community Planning Act included several evaluation standards to determine if a proposed development would actually constitute urban sprawl. The following represents a response to each of the appropriate standards as follows:

**(I)** Directs or locates economic growth and associated land development to geographic areas of the community in a manner that does not have an adverse impact on and protects natural resources and ecosystems.

**RESPONSE:** This proposed development site is located in an area that has a long industrial land use pattern. The 190 acres contains some 45 acres of jurisdictional wetlands as identified in the wetlands study contained in this application. These identified acres contain ecosystems that are protected from development by regulatory agencies including the US Army Corps of Engineers, the US Environmental Protection Agency, the Florida Department of Environment Protection and Escambia County. All proposed development plans will be submitted to these agencies for prior review and approval. Proposed development plans will include design limitations so as to have little or no adverse impact on these natural resources and ecosystems. We meet this standard.

**(II)** Promotes the efficient and cost-effective provision or extension of public infrastructure and services.

**RESPONSE:** All public infrastructure is located in the right of way at the site. This includes ample water, sanitary sewer, electrical power, and a natural gas pipeline currently serving an asphalt plant located across the street from the site. Development of the site will not require any new paved public roadway. We meet this standard.

**(III)** Promotes walkable and connected communities and provides for compact development and a mix of uses at densities and intensities that will support a range of housing choices and a multimodal transportation system, including pedestrian, bicycle, and transit, if available.

**RESPONSE: N/A** The site will contain rail spurs and warehousing activities. We do not meet this standard.

**(IV)** Promotes conservation of water and energy.

**RESPONSE:** This development is a proposed warehouse complex with side rail access. By grouping a variety of warehouse users at a single clustered location, the project encourages a one stop impact for water and energy usage. While these users typically have low water consumption, the centralized location at rail side should certainly promote savings on energy, especially truck diesel and locomotive fuel oil. We meet this standard.

**(V)** Preserves agricultural areas and activities, including silviculture, and dormant, unique, and prime farmlands and soils.

**RESPONSE:** According to International Paper, the site was purchased in the early 1930s and planted with slash pine trees. With several harvests over the years, the upland portions of the site have been open and vacant for the past 15-20 years. Soil conditions were viewed as marginal to unfavorable for the scale and operation of International Paper. We meet this standard.

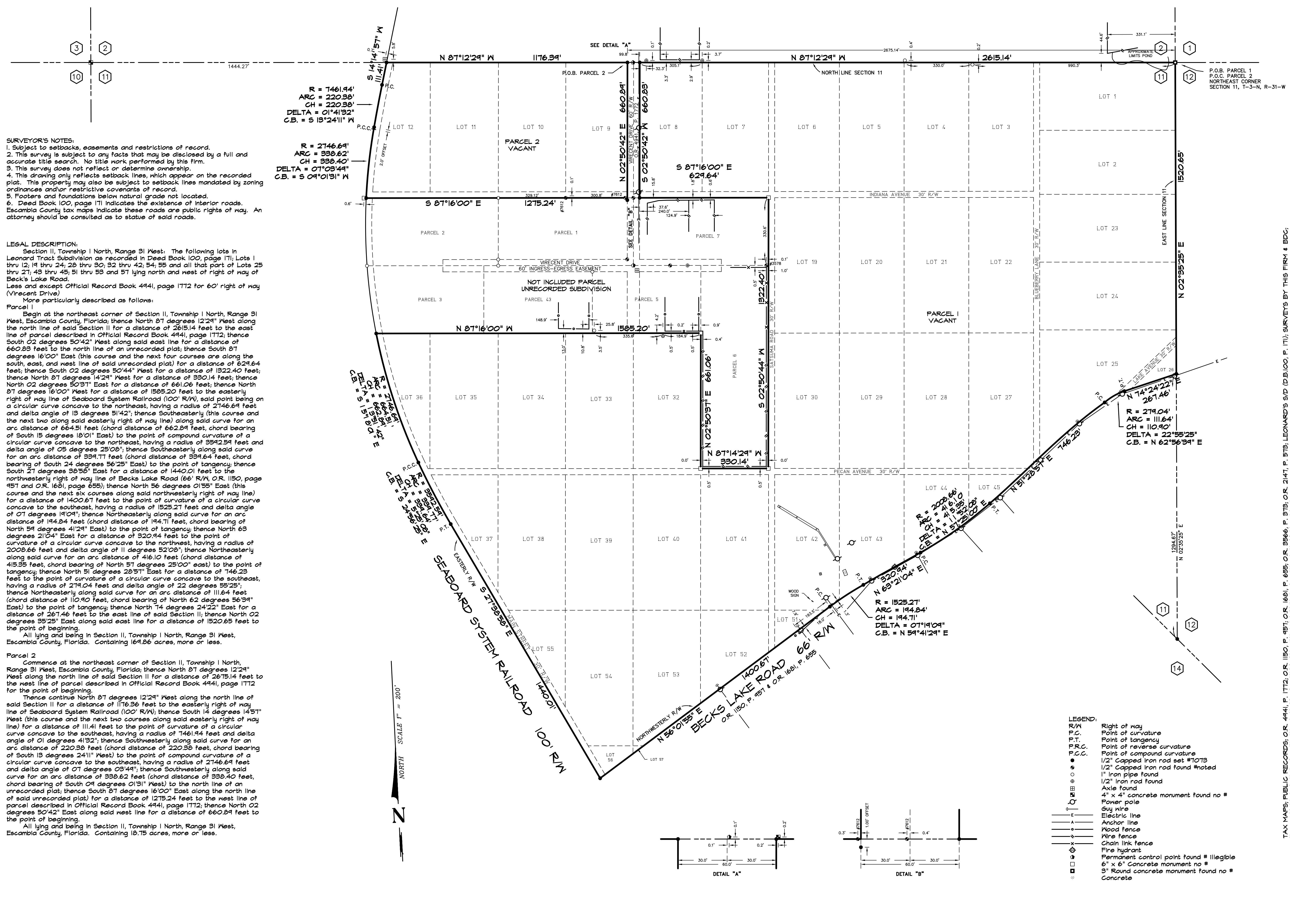
**(VI)** Preserves open space and natural lands and provides for public open space and recreation needs.

**RESPONSE:** While the site will contain some 45 acres in their natural state, it will not contain any public open space or recreational sites. We partially meet this standard.

**(VII)** Creates a balance of land uses based upon demands of residential population for the nonresidential needs of an area.

**RESPONSE:** Since the paper mill located in the Cantonment area over 75 years ago, workers created a need for affordable housing to be located as close to the plant as possible. Also, suppliers and related shop services located near the plant as well. These growth activities have resulted in many residential demands together with additional demand for warehousing services related to the mill as well. This proposed site, then seeks to meet and balance those needs. We meet this standard.

**SUMMARY:** Given the requirement that at least four of the seven criteria listed above must be met, we believe we are consistent with five including I, II, IV, V, and VII. Accordingly, this proposed future land use amendment discourages the proliferation of urban sprawl.



**SURVEYOR'S NOTES:**  
 1. Subject to setbacks, easements and restrictions of record.  
 2. This survey is subject to any facts that may be disclosed by a full and accurate title search. No title work performed by this firm.  
 3. This survey does not reflect or determine ownership.  
 4. This drawing only reflects setback lines, which appear on the recorded plat. This property may also be subject to setback lines mandated by zoning ordinances and/or restrictive covenants of record.  
 5. Footers and foundations below natural grade not located.  
 6. Deed Book 100, page 171 indicates the existence of interior roads. Escambia County tax maps indicate these roads are public rights of way. An attorney should be consulted as to status of said roads.

**LEGAL DESCRIPTION:**  
 Section II, Township I North, Range 31 West: The following lots in Leonard Tract Subdivision as recorded in Deed Book 100, page 171; Lots 1 thru 12; 14 thru 24; 26 thru 30; 32 thru 42; 54; 55 and all that part of Lots 25 thru 27; 43 thru 45; 51 thru 53 and 57 lying north and west of right of way of Beck's Lake Road.  
 Less and except Official Record Book 4441, page 1772 for 60' right of way (Virecent Drive).  
 More particularly described as follows:  
 Parcel 1

Begin at the northeast corner of Section II, Township I North, Range 31 West, Escambia County, Florida; thence North 87 degrees 12'24" West along the north line of said Section II for a distance of 2615.14 feet to the east line of parcel described in Official Record Book 4441, page 1772; thence South 02 degrees 50'42" West along said east line for a distance of 660.83 feet to the north line of an unrecorded plat; thence South 87 degrees 16'00" East (this course and the next four courses are along the south, east, and west line of said unrecorded plat) for a distance of 629.64 feet; thence South 02 degrees 50'44" West for a distance of 1922.40 feet; thence North 87 degrees 14'21" West for a distance of 330.14 feet; thence North 02 degrees 50'31" East for a distance of 661.06 feet; thence North 87 degrees 16'00" West for a distance of 1585.20 feet to the easterly right of way line of Seaboard System Railroad (100' R/W), said point being on a circular curve concave to the northeast, having a radius of 2746.69 feet and delta angle of 13 degrees 51'42"; thence Southeasterly (this course and the next two along said easterly right of way line) along said curve for an arc distance of 664.51 feet (chord distance of 662.89 feet, chord bearing of South 15 degrees 18'01" East) to the point of compound curvature of a circular curve concave to the northeast, having a radius of 3592.59 feet and delta angle of 05 degrees 25'08"; thence Southeasterly along said curve for an arc distance of 339.17 feet (chord distance of 339.64 feet, chord bearing of South 24 degrees 56'25" East) to the point of tangency; thence South 21 degrees 38'58" East for a distance of 1440.01 feet to the northwesterly right of way line of Beck's Lake Road (66' R/W, O.R. 1150, page 495 and O.R. 1681, page 655); thence North 56 degrees 01'53" East (this course and the next six courses along said northwesterly right of way line) for a distance of 1400.87 feet to the point of curvature of a circular curve concave to the southeast, having a radius of 1525.27 feet and delta angle of 07 degrees 19'09"; thence Northeasterly along said curve for an arc distance of 194.84 feet (chord distance of 194.71 feet, chord bearing of North 54 degrees 41'29" East) to the point of tangency; thence North 63 degrees 21'04" East for a distance of 320.94 feet to the point of curvature of a circular curve concave to the northwest, having a radius of 2008.66 feet and delta angle of 11 degrees 52'08"; thence Northeasterly along said curve for an arc distance of 416.10 feet (chord distance of 415.55 feet, chord bearing of North 57 degrees 25'00" East) to the point of tangency; thence North 51 degrees 28'57" East for a distance of 746.23 feet to the point of curvature of a circular curve concave to the southeast, having a radius of 2719.04 feet and delta angle of 22 degrees 55'25"; thence Northeasterly along said curve for an arc distance of 111.64 feet (chord distance of 110.90 feet, chord bearing of North 62 degrees 56'39" East) to the point of tangency; thence North 74 degrees 24'22" East for a distance of 267.46 feet to the east line of said Section II; thence North 02 degrees 35'25" East along said east line for a distance of 1520.65 feet to the point of beginning.

All lying and being in Section II, Township I North, Range 31 West, Escambia County, Florida. Containing 164.86 acres, more or less.

**Parcel 2**  
 Commence at the northeast corner of Section II, Township I North, Range 31 West, Escambia County, Florida; thence North 87 degrees 12'24" West along the north line of said Section II for a distance of 2615.14 feet to the west line of parcel described in Official Record Book 4441, page 1772 for the point of beginning.

Thence continue North 87 degrees 12'24" West along the north line of said Section II for a distance of 1176.36 feet to the easterly right of way line of Seaboard System Railroad (100' R/W); thence South 14 degrees 14'51" West (this course and the next two courses along said easterly right of way line) for a distance of 111.41 feet to the point of curvature of a circular curve concave to the southeast, having a radius of 7461.94 feet and delta angle of 01 degrees 41'32"; thence Southwest along said curve for an arc distance of 220.38 feet (chord distance of 220.38 feet, chord bearing of South 13 degrees 24'11" West) to the point of compound curvature of a circular curve concave to the southeast, having a radius of 2746.69 feet and delta angle of 07 degrees 03'44"; thence Southwest along said curve for an arc distance of 338.62 feet (chord distance of 338.40 feet, chord bearing of South 09 degrees 01'31" West) to the north line of an unrecorded plat; thence South 87 degrees 16'00" East along the north line of said unrecorded plat for a distance of 1275.24 feet to the west line of parcel described in Official Record Book 4441, page 1772; thence North 02 degrees 50'42" East along said west line for a distance of 660.89 feet to the point of beginning.

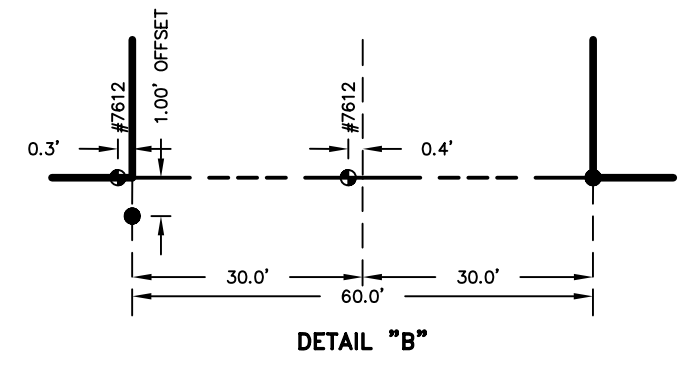
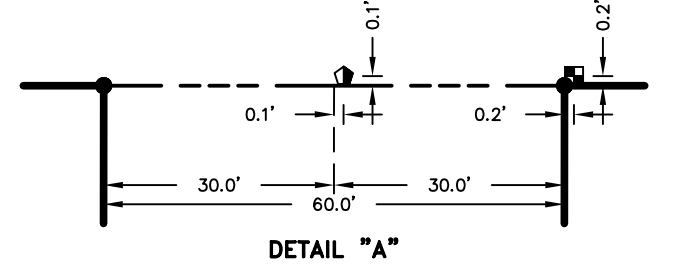
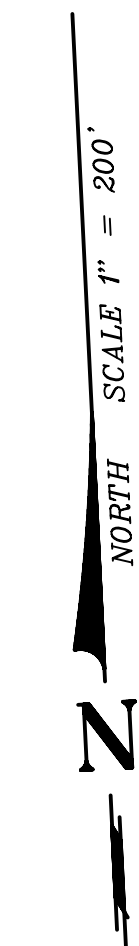
All lying and being in Section II, Township I North, Range 31 West, Escambia County, Florida. Containing 18.75 acres, more or less.

R = 7461.94'  
 ARC = 220.38'  
 CH = 220.38'  
 DELTA = 01°41'32"  
 C.B. = S 13°24'11" W

R = 2746.69'  
 ARC = 338.62'  
 CH = 338.40'  
 DELTA = 07°03'44"  
 C.B. = S 09°01'31" W

R = 2719.04'  
 ARC = 111.64'  
 CH = 110.90'  
 DELTA = 22°55'25"  
 C.B. = N 62°56'39" E

R = 1525.27'  
 ARC = 194.84'  
 CH = 194.71'  
 DELTA = 07°19'09"  
 C.B. = N 59°41'29" E



- LEGEND:**
- R/W Right of way
  - P.C. Point of curvature
  - P.T. Point of tangency
  - P.R.C. Point of reverse curvature
  - P.C.C. Point of compound curvature
  - 1/2" Capped iron rod set #1073
  - 1/2" Iron pipe found
  - ⊕ 1" Iron pipe found
  - ⊗ Axle found
  - ⊠ 4" x 4" concrete monument found no #
  - Power pole
  - Guy wire
  - Electric line
  - Anchor line
  - Wood fence
  - Wire fence
  - Chain link fence
  - ⊕ Fire hydrant
  - ⊕ Permanent control point found # Illegible
  - ⊕ 6" x 6" Concrete monument found no #
  - ⊕ 9" Round concrete monument found no #
  - ⊕ Concrete

TAX MAPS: PUBLIC RECORDS; O.R. 4441, P. 1772; O.R. 1150, P. 495; O.R. 1681, P. 655; O.R. 9566, P. 515; O.R. 2147, P. 579; LEONARD'S S/D (D.B.100, P. 171); SURVEYS BY THIS FIRM & BDC;

Source of information: FDOT MAPS STATE ROAD 45, SECTION 46040-2566 AND BECK'S LAKE ROAD SECTION 46120-2602;

Bearing Reference NORTH BASED ON THE NORTH LINE OF SECTION II  
 AS N 87°12'24" W  
 Ordered By: MRS. DAVID WHITEHOUSE  
 Date of Survey: 4-25-08  
 Elevation Reference: Date of Plat: 10-1-08  
 Encroachments: FENCES, GUY WIRES, UTILITY LINES  
 Drawn by: FWJ

**WILLIAM, WILMAE, RICHARD & ASSOCIATES, INC.**  
 LAND SURVEYORS  
 100 NORTH NINTH AVENUE  
 PENSACOLA, FLORIDA 32501  
 (850) 454-6666 FAX (850) 454-6661  
 E-MAIL: Pgsurvey@earthlink.net

I hereby certify that this survey was made under the Minimum Technical Standards as set forth by the Florida Board of Professional Land Surveyors in Chapter 61G17-6, Florida Administration Code, pursuant to Section 472-027, Florida Statutes.

**Walter J. Glaze** PSM #6130  
**David D. Glaze** PSM #5605

**SHEET 1 OF 1**

SCALE: 1" = 200'  
 FILE NO. C-6016  
 JOB NO. 39745-08  
 FB 1334 PG 65-74  
 FB 1333 PG 69-72

Drawn by: FWJ

**A BOUNDARY SURVEY AND LEGAL DESCRIPTION OF A PORTION OF SECTION II, T-1-N, R-31-W INTERNATIONAL PAPER**



# SITE CONDITIONS SURVEY

PARCEL ID #

190 acres +/-Becks Lake Rd.  
ESCAMBIA COUNTY, FLORIDA

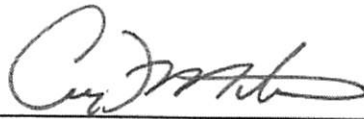
Project No. 2011-218

Prepared For:

Rock Creek Capital  
501 Riverside Ave Suite 902  
Jacksonville, Florida 32202

Prepared By:

Craig D. Martin  
Sr. Scientist



---

Wetland Sciences, Inc.  
1829 Bainbridge Ave.  
Pensacola, Florida 32507

Date:

September 14, 2011



## 1.0 INTRODUCTION

Wetland Sciences, Inc. (WSI) was retained by Rock Creek Capital to perform a Site Conditions Survey of a +/- 190 acre parcel. The parcel is located at north of Beck Lake Rd., and east of Highway 29, Parcel Reference #11-1N-31-2 in Escambia County, Florida, herein referred to as the *property*.

The purpose of the survey was to identify any natural resource of concern (i.e. wetlands, state or federally listed rare, threatened, or endangered species, and critical habitat) and to identify measures necessary to comply with state and federal resource protection measures for any resource identified.

A WSI professional performed a visual inspection of the site and recorded pertinent observations.

The following sections of this report include a description of the site and address observations relating to the ecological condition of the property.

## 2.0 METHODS

The first part of the study focused on the identification of wetland resources in accordance with delineation methods set forth in *33 CFR 320-330* and *Chapter 62-340 F.A.C.* The first step in such studies began with researching available information such as the U.S. Geological Survey 7.5 min Quadrangle, U.S. Department of Agriculture's Natural Resource Conservation Services Soil Survey for Escambia County, U.S. Department of the Interior's National Wetland Inventory Maps, and aerial photographs. The second step includes a pedestrian survey in which a field scientist analyzes the plant community structures, soils, and indirect hydrologic indicators.

The second part of the study focused on the presence of any rare, threatened, or endangered species and/or their critical habitats within the subject parcel. The current study undertook reviews of federal and state laws. Results of these reviews were used to develop a comprehensive list of threatened and endangered species, or species of special concern, that may occur on the project site.



Through evaluation of the classified land uses and vegetation types, as well as those citing habitat preferences for rare, threatened and species of special concern, specific areas were identified that could possibly support listed species. Field verification of land use, associated vegetation types and the comprehensive field evaluation was conducted over a one-day period in April 2011. This study was based on a Land Use, Cover and Forms Classification System (FLUCFCS) and focused on habitats that could potentially support state or federally listed species or species of special concern. The survey was performed within all habitats encountered and had the sole aim of determining habitat status of such flora or fauna by concentrating on signs suggesting their presence and activities. Surveys were based on visual and audible detection methodologies as outlined within the FGFWFC manual entitled, *Wildlife Methodology Guidelines for Section 18.D of the Application for Development Approval, 1988*.

The pedestrian surveys were accomplished during morning hours in an effort to observe, hear, and record evidence of faunal activity within the survey boundaries. Specific identification methodologies utilized during the surveys are described within the following paragraphs.

### 3.0 EXISTING SITE CONDITIONS

The *property* is un-developed and has generally been used for silvicultural operations, and has been clear-cut around 2005. Parcels surrounding the property exist as agricultural, residential and other vacant undeveloped lands within various phases of silvicultural operations.

The property consists of upland and wetland communities.

Canopy within the uplands is very sparse and consists of mainly of live oak (*Quercus virginiana*), Water oak (*Quercus nigra*), and slash pine (*Pinus elliottii*)

Soils within the uplands as classified by the United States Department of Agriculture Soil Conservation Services' Soil Survey of Escambia County, Florida consist of the Robertsdale Sand, 0-5% slopes.

The jurisdictional wetland complex could be ecologically characterized as bottomland forested drains. The wetlands are hydrologically connected to off-site wetlands, and eventually Escambia River

Soils within the wetlands as classified by the United States Department of Agriculture Soil Conservation Services' Soil Survey of Escambia County, Florida consist of the Doravan Muck associated with the interior drains, and, Troup-Poarch association- both of these are nationally described hydric soils within the Fluvaquents complex.

Figure 1 represents the results of the limited ground truthing and aerial interpretation of wetland resources located within the subject parcel.

#### **4.0 BIOLOGICAL ASSESSMENT FOR FEDERALLY OR STATE LISTED SPECIES**

##### **4.1 Introduction**

This document details a survey that was conducted to determine the status of threatened and endangered flora and fauna associated with the subject parcel. This report also discusses methodologies and findings associated with the survey.

##### **4.2 Classification System**

This section defines the classification systems, reviews the Federal, State, and local regulations established for the protection and preservation of threatened and endangered species, discusses the potential presence of any such species, and finally lists other species encountered during the field surveys.

Certain Federal and State regulatory departments have the authority to protect rare, threatened and endangered flora and fauna that occur in Florida. The United States Fish and Wildlife Service (USFWS) maintains a list as authorized by the Endangered Species Act of 1973 (16 USC 1531), and which enumerates the Endangered and Threatened Wildlife and Plants, 50 CFR 17.11-12. The Florida Game and Freshwater Commission (FGFWC) maintains a list of the protected animals in the state by authority of the Florida Endangered and Threatened Species Act of 1972 (Section 372.072, Florida Statutes) and the Wildlife code of the State of Florida (Chapter 39, FAC). The FGFWC list of threatened and endangered animals protected by these laws is published in Section 39-27.03-.05, FAC. The preservation of Native Flora of Florida Act (Sections 581.185, 581.186 (partial), and 581.201 Florida Statutes), passed in 1978, establishes a public policy for native flora in the State of Florida. The Florida Department of Agricultural and Consumer Services (FDACS) regulate the protection of threatened and endangered plant species in the state. The plant and

animal species identified in the preservation of Native Flora of Florida Act and by FDACS are published in Section 581.185-87, Florida Statutes. A publication periodically released by FGFWFC summarizes the list of plant and animal species that are regulated by the USFWS, FGFWC, and FDACS. The FGFWFC list also includes species protected under the Convention on International Trade in Endangered Species of Wild Fauna and Flora (CITES).

Additionally, The Florida Department of Environmental Protection has contracted with the Nature Conservancy to maintain a list of the endangered and threatened flora and fauna for the state of Florida which includes species generated by all of the lists identified in the above paragraph. The Florida Natural Areas Inventory (FNAI) list summarizes the status and distribution of both plant and animal species and also provides descriptions of their habitats within the state. The FNAI species are not provided federal or state protection, but the compilation is utilized by regulatory agencies for general information.

In 1978, the Florida Committee on Rare and Endangered Plants and Animals published an inventory of the statewide distribution of potentially threatened and endangered species. This multi-volume series detailed descriptions, distributions, and evaluations of the status of species considered in peril. The volumes contain species that are not listed as protected by Federal and State mandates.

Listed species are either classified as endangered (E), threatened (T), of special concern (SSC), or under review (UR) for such listing. Endangered species include those threatened with extinction if deleterious factors continue to impact their populations. These include species whose numbers have already declined to a critically low number or whose habitats have been so critically reduced or degraded that some assistance is necessary to ensure their survival.

Threatened species populations, although not as critically stressed as endangered species, are also jeopardized. Species of special concern are those that warrant special attention due to similarity in appearance to other species, commercial exploitation, environmental changes, and/or trends that indicate long-term population declines. Species listed within this category may also have potential impact on endangered or threatened populations of other species.

The pedestrian survey of the subject site was conducted during the early morning hours and in a random meandering fashion.

## 5.0 RESULTS AND SUMMARY

Seven man-hours were expended during site reconnaissance and examination proceedings.

No state or federally listed plant or animal species were confirmed as residing within the survey boundaries. Habitat is marginal for gopher tortoises, and a more thorough investigation would be undertaken prior to site development.

The subject parcel is comprised both upland and wetland communities. The wetlands found within the subject parcel would fall under the regulatory jurisdiction of either the U.S. Army Corps of Engineers under **33 CFR 320-330**, Florida Department of Environmental Protection under **Rule 17-340, F.A.C. F.S.** and **Rule 9J-5.003(149), F.A.C.**, or Escambia County under their comprehensive plan and land development code. The wetlands examined would range from medium quality to low quality due to the clearing, and presence of invasive species such as privet (*Ligustrum spp*)

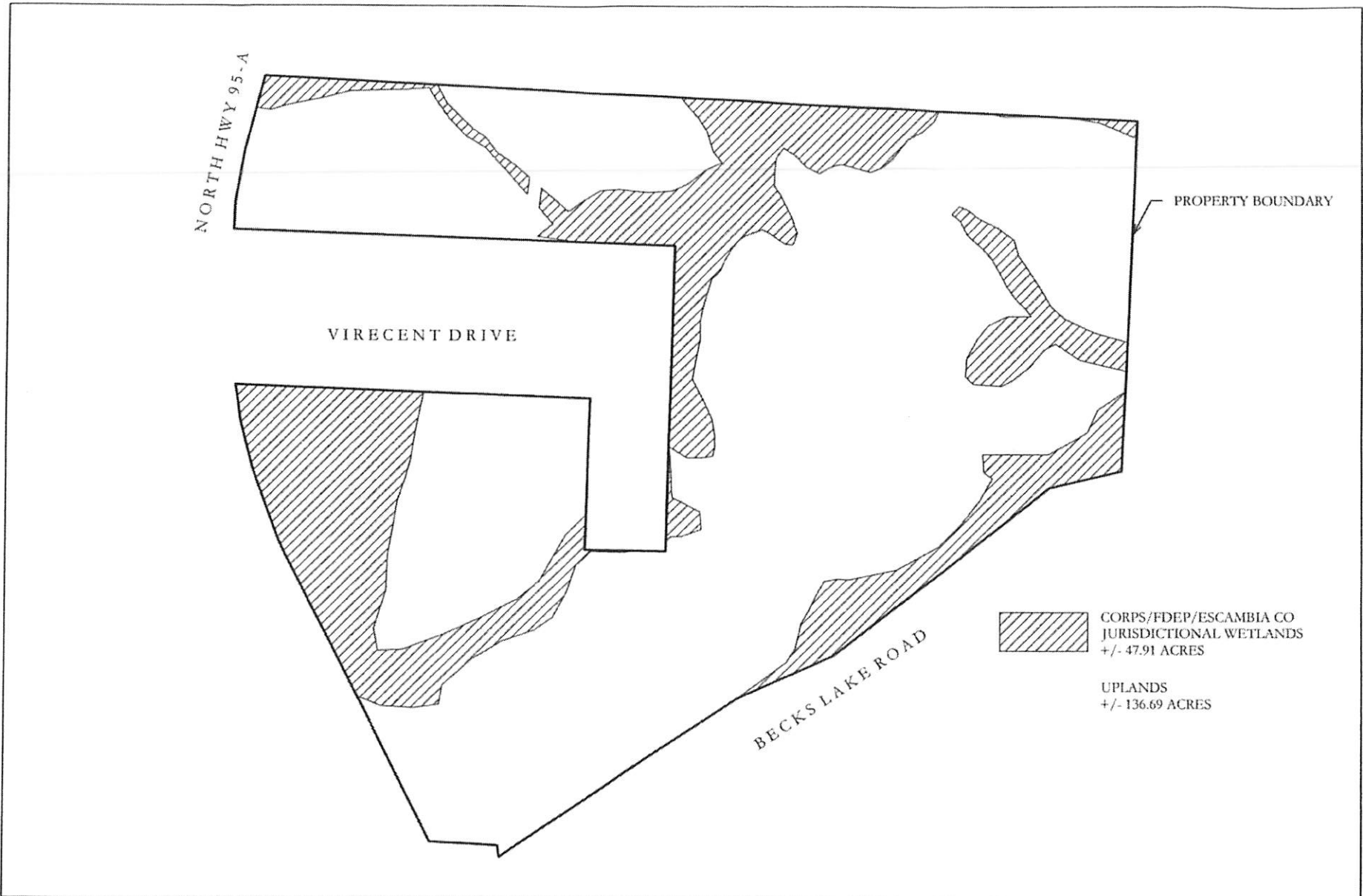
Be advised, the information presented within this report represents the professional opinion of the scientist that performed the work and is intended to furnish the client with an approximation of the status of natural resources on the site under consideration.

Questions regarding the contents or conclusions of this report can be directed to Craig Martin of Wetland Sciences, Inc at either the address or telephone number listed on the title page.

## 6.0 REFERENCES

- Allen, M. 1988. Wildlife Survey Methodology Guidelines - for Section 18.D of the Application for Development Approval. FG&FWFC, Tallahassee, FL.
- Environmental Laboratory. 1987. Corps of Engineers wetlands delineation manual. Technical Report Y-87-1. U.S. Army Engineer Waterways Experiment Station, Vicksburg, MS.
- Florida Department of Transportation, Surveying & Mapping Section. 1999. Florida Land Use, Cover And Forms Classification System Handbook, Third Edition.
- United States Department of Agriculture, Soil Conservation Service. 1985a. 26 Ecological Communities of Florida.
- United States Department of Agriculture, Soil Conservation Service. 1993. National soil survey handbook, title 430-VI. (Available in the State Office of the Natural Resources Conservation Service at Gainesville, Florida.)

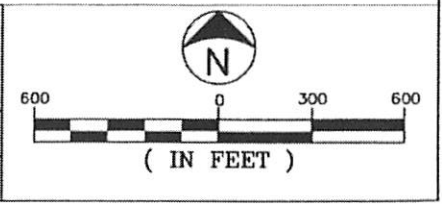
**Figure 1.**  
**Aerial Interpretation of wetland resources**



AERIAL INTERPRETATION OF  
JURISDICTIONAL WETLANDS

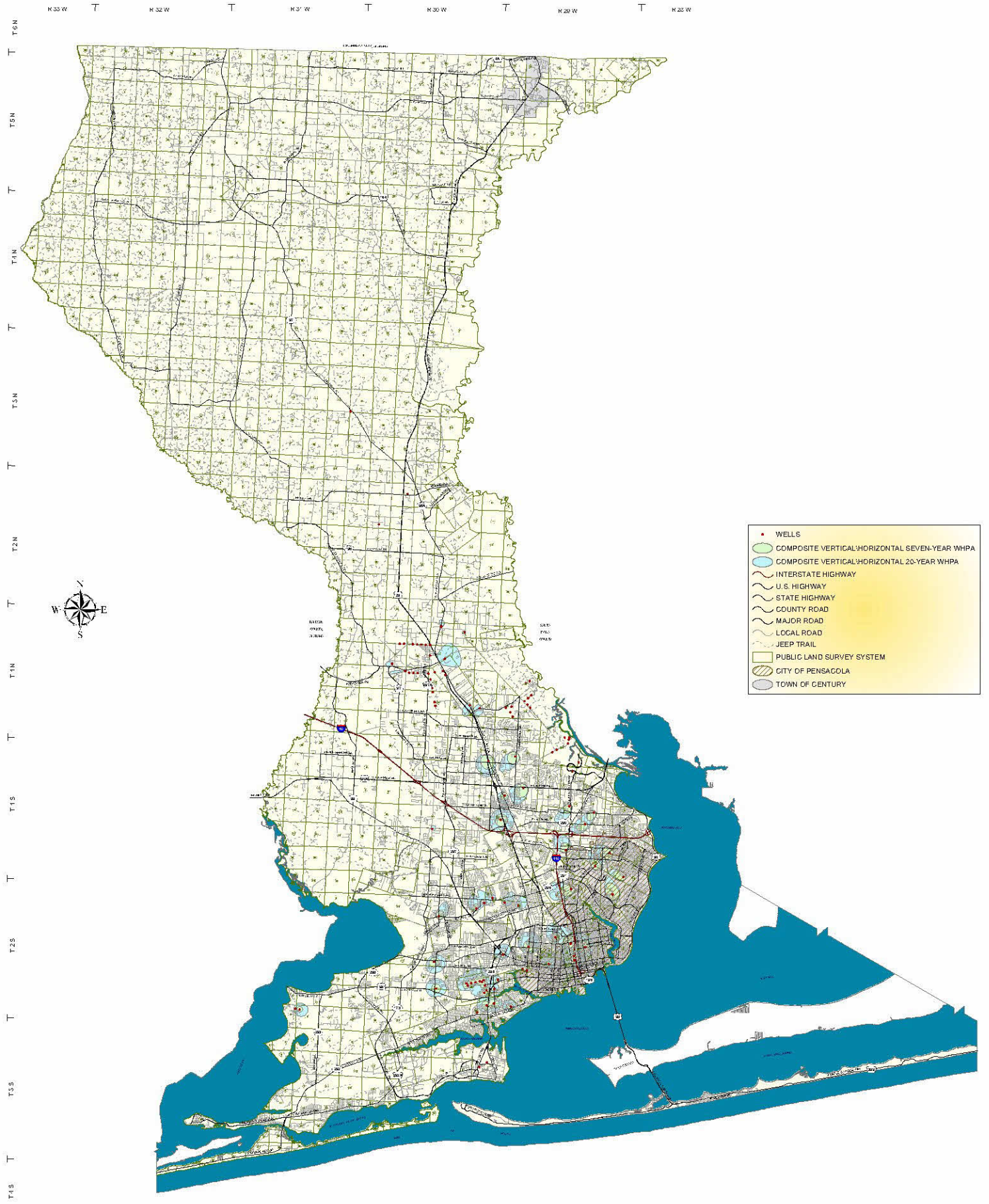
PROJECT #2011-218  
DRAWN BY: JAT

DATE: SEPTEMBER 13, 2011  
SCALE: 1" = 600'





# COMPOSITE VERTICAL/HORIZONTAL SEVEN-YEAR AND TWENTY-YEAR WELLHEAD PROTECTION AREAS FOR PUBLIC SUPPLY WELLS



- WELLS
- COMPOSITE VERTICAL/HORIZONTAL SEVEN-YEAR WHPA
- COMPOSITE VERTICAL/HORIZONTAL 20-YEAR WHPA
- INTERSTATE HIGHWAY
- U. S. HIGHWAY
- STATE HIGHWAY
- COUNTY ROAD
- MAJOR ROAD
- LOCAL ROAD
- JEEP TRAIL
- PUBLIC LAND SURVEY SYSTEM
- ▨ CITY OF PENSACOLA
- ▨ TOWN OF CENTURY

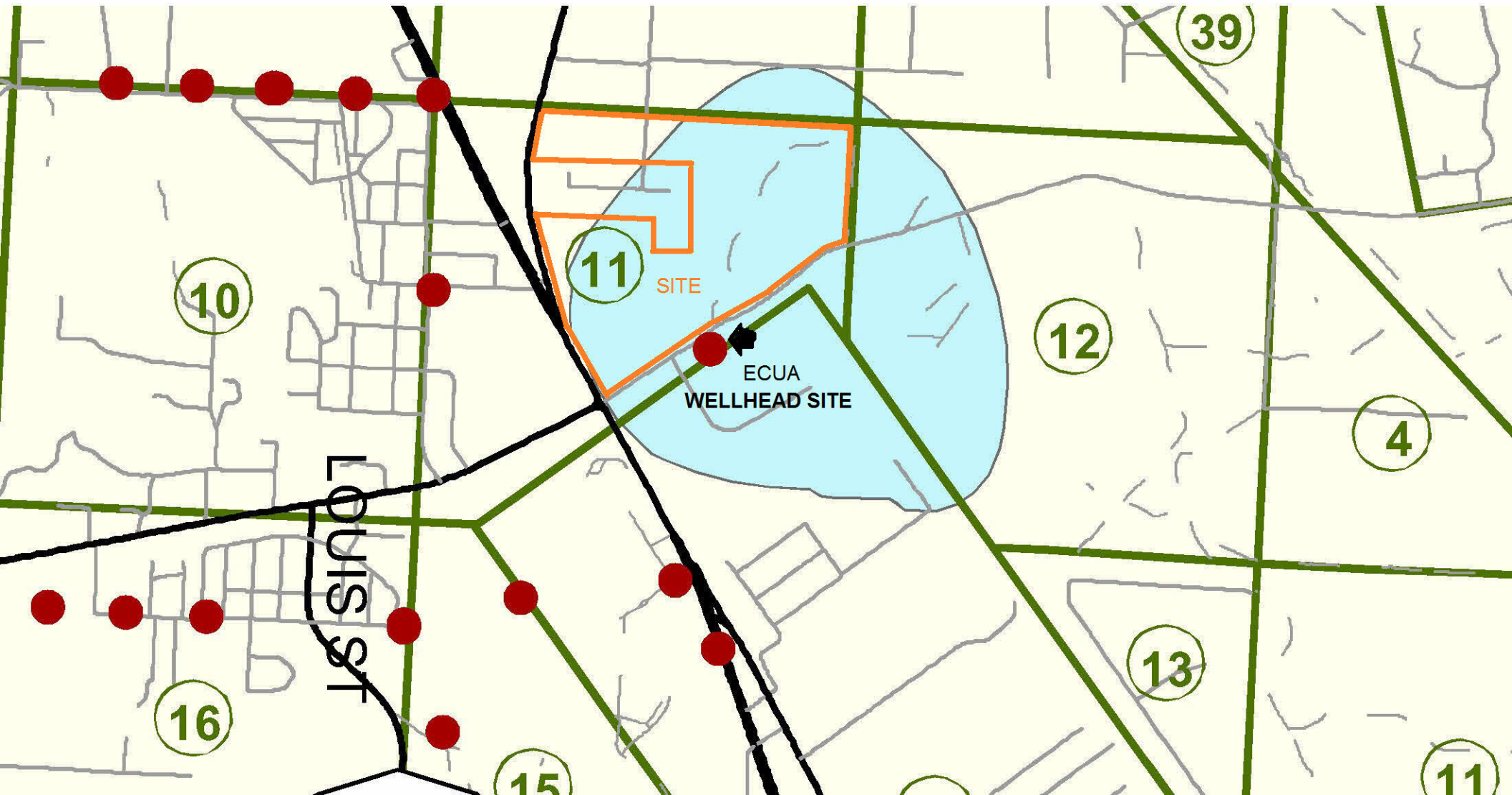
RECEIVED  
By macain at 3:29 pm, Aug 23, 2011

Source: Wellhead Protection Areas and well locations provided by Northwest Florida Water Management District 1998.  
This map was prepared by the Escambia County GIS Office and is intended for informational purposes only. This map does not constitute a warranty or any form of insurance or any other financial product. It is not intended to be used for any other purpose than that for which it was prepared. © 2011 Escambia County, Florida.





# SITE PROXIMITY TO ECUA WELLHEAD LESS THAN 200' SOUTH OF PROPERTY LINE.





**BOARD OF COUNTY COMMISSIONERS**  
Escambia County, Florida

**AI-1539**

**Item #: 6. A.**

**Planning Board-Regular**

**Meeting**  
**Date:** 10/10/2011

---

**Agenda Item:**

**1. BARRANCAS REDEVELOPMENT PLAN UPDATE:**

Recommendation that the Planning Board review and approve the Barrancas Redevelopment Plan Update

---

**Attachments**

Barrancas Redevelopment Plan



**BOARD OF COUNTY COMMISSIONERS  
ESCAMBIA COUNTY, FLORIDA**

**TO:** Planning Board

**FROM:** Keith Wilkins, Director, Community & Environment Department

**THRU:** T. Lloyd Kerr, AICP, Director, Development Services Department

**DATE:** September 19, 2011

**RE:** Barrancas Community Redevelopment Area Plan Update

**RECOMMENDATION:**

That the Planning Board take the following actions:

- A. Review the Draft Barrancas Community Redevelopment Plan Update for conformance with the Escambia County Comprehensive Plan for the development of the County; and
- B. Authorize the Chairman to sign the written correspondence to the Community Redevelopment Agency (CRA) stating the updated plan is in conformance with the Comprehensive Plan.

**BACKGROUND:**

The Board of County Commissioners (BCC) adopted the initial Barrancas Redevelopment Plan, along with the area boundaries, on September 19, 2002. The original plan contains demographic information, redevelopment and plan implementation strategies, and a capital improvement program projects schedule. All the original capital improvement projects and several other plan recommendations have been completed since plan implementation.

The 2011 Plan includes new demographic information and housing conditions, revised redevelopment and implementation strategies, and updated capital improvements program projects schedule and updated maps such as zoning, future land use and existing land use.

Section 163.360 (4), Florida Statutes, requires that the plan should be submitted to the local planning agency for review and recommendations as to conformity with the County's Comprehensive Plan. A staff analysis of the relevant goals and objectives is attached. If the Planning Board concurs that the updated plan is in conformance with the Comprehensive Plan, a sample recommendation letter to the CRA is attached for Chairman signature.

**BUDGETARY IMPACT:**

Funding sources for the planning improvements include the Barrancas Tax Increment Financing Trust Fund, Community Development Block Grants, Local Option Sales Tax funds, and non-County funding sources to be determined.

**LEGAL CONSIDERATIONS/SIGN-OFF:**

The Barrancas Redevelopment Plan Update Draft will be reviewed as to form and legal sufficiency by Escambia County Legal Office prior to the BCC public hearing.

**PERSONNEL:**

No additional personnel are required for implementation of this Plan Update.

**POLICY/REQUIREMENT FOR BOARD ACTION/DISCUSSION:**

Section 163.360 (4), Florida Statutes states "Prior to its consideration of a community redevelopment plan, the community redevelopment agency shall submit such plan to the local planning agency of the county or municipality for review and recommendations as to its conformity with the comprehensive plan for the development of the county or municipality as a whole. The local planning agency shall submit its written recommendations with respect to the conformity of the proposed community redevelopment plan to the community redevelopment agency within 60 days after receipt of the plan for review."

**IMPLEMENTATION REQUIREMENTS:**

The Community & Environment Department and Community Redevelopment Agency (CED/CRA) staff in cooperation with other County departments and agencies will implement the updated Plan as outlined.

**COORDINATION WITH OTHER AGENCIES/PERSONS:**

The updated Plan was prepared in cooperation with area stakeholders through community meetings. Input was also gathered from other County departments including Parks and Recreation, Engineering, Planning and Zoning, Neighborhood Enterprise Foundation, Inc., and Geographic Information Systems.

- Attachments:
- Barrancas Community Redevelopment Plan Update
  - Staff Analysis for Determination of Conformance with Comprehensive Plan
  - Written correspondence letter for PB Chair to sign

# BARRANCAS REDEVELOPMENT PLAN



**DRAFT**  
**September 2011**

Prepared by:  
Community Redevelopment Agency  
Community & Environment Department

**BARRANCAS REDEVELOPMENT PLAN  
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## **EXECUTIVE SUMMARY**

The Community Redevelopment Act of 1969 was enacted to provide local governments within the State of Florida with the “tools” necessary to revitalize the deteriorated portions of their communities. These “tools” include the establishment of the Community Redevelopment Agency (CRA) to administer redevelopment plans and delegate certain powers to this agency such as the power to designate certain areas as slum or blighted areas; propose modifications to community redevelopment plans; issue revenue bonds; and approve the acquisition, demolition, removal, or disposal of property.

On July 1, 1977, the Florida Legislature amended the Community Redevelopment Act to allow governments to use tax increment financing (TIF) as a tool for redevelopment. The amended Act also allows a designated CRA to utilize revenues from the sale of tax increment bonds for specific projects aimed at redeveloping and improving “slum” or “blighted” areas in their community. The location and extent of such areas and redevelopment projects must first, however, be objectively established and so designated by the local governing authority.

Community Redevelopment Agencies are granted the authority to undertake redevelopment projects following adoption of a community redevelopment plan as outlined in the Community Redevelopment Act F.S. 163.360. The Redevelopment Plan guides future development and expenditures from the Trust Fund so as to eliminate existing conditions of blight and to create a condition for continued private reinvestment in the district. The Plan provides a framework for coordinating and facilitating public and private redevelopment of the Area. Development and implementation of the Plan involves the efforts of the Agency, the private sector financial and business community and other governmental agencies. Following the adoption of the initial Plan, subsequent modifications and amendments may be adopted by the Governing Body pursuant to F.S. 163.361.

The Board of County Commissioners adopted the original Barrancas Redevelopment Area Plan on September 19, 2002 Resolution R2002-88.

## **1. REDEVELOPMENT PRIORITIES & STATUS**

The priorities outlined below highlight the imminent concerns and issues affecting the Barrancas Redevelopment Area. They are designed to combat the specific problems or issues while also taking advantage of existing strengths in the Barrancas Redevelopment Area.

### **1. Code Enforcement, Cleanup and Housing Rehabilitation**

#### The Priority

Nearly 94 percent of the residential structures are in fair, poor, or dilapidated condition, and just over 70 percent were built in 1950 or earlier. Working with homeowners to achieve improved housing conditions, in tandem with rehabilitation financial assistance and code enforcement are vital in changing the appearance and livability of the residential areas. Likewise, working with owners of a large percentage of rental housing units, especially through code enforcement, is necessary to achieve these results. Commercial businesses need to clean up outside storage.

#### The Status

The CRA continues to make concerted and systematic efforts at disseminating information on County and federal housing rehabilitation assistance programs so that homeowners are aware of the several opportunities available for improvements. The high percentage of residential structures grant applications may be due to the tremendous negative impact created by Hurricane Ivan in September 2004.

The County has increased the number of Clean Sweeps and public education programs to increase compliance. The Environmental Enforcement Division has instituted a program of systematic code enforcement. In addition to housing conditions, Environmental Enforcement must address debris in yards and similar property maintenance issues in residential areas, commercial outside storage areas, and on vacant properties.



## **2. Commercial Corridors**

### The Priority

There are no major arterial roadways in the Barrancas Redevelopment Area. Barrancas Avenue is classified as a minor arterial street, and commercial uses along this corridor are mixed in terms of their visual impact on the gateway to Pensacola NAS and the Barrancas neighborhoods. Old Corry Field Road is designated as a collector roadway which the traffic capacity is built to allow low to moderate traffic flow. It primarily serves to move traffic from Barrancas Avenue (the southernmost segment) north to Navy Boulevard, Jackson Street, and Mobile Highway. Old Corry Field Road provides access to several residential properties and neighborhoods, such as Aero Vista and Edgewater.

As a result of the relocation of the Bayou Chico Bridge, commercial properties along Olde Barrancas are more isolated and several businesses have since closed down. However, some parcels were already vacant or underutilized due to problems with shallow lots more conducive to residential uses, contamination or other problems.

### The Status

Below market interest rate loans to small businesses willing to locate in the redevelopment area should be provided. Parcels with contamination problems may exist. The CRA Brownfields Program has assisted several commercial property owners with contamination problems within the Barrancas Redevelopment Area and will continue to offer financial opportunities to future contaminated sites in the future. Financial assistance and revolving loans are available for site assessment and cleanup, and a number of tax credits and other incentives are available for participants in the program. The Brownfields program can help bring idle or abandoned properties back into productive use.

In fact, due to the BCC approval in May 2011 to designate all parcels located within the five Community Redevelopment Areas as Brownfields, this should incentivize property owners to tap into a number of beneficial incentives for site assessment, cleanup, and redevelopment.

## **3. Parks & Community Center**

### The Priority

There were only two small neighborhood parks, Lakewood and Aero Vista, located in the Barrancas

Redevelopment Area. Their sizes (less than two acres each) limit them to passive recreational use only. Although there are no schools in the Barrancas Redevelopment Area, there are four schools within one mile of the western boundary with a combined enrollment of approximately 2500 students. Many adult residents expressed a desire for a park with a variety of amenities that they can use to enhance the health and well-being for all the residents within the surrounding area.

In addition, the residents of this area did not have access to a regional community center to organize supervised recreation for youth, organized sports or classes on various topics for adults, special programs for seniors, and to acquire needed information about county services and how to obtain them. During the Bayou Chico Small Area Study Public Workshops in 2001, and CRA Public Workshops in 2002, many residents expressed a need and desire for a community center in their area.

#### The Status

The County acquired approximately 30 acres of the Lexington Terrace property for the creation of a regional community park. The acquisition has provided sorely needed opportunities for supervised recreation for youth and recreational activities for adults. The construction of the Lexington Terrace Community Center also expanded the community's involvement in the area, allows for meetings and community events. Future expansion to the Community Center may be constructed to accommodate future demands, if the situation arises.

In addition, Lexington Terrace Park serves as a trailhead for the Southwest Greenway Trail System and Jones Swamp Creek Preserve, connecting Bayou Chico to Perdido Bay by trail (details on Preserve below).

In addition, the County acquired a small amount of waterfront right of way from FDOT at the end of Olde Barrancas Avenue, allowing for the creation of The Olde Barrancas Observation Garden. The amenities include a pleasant meandering trail, an architectural park bench with a canopy, an architectural trash receptacle, bird nests and some native landscaping. The Observation Garden meets the requirements established by the National Wildlife Federation to be designated as a certified wildlife habitat.

## **4. Crime**

#### The Priority

Although not the direct responsibility of the CRA, crime is a major contributing factor to blight in the area.

Residents also have expressed a high perception of crime in the area at several public workshops.

#### The Status

The Barrancas Community Improvement Association and individual neighborhood watch programs need to work closely with the Sheriff's Community Relations team. The CRA will continue to strongly encourage the formation of more neighborhood watch groups throughout the area. Crime must be eliminated if residential reinvestment is to occur.

The CRA will continue to utilize and encourage the private use of Crime Prevention through Environmental Design (CPTED) standards to correct security problems related to site elements such as lighting and vegetation.

### **5. Drainage and Improved Water Quality**

#### The Priority

Stormwater pollutant runoff directly into Bayou Chico has been a lingering problem in the Barrancas Redevelopment Area. Residents have reported street flooding on Old Corry Field Road and in the Lakewood Subdivision due to inadequate retention of storm water runoff. Barrancas and Olde Barrancas Avenues are served by existing storm water facilities while the majority of other streets in the area lack any facilities. The condition of storm water facilities on Olde Barrancas is in need of upgrading.

The Bayou Chico waterbody is listed on the US Environmental Protection Agency (EPA) 303(d) list. The 303(d) list is a list of impaired and threatened waters that the Clean Water Act of 1977 began requiring all states to submit for EPA approval every two years on even-numbered years.

#### The Status

The County's Water Quality and Land Management Division, along with assistance from FDOT and the Northwest Florida Water Management District, currently track the storm water drainage system in the Barrancas Redevelopment Area and have plans for future improvements.

The County along with FDEP, the City of Pensacola, ECUA, the Bay Area Resource Council, the Bayou Chico Association, the Escambia County Health Department, local stakeholders, and other entities are currently finalizing the Bayou Chico Basin Management Action Plan (BMAP). The BMAP is a concerted

effort to support the statewide watershed management approach to restore and protect Florida's water quality. In 2008, FDEP adopted Total Maximum Daily Loads (TMDLs) for the following waterbodies that are included in the BMAP: Bayou Chico, Jones Creek, Jackson Creek, Bayou Chico Beach, and Sanders Beach. TMDLs are water quality targets for specific pollutants (such as fecal coliform) that are established for impaired waterbodies that do not meet their designated uses based on Florida's water quality standards. The BMAP is currently in draft form and is expected for final completion by Fall 2011.

One of the improvements to alleviate some of the storm water drainage issues in the Barrancas Redevelopment Area is the construction of a retention pond at Lexington Terrace Park. The Water Quality and Land Management Division applied and received a FDEP grant to design and build a retention pond at Lexington Terrace Park adjacent to Bayou Chico. The purpose of the retention pond is to alleviate flooding problems on Old Corry Field Road and to filter storm water runoff from the Lexington Terrace property, Moreno Courts, and Old Corry Field Road. The project also became part of the overall Jones Swamp Creek Preserve and Trail Project, connecting Bayou Chico to Perdido Bay by trail and addressing storm water runoff problems throughout western Pensacola.

## **6. Housing Construction**

### The Priority

With seventy percent of houses built in 1950 or earlier, clearly there has been little new construction in this area. The age of many houses is reflected in the large percentages that are in fair condition, meaning repair or rehabilitation is required. Although there appears to be more opportunity for housing rehabilitation than new in-fill construction, there are some vacant lots and some houses that should be demolished. Also, there was a vacant 11.71 acre parcel on the north side of Barrancas Avenue, surrounded by single-family housing, making it a prime candidate for medium to high-density residential development.

### The Status

Housing construction has been addressed through the encouragement of in-fill housing on vacant lots, especially on the 11.71 acre parcel now known as Lakewood Cottages. The BCC approved the rezoning application of this parcel from R-2 to R-4 to provide the opportunity for the construction of clustered affordable housing dwellings based on the increased level of density permitted. Following the rezoning, a local engineering firm and agent, jehle-halstead, inc., successfully subdivided the parcel into 92 lots and

received approval of the site through the County's Planned Unit Development (PUD) process by the Planning Board and the Development Review Committee. The BCC subsequently approved the PUD in June 2008.

To date, 11 single-family dwellings have been constructed with 9 (which is the total allotment) meeting the requirement for affordable housing. All the structures meet the guidelines laid out in the Barrancas Design Guidelines Manual. The intention of the project is to focus on the use of nonprofit and profit developers to produce new housing that is affordable to low and moderate-income households.

## **7. Sewers**

### The Priority

Prior to the establishment of the Barrancas Redevelopment Area and adoption of the Plan, ECUA sanitary sewers served less than five percent of the area. Specifically, Mahogany Mill Townhomes, Mahogany Mill Apartments, Millview Terrace housing complex, and a few parcels on Odessa Lane, Carys Lane, Broadmoor, Lemhurst, and Barrancas Avenue are served. Area Housing Commission sanitary sewers also serve Moreno Court, which is less than five percent of the area. All other commercial and residential properties rely on septic tanks. This is especially problematic because of the impact or potential impact of aging septic tanks on the drinking water supply and water quality in Bayou Chico.

### The Status

The Lakewood Subdivision is currently under expansion of the ECUA sewer system because of the eminent concern of septic contamination to Bayou Chico. The ECUA implemented plans are to install sanitary sewer service in the Lakewood area in five phases. See ECUA Lakewood Sewer Project map in Other Maps section of this plan. The CRA is providing financial assistance to help complete ECUA's project and/or to extend sewer to the commercial areas of Barrancas and Olde Barrancas Avenues in combination with developer funding, particularly in conjunction with major reinvestment projects. Phases I, II and III are complete with Phase IV, IVA, IVB, V and VI currently under contract. The final completion of the Lakewood Sewer Expansion project is expected to be summer of 2012.

## 8. Street Lighting and Sidewalks

### The Priority

Poorly illuminated streets without sidewalks discouraged the residents of the Barrancas Redevelopment Area from walking through their residential areas at night and increased the potential for criminal activity to occur. Both of these conditions exist, but have been targeted through the efforts of the CRA through the installation of safe lighting locations and sidewalks. The priority for sidewalks should provide safe pedestrian access to bus stops, parks, schools just outside of the Barrancas Redevelopment Area, and commercial waterfront and corridor locations. Bus service exists on Barrancas Avenue (a minor arterial road) and Old Corry Field Road (a collector road).

### The Status

With the cooperation of Gulf Power, lights have been installed throughout the Barrancas Redevelopment Area in three phases. Below is a list of the number of lights that were installed in each phase:

Barrancas – Phase I

129 – 8800 Cobra head Fixtures; 8 – 8’ Arms; 3 – 12’ Arms

Barrancas – Phase II

70 – 8800 Cobra head Fixtures; 2 – 8’ Arms; 1 – 12’ Arm

Barrancas – Phase III

74 – 8800 Cobra head Fixtures

In addition to the numbers above, the CRA has installed 32 architectural street lights at the Lakewood Cottages Subdivision and continues to fund the street lighting utilities since initial construction. The CRA also plans to install similar lights to the current Mahogany Mill Boat Ramp and Road project in which the completion of construction is expected for July 2012.

The streetscape features added to Olde Barrancas Avenue and the installation of streetlights throughout several areas of Barrancas has positively affected the safety in the residential areas along the corridor. The CRA finished construction of sidewalks along Old Corry Field Road from Lexington Terrace south to Barrancas Avenue in 2009/10. The FDOT finished construction of sidewalks on Barrancas Avenue as part

of a street resurfacing project in 2002/2003.

Priority sidewalk installation has be coordinated with ECUA's five phase Lakewood Sewer Project, installing from east to west, to be cost effective and avoid reconstruction. Future installation in the following locations will provide access to bus stops, Lexington Terrace Park and Community Center, and commercial areas on the waterfront and on Barrancas Avenue:

- Alba Plena Road
- Rue Max Road
- Aero Vista Neighborhood

## **9. Streetscaping**

### The Priority

Barrancas Avenue is an important gateway to the Barrancas Redevelopment Area and a major military installation, NAS Pensacola and Old Corry Field Station. With the realignment of the Bayou Chico Bridge, the new Barrancas Avenue beginning at the bottom of the bridge heading west towards Old Corry Field Road needs landscaping and better character definition. The relocation of the Bayou Chico Bridge has significantly changed the character of Olde Barrancas, creating new opportunities for streetscaping and beautification along new and old commercial corridors.

Public participation in the Bayou Chico Small Area Study conducted in 2001 indicated significant support for streetscaping and beautification, particularly as it applies to creating an identity for the area. Specific study recommendations included the use of gateways and other vertical elements in strategic locations combined with streetscaping and landscaping improvements to help define the area and improve the appearance of economic stability to stimulate commercial and residential reinvestment.

The study also recommended development of design guidelines for public and private improvements, taking advantage of a FDOT resurfacing project on Barrancas Avenue by applying for a Highway Beautification Grant to make streetscape and landscaping improvements, taking advantage of the County's planned resurfacing of Olde Barrancas Avenue to incorporate desired roadway changes and streetscape design when it is most cost effective, and development of a public art program to soften some of the harshness of the non-residential uses along the waterfront. The addition of bike lanes and

narrowing of traffic lanes and median area in FDOT's Barrancas Avenue resurfacing project preclude median landscaping.

Any redesign of Olde Barrancas Avenue, especially regarding the elimination of traffic lanes, will require consultation with Mocar Oil Company located at the end of Olde Barrancas due to the amount of large oil truck traffic they generate.

#### The Status

The CRA requested and received Community Development Block Grant (CDBG) funding and hired a consultant who created urban design guidelines (October 2006) for the Barrancas Redevelopment Area that provides focus and a sense of identity to public and private streetscape improvements.

The CRA requested and received CDBG funding and hired an Architectural and Engineering Design firm who developed a conceptual redesign of Olde Barrancas Avenue prior to the resurfacing by County Engineering. Olde Barrancas Avenue was reduced from four to two lanes to act as a countermeasure from the decreased traffic count due to relocation of the Bayou Chico Bridge. This allowed for parking curb extensions, bicycle lanes, and landscaping in the median and sidewalks alongside the roadway. The streetscaping of Olde Barrancas Ave has created a boulevard effect and has rejuvenated life along the mixed use area of residences and commercial and industrial businesses.

The CRA will research options for implementing additional traffic calming devices, such as stop-bars and roundabouts, throughout the residential areas for increased safety and aesthetic value.

### **10. Traffic Management and Circulation Patterns**

#### The Priority

The relocation of the Bayou Chico Bridge and the creation of the new Barrancas Avenue section joining the bridge to the older section of Barrancas Avenue has created some new traffic problems. Specifically, there is a considerable amount of speeding occurring at the Bayou Chico Bridge, often making it difficult for motorists to turn onto the new section of Barrancas from Weis Lane. The speeding continues uninterrupted west on Barrancas Avenue for nearly two miles due to the lack of any traffic signals along that stretch of roadway. Also, the realignment of the roadway has resulted in errant traffic getting onto Olde Barrancas.



There also are problems of traffic backing up on Old Corry Field Road, especially at the intersection with Barrancas Avenue. It is an undivided two-way local road that serves as a collector between the Warrington and Barrancas communities and NAS Pensacola. It has few turn lanes and no pedestrian refuges to assist with crossing.

#### The Status

The CRA and Barrancas Community Improvement Association has been working with the Traffic Engineering Division to address the speeding problems on Barrancas Avenue, and requested that appropriate action be taken. The CRA will explore additional traffic calming techniques such as landscaping, special pavement treatments, and pedestrian refuge islands.

The CRA also will work with the Traffic Engineering Division to install signage on Barrancas Avenue near Broadmoor Lane that will direct through traffic onto New Barrancas and away from Olde Barrancas. Other streetscaping elements as well as a gateway feature may be included.

## **11.Zoning**

#### The Priority

The Bayou Chico Small Area Study was prompted in large measure by the incompatible zoning and land uses that resulted from the relocation of the Bayou Chico Bridge. Lands that were once located adjacent to a major roadway are now more isolated, and properties that had once been isolated now front on a major roadway. Many participants in the study also expressed a desire to clean up zoning in the area and supported the incorporation of design guidelines and a marine-oriented theme in order to create a more cohesive look for the area.

#### The Status

The CRA hired HHI, a Planning, Landscape Architecture and Environmental Graphics firm, to lead the community through a process of developing public and private urban design guidelines that build on the unique characteristics of the area and enhance the marine oriented nature of the community. These design guidelines are currently being incorporated into all commercial, neighborhood mixed use, and waterfront zoning districts.

Specific changes were made to the Escambia County Land Development Code (LDC) primarily for the R-3 zoning district. The changes include the prohibition of new mobile homes to be constructed in the R-3 zoning district. The mobile homes currently located in the specific zoning districts are protected by the non-conforming regulations set in LDC. The rezoning of several R-3 properties and a few C-2 to R-6 along the south side of Olde Barrancas Avenue now provides a transition zoning buffer between the lower density residential areas and more intense commercial areas in Barrancas.

Also, the CRA rezoned the “Barrancas triangle” bound by Barrancas Avenue, Olde Barrancas Avenue and Weis Lane and parcels on the north side of Barrancas Avenue between Weis and Palao Lanes from a mixture of R-2 and R-4 residential zoning and C-2 all to C-1 Commercial. The intent of this legislative rezoning process is to provide for high-quality development and civic uses that will primarily serve the surrounding neighborhoods. This district is not considered appropriate for conventional strip commercial pad sites, high traffic generating or automotive oriented uses, or uses oriented toward regional shopping facilities. The combining of lots and/or the development of shared access and parking easements are encouraged.

## 2. ACCOMPLISHMENTS 2002-2011

The following major accomplishments that have occurred during the last nine (9) years of the Barrancas Redevelopment Program:

### Capital Improvements 2002-2011

<u>Plan</u>	<u>Status</u>
Aero Vista Park: new playground equipment and trees	Complete
Lakewood Park: new pavilion	Complete
Lexington Terrace Park & Community Center: constructed park improvements and Community Center	Complete
Lexington Terrace Park Improvements: skate park, inline hockey pad and disc golf course	Ongoing
Olde Barrancas Observation Park: constructed observation park and wildlife sanctuary	Complete
Seamarge Lane Road Project: drainage and right-of-way improvements	Complete
Lakewood Sewer Project: design and install sewer infrastructure	Ongoing
Lakewood Subdivision Drainage and Sidewalk Project: constructed Phase I sidewalks; completed minor drainage improvements	Ongoing
Barrancas Redevelopment Area Design Guideline Handbook and Olde Barrancas Landscape Design: create a design guideline manual and design landscape plan	Complete
Olde Barrancas Avenue Streetscape Implementation: Install landscaping	Complete
Mahogany Mill Road & Boat Ramp: Design and construct eco-friendly, innovative boat ramp and improve streetscape of Mahogany Mill Road	Ongoing

### Other Elements of the Plan

<u>Plan</u>	<u>Status</u>
Barrancas Overlay Zoning District: establish overlay guidelines for the entire redevelopment area	Complete
Waterfront Mixed Use Zoning District: establish a waterfront zoning district	Complete
Environmental Enforcement Clean Sweeps (two annually): Clean and Green trash removal	Ongoing
Olde Barrancas and Observation Garden Landscape Maintenance: monthly maintenance	Ongoing
Streetlight energy costs (annual energy costs); approximately 305 lights installed to date	Ongoing

### 3. CAPITAL IMPROVEMENT PROGRAM

The following is a list of public facility improvements together with preliminary cost estimates. Timetables will be determined in part by availability of tax increment financing (TIF) and other funding sources. The following is a **five-year capital improvement program** (2011 –2016).

<b>BARRANCAS</b>							
<b>Project Name</b>	<b>Funding Source</b>	<b>2011/2012</b>	<b>2012/2013</b>	<b>2013/2014</b>	<b>2014/2015</b>	<b>2015/2016</b>	<b>Total Project Cost</b>
Maintenance	TIF	\$20,500	\$20,500	\$20,500	\$20,500	\$20,500	\$102,500
Clean Sweeps	TIF	\$0	\$20,000	\$0	\$12,000	\$0	\$24,000
Façade & Sign Grant	TIF	\$20,000	\$20,000	\$20,000	\$20,000	\$20,000	\$100,000
Housing Residential Rehab Grant (x3)	TIF	\$18,000	\$18,000	\$18,000	\$18,000	\$18,000	\$90,000
Streetlights / Water	TIF	\$23,600	\$23,600	\$23,600	\$23,600	\$23,600	\$118,000
Tree Program Mahogany Mill Boat Ramp and Road	TIF	\$5,000	\$5,000	\$5,000	\$5,000	\$5,000	\$25,000
	TIF	\$75,000	\$0	\$0	\$0	\$0	\$75,000

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## 4. NEIGHBORHOOD IMPACT ANALYSIS

Chapter 163.362 (3) of the Florida Statutes requires the plan include a neighborhood impact element that describes the impact of redevelopment upon residents, if the redevelopment area contains low or moderate-income housing. The specific areas to be addressed are: relocation, traffic circulation, environmental quality and quality of the neighborhood. Some of these issues are described in Chapter 1, Redevelopment Strategies. The following provides a summary:

- **Physical Impact**

Proposed infrastructure improvements (street lighting, sewers, a park, street repaving, and bike lanes, etc.) combined with environmental enforcement and housing rehabilitation constitutes the major neighborhood plan impact on the residential areas, and the impacts are positive. Code enforcement and housing rehabilitation are described in Strategy 2 of Chapter 1; infrastructure in Strategy 7, and 9 through 12 in Chapter 1.

- **Social Impact**

Job training and creation opportunities through commercial and industrial redevelopment will be targeted to local residents and allow a vehicle for improved household income. A new community center at Lexington Terrace has increased opportunities for recreation as well as educational and cultural enrichment. Both of these are positive impacts.

- **Environmental Impact**

The principal environmental component of the plan is to address environmental impacts to Bayou Chico from ageing septic systems in the area. Emerald Coast Utilities Authority implemented a five-phase plan to bring sanitary sewer to the residential neighborhoods in the redevelopment area.

Update of Lakewood Sewer project:

The original project has been designed, bid and awarded to Utility Service Company in the base amount of \$2,880,457.70, with a \$319,542.30 contingency. The contract has been executed and the Notice to Proceed issued (effective April 13, 2011). Neighborhood Enterprise Foundation, Inc. (NEFI) currently sees no problem with final completion within the contract time of 465 days from the Notice to Proceed (summer 2012).

- **Land Acquisition**

The County has acquired three sites in the Barrancas Redevelopment Area since the adoption of the Plan in 2002 which have proven to be beneficial to the Barrancas Redevelopment Area in terms on redevelopment and crime reduction.

1. The Lexington Terrace Park that has been a huge success and has several improvements planned in the near future, i.e. skate park, disc golf, stormwater pond, etc.
2. The Olde Barrancas Observation Garden. As stated above, the amenities include a pleasant meandering trail, an architectural park bench with a canopy, an architectural trash receptacle, bird nests and some native landscaping.
3. The Mahogany Mill site that is currently under design for a public boat ramp and Mahogany Mill Road which is also under the same project and design for full streetscaping features.

The CRA will continue to work with the Barrancas community on future land acquisitions and redevelopment for the betterment of the area.

- **Traffic Circulation**

The acquisition of the Lexington Terrace property and the demolition of the 88 military housing units have reduced the amount of neighborhood residential traffic along Old Corry Field Road, but it has created a positive impact on the area with a large park that has received daily utilization by the local residents since inception.

An increase in neighborhood bicycle and pedestrian traffic could be possible as the CRA has aspirations to construct a multi-use path connecting Mahogany Mill Road to Audusson Road, under the new Bayou Chico Bridge, materializes. Implementation of this project is subject to funding, but it may be included as a third phase to the Mahogany Mill Boat Ramp and Road project.

- **Community Facilities**

The acquisition of the Lexington Terrace property creates opportunities for supervised recreation for

youth and a variety of recreational, educational, and cultural enrichment programs. The park contains several amenities such as the newly constructed community center. Future park amenities planned for the site include a state-of-the-art retention pond, a skate park, an inline hockey pad, and a disc golf course.

- **Effect on School Population**

There are no public schools in the Barrancas Redevelopment Area; however, there is one pre-school (Jamison Street Pre-School) located on Jamison Street one block north of Barrancas Avenue. The plan has created no negative impact on the school's population; in fact, the installation of sidewalks will improve the pedestrian safety for the children.

## 5. EXISTING CONDITIONS

### Introduction

A legal description and map presented within this plan defines the physical boundary of the Barrancas Redevelopment Area but the specific redevelopment needs are defined by the conditions existing within the area that are outlined in this chapter. The Barrancas Redevelopment Area includes the following neighborhoods, neighborhood associations, and tenant associations:

- Aero Vista neighborhood
- Barrancas Community Improvement Association
- Bayou Chico Association
- Bayou Chico Business Association
- Lakewood Home Owners Association
- Mahogany Mill Home Owners Association
- Moreno Courts Tenants Association

### Zoning

The eight zoning districts identified in the Barrancas Redevelopment Area include a broad range of intended uses. The zoning districts and brief descriptions are presented as follows in Table 4-1.

**Table 4-1: Existing Zoning Districts**

<b>Zoning</b>	<b>Intended Use</b>
<b>R-1</b>	Single-family district, low density



<b>R-2</b>	Single-family district, low-medium density
<b>R-3</b>	One and two-family district, medium density
<b>R-4</b>	Multiple-family district, medium high density
<b>R-6</b>	Neighborhood commercial and residential district, high density
<b>C-1</b>	Retail commercial district
<b>C-2</b>	General commercial district
<b>WMU</b>	Waterfront mixed use district (noncumulative)

With the exception of the eastern portion of the Barrancas Redevelopment Area, generally the existing zoning pattern follows the existing land use pattern. The principal purpose of Olde Barrancas Avenue has been significantly changed from moving high volumes of through traffic to providing access to the mix of residential, commercial, and industrial uses that either front the street or are located in close proximity. The eastern portion of the area beginning at the intersection of Country Club Drive and Barrancas Avenue east to Bayou Chico includes a mixture of higher intensity C-1 commercial uses than the C-1 uses to the west, and they are located in close proximity to existing residential uses. Similarly, on the north side of Barrancas Avenue section, mostly residential zoning and land use parcels are now facing a major roadway more conducive to commercial development. A discussion of specific uses is presented as follows:

Residential

The northern portion of the Barrancas Redevelopment Area is predominantly zoned R-2 residential which allows for only single-family detached houses and supporting community facilities. The area south of Olde Barrancas Avenue is largely zoned R-3 residential which allows for a mixture of one and two-family dwellings with a slightly higher density and R-6 residential which allows for a mixed use area of residential, office and professional, and certain types of neighborhood convenience shopping, retail sales and services with a maximum density of 25 units per acre. One small area of R-1 residential zoning is present south of Olde Barrancas Avenue. There are three pockets of R-4 residential zoning located in the Barrancas Redevelopment Area that allow for all types of residential uses except for mobile homes. The northwestern pocket of R-4 residential zoning includes Moreno Courts, Area Housing Commission property, and Lexington Terrace Park. The central pocket includes the Lakewood Cottages Subdivision. The southeastern pocket includes Millview Terrace and Mahogany Mill apartments, both multi-family housing complexes.

Commercial

One minor arterial street, Barrancas Avenue, is located within the area. Barrancas Avenue is predominantly

zoned C-1 light commercial from Old Corry Field Road on the western edge of the Barrancas Redevelopment Area to the beginning of the Bayou Chico Bridge on the eastern edge of the area. This street consists predominantly of commercial establishments with isolated residential dwellings. To the east of the beginning of the Bayou Chico Bridge, the properties fronting the north side of the road include a mix of R-2, R-4, and C-1 light commercial. Zoning districts on the south side of Barrancas Avenue predominantly consist of R-6 general commercial with spots of R-2, R-3 and R-4 residential zoning.

Old Corry Field Road is designated as a collector road. This road acts as a north-south collector for traffic from the Warrington community and NAS Pensacola. Properties fronting Old Corry Field Road on the east side of the road are zoned R-2 and R-4 residential with C-1 and C-2 zoning districts at the intersection of Old Corry Field Road and Barrancas Avenue. For the most part, this zoning pattern appears to coincide with the current uses along this corridor. All other roads in the area are classified as local roads. Lakewood Road located on the eastern edge of the area does provide access to the commercial businesses located along the waterfront north of Barrancas Avenue.

As previously noted with the realignment of Barrancas Avenue, the principal purpose of Olde Barrancas Avenue has been significantly changed. FDOT has turned this roadway over to the county. The resulting reduction in traffic along this corridor presents an opportunity to create a boulevard streetscape as a gateway to this residential and retail commercial area. Properties fronting Olde Barrancas Avenue are zoned predominantly C-1 retail commercial and WMU to the north. Properties fronting the south side of Olde Barrancas Avenue are zoned R-3, R-6 and C-2 general commercial.

### Conclusions

To encourage redevelopment along the waterfront and protect Bayou Chico as a natural resource, the WMU zoning district was implemented into the County's LDC. WMU encourages the traditional maritime and residential uses while limiting intense uses that may present a negative environmental impact to the bayou.

An eleven-acre parcel bound by Lakewood Road in the northeast portion of the redevelopment area was rezoned to R-4 residential to allow for development of Lakewood Cottages as single-family work force housing. The properties fronting Barrancas Avenue near the beginning of the Bayou Chico Bridge were rezoned to C-1 Commercial to allow for less intensive commercial reinvestment in the area.

### Existing Land Use

The Barrancas Redevelopment Area encompasses approximately 671 acres. **Table 4-2** presents the existing land use picture for the redevelopment area. An Existing Land Use Map is attached in the Other Maps section of the Plan.

**Table 4-2: Existing Land Use**

<b>Existing Land Use</b>	<b>Area in Acres</b>	<b>Percent of Total</b>
<b>Residential</b> (including multiple family and mobile homes)	369	55
<b>Public</b> (utilities)	5	0.7
<b>Commercial</b>	51	7.6
<b>Church</b>	9	1.3
<b>Industrial</b>	6	0.9
<b>Parks</b>	41	6.1
<b>Vacant</b>	38	5.7
<b>Streets</b>	152	22.7
<b>TOTAL</b>	671	100

Source: Escambia County Community Redevelopment Agency, June 2011; the results have been adjusted for rounding. The acreage figures are an approximation.

#### Residential

Over half (55%), which is a reduction from the 62.2% in June 2002 of the Barrancas Redevelopment Area consists of residential uses. The residential areas include single-family and multiple-family dwellings with a limited scattering of mobile homes.

The reduction of residential is primarily due to the demolition of the 88 military housing units previously located at the Lexington Terrace property.

### Commercial

Commercial activity is concentrated along the northern side of Barrancas Avenue and on the eastern edge of the Barrancas Redevelopment Area fronting Bayou Chico.

### Industrial

Industrial activity is found along Bayou Chico on the eastern boundary of the redevelopment area. A windshield survey indicates that several of the existing commercial businesses fronting Olde Barrancas Avenue are no longer in operation.

### Conclusions

The most significant finding is that over half of the area (55%) is identified as residential dwellings. With this high concentration of residential dwellings in the area, it would appear that a “town center” created on the existing triangle at the intersections of Barrancas and Olde Barrancas Avenues could be supported by the local population.

## **Existing Housing Conditions**

A direct evaluation of the area housing conditions was completed through a residential housing survey. NEFI staff conducted a field evaluation during March 2002. Area houses were evaluated based upon the following established conditions criteria:

- 1. Excellent condition** - No or very minor repair required.
- 2. Good condition**– Possibly requiring paint. There may be evidence of aging. No structural repair is necessary.
- 3. Fair condition** – Repair or rehabilitation is required. Shingles may be curling. There may be evidence of the need for energy related improvements. Roofing work may be required as well.
- 4. Poor condition** – Obvious structural damage exists. The entire structure may be leaning, the floor may

be settling in places, and there may be evidence of water damage.

**5. Dilapidated condition** – Typically beyond feasible rehabilitation and in need of demolition. The building may be burned out or otherwise structurally unsafe. Portions of the structure may already be down.

The survey results are presented in **Table 4-3** below.

**Table 4-3: Existing Housing Conditions, March 2002**

Housing Conditions	Number of Structures	Percent of Total
1 = Excellent	12	0.9%
2 = Good	7	0.5%
3 = Fair	1254	93.9%
4 = Poor	63	4.7%
5 = Dilapidated	0	0%
Total	1,336	100%

Source: NEFI & CRA, June 2011; the results have been adjusted for rounding

Based upon the results of the survey, the following conclusions can be drawn from the data collected:

- Nearly ninety-four percent (98.6%) of the existing housing stock in the redevelopment area is in “fair” or “poor” condition. This is a drastic increase from the 69.31% stated in the Plan adopted in 2002. As stated previously in the plan, the decrease in housing conditions is widely due to the impact of Hurricane Ivan in 2004.
- Only 0.9 percent of the houses are considered to be in excellent condition, requiring very minor or no repairs.
- It should be noted that mobile homes are not included. Based upon an existing land use field survey completed by the CRA, only eleven mobile homes were identified in the Barrancas Redevelopment Area. Using the conditions criteria, these mobile homes appeared to be in “fair” to “poor” condition.

### **Crime**

Crime and the perception of crime are major contributing factors to blight in the area. The works of clean sweeps conducted by both the County and the Escambia County Sheriff's Office have helped reduce the amount of blight and perception of crime as a whole. The Sheriff's Office indicated that the percentage rate of both violent and non-violent crimes in the Barrancas Redevelopment Area at the time of adoption in 2002 was more than twice as much as Escambia County as a whole. Violent crimes included aggravated assault, criminal homicide, forcible rape, and robbery. Non-violent crimes consisted of burglary, larceny, and motor vehicle theft. The CRA is hopeful that the implementation of the plan and several improvements constructed throughout the Barrancas area along with the grant programs readily available for the residents and stakeholders will reduce the crime rate.

## **6. PLAN IMPLEMENTATION**

### **1. Neighborhood Organization/Corporation**

The non-profit Barrancas Community Improvement Association has played a major role in the implementation of this plan. With representation from the diversity of neighborhood and commercial interests, it provides an ongoing forum for public input and encouragement of individual and group efforts to carry out the plan.

### **2. Other Staffing**

The Community Redevelopment Agency will continue to be responsible for overseeing the implementation of this plan. The County Development Services Department, the County Public Works Department, the County Community and Environment Department, the County Parks and Recreation Department, the Sheriff's Office, ECUA, local citizen groups and the Barrancas Redevelopment Area residents will also continue to play a vital role in the implementation of this plan.

### **3. Code Enforcement and Housing Rehabilitation**

As outlined in earlier sections, an important element of this redevelopment program is a systematic enforcement of all relevant codes, including those dealing with dilapidated structures, deteriorated housing, weeds and litter, zoning, signs, abandoned vehicles, etc. The formation of a Code Compliance Team from Environmental Enforcement, Building Inspections, and the Sheriff's Office will reinforce these efforts. Yard debris and deferred home and building maintenance are the most obvious and widespread problems in the Barrancas area.

### **4. Housing Rehabilitation and Commercial Reinvestment Financing**

As the redevelopment plan is being implemented, a variety of funding sources have been utilized to provide an array of mechanisms to assist in rehabilitation and reinvestment activities. This includes CDBG funds, State housing assistance funds, and TIF resources. Of particular importance will be a housing rehabilitation loan pool with interest rates geared to assist low and moderate-income homeowners in bringing their houses up to code. The Manager of the CRA will continue to work with the

NEFI to implement these programs.

In addition to targeted bank financing, the principal commercial revitalization incentives will continue to be:

- Low interest small business loans
- Public improvements including sidewalks, street resurfacing, streetscaping and beautification, drainage improvements, etc.
- Brownfields financial assistance, loans, tax and other incentives
- A concerted package of such programs to further commercial development along Barrancas Avenue, Olde Barrancas Avenue, and the Bayou Chico waterfront.

## **5. Housing Construction**

The Agency will continue to promote in-fill construction on scattered vacant parcels by private developers and non-profits such as Habitat for Humanity, Community Equity Investments, Inc., and AMR Pensacola.

## **6. Zoning**

Currently, no zoning changes are proposed in the Barrancas Redevelopment Area. However, the CRA will continue to work with the Development Services Department to pursue future rezoning cases to promote healthy zoning patterns for the Barrancas area.

## **7. Tax Increment Financing**

TIF is a funding mechanism for redevelopment authorized by Chapter 163, Florida Statutes. Eligible activities likely to utilize TIF funds in the Barrancas Redevelopment Area will be the acquisition of land capital improvement projects, demolition of deteriorated structures, site preparation, administration and infrastructure improvements.



## 8. Other Financing/Funding Sources

The following are the other principal funding mechanisms likely to be used in implementing this plan:

- **Community Development Block Grant Funds**  
This approximately \$2,000,000 annual HUD grant is the source of the initial administrative budget. These funds will also be used for housing rehabilitation, capital improvements and possibly real estate acquisition. This source also supports portions of the CRA Facade/Sign Grant Program, the CRA Neighborhood Restoration Program and the Brownfields Program.
- **Florida Department of Transportation (FDOT)**  
FDOT funds include both the traditional highway construction budget and (although underfunded) the special “enhancement” funds that emphasize right of way improvements such as landscaping, sidewalks/bikeways and drainage. In both cases, the key is to have the project included in the long range plan (Year 2020) and then on both the Metropolitan Planning Organization and FDOT five-year capital programs.
- **Local Option Sales Tax**  
The voter-approved sales tax fund will continue to be used for park and other capital improvement projects, such as the Mahogany Mill Boat Ramp and Road project.
- **State and Federal Housing Programs**  
The proposed housing construction is expected to be assisted by several alternative programs including the State SHIP program and the Federal (HUD) HOME program.
- **U.S Environmental Protection Agency Brownfields and UST Fields Grant Awards**  
The County’s Brownfields Pilot Program may use the above grant awards to assist in site assessment, cleanup, and/or redevelopment of real property, the expansion, redevelopment, or reuse of which may be complicated by the presence or potential presence of a hazardous substance, pollutant, or contaminant. EPA Underground Storage Tanks (UST) Fields funds are limited to assist sites with underground storage tanks.

- **Brownfields Program**

A series of assistance programs are available for developers, property owners, sellers, or buyers interested in real property, the expansion, redevelopment, or reuse of which may be complicated by the presence of a hazardous substance, pollutant, or contaminant. Prime examples include job creation tax credits, voluntary cleanup tax credits, liability protection, low interest revolving loan funds and loan guarantees.

On May 5, 2011, the BCC voted to designate all the parcels located within the Community Redevelopment Areas boundaries as Brownfields. This innovative and progressive decision helps the property owners either residential or commercial to utilize a number of incentives for site assessment, cleanup, and redevelopment.

## **9. Property Acquisition, Controls and Disposition**

There is no intent to acquire occupied structures, which in turn would necessitate relocation procedures. The plan calls for the possible future acquisition of vacant land for housing construction; these may or may not be acquired by the County.

The adoption of the RA-1(OL) Barrancas Redevelopment Area Overlay District into the County's LDC in 2005 instituted provisions for adequate land use and site design controls. The Future Land Use Element of the Comprehensive Plan also controls density limitations for the County as a whole.

The Community Redevelopment Agency is authorized under the Act to sell, lease, exchange, subdivide, transfer, assign, pledge encumber by mortgage or deed of trust, or otherwise dispose of any interest in real property. To the extent permitted by law, the Agency is authorized to dispose of real property by negotiated sale or lease. All real property acquired by the Agency in the Redevelopment Area shall be sold or leased for development for fair value in accordance with the uses permitted in the Plan and as required by the Act.

The Agency may reserve such powers and controls through disposition and development documents with purchasers or lessees of real property from the reasonable period of time and that such development is carried out pursuant to the Plan.

**General**

To provide adequate safeguards to ensure that the provisions of the Plan will be carried out and to prevent the recurrence of blight, all real property sold, leased, or conveyed by the Agency in the Redevelopment Area shall be subject to the development provisions of the Plan.

**Purchase and Development Documents**

The leases, deeds, contracts, agreements, and declarations of restrictions relative to any real property conveyed by the Agency may contain restrictions, covenants, covenants running with the land, conditions subsequent, equitable servitude, or such other provisions necessary to carry out the Plan.

**Obligations to be Imposed on Developers**

All property in the Redevelopment Area is hereby subject to the restriction that there shall be no discrimination or segregation based upon race, religion, sex, age or national origin, in the sale, lease, sublease, transfer, use occupancy, tenure, or enjoyment of property in the Redevelopment Area.

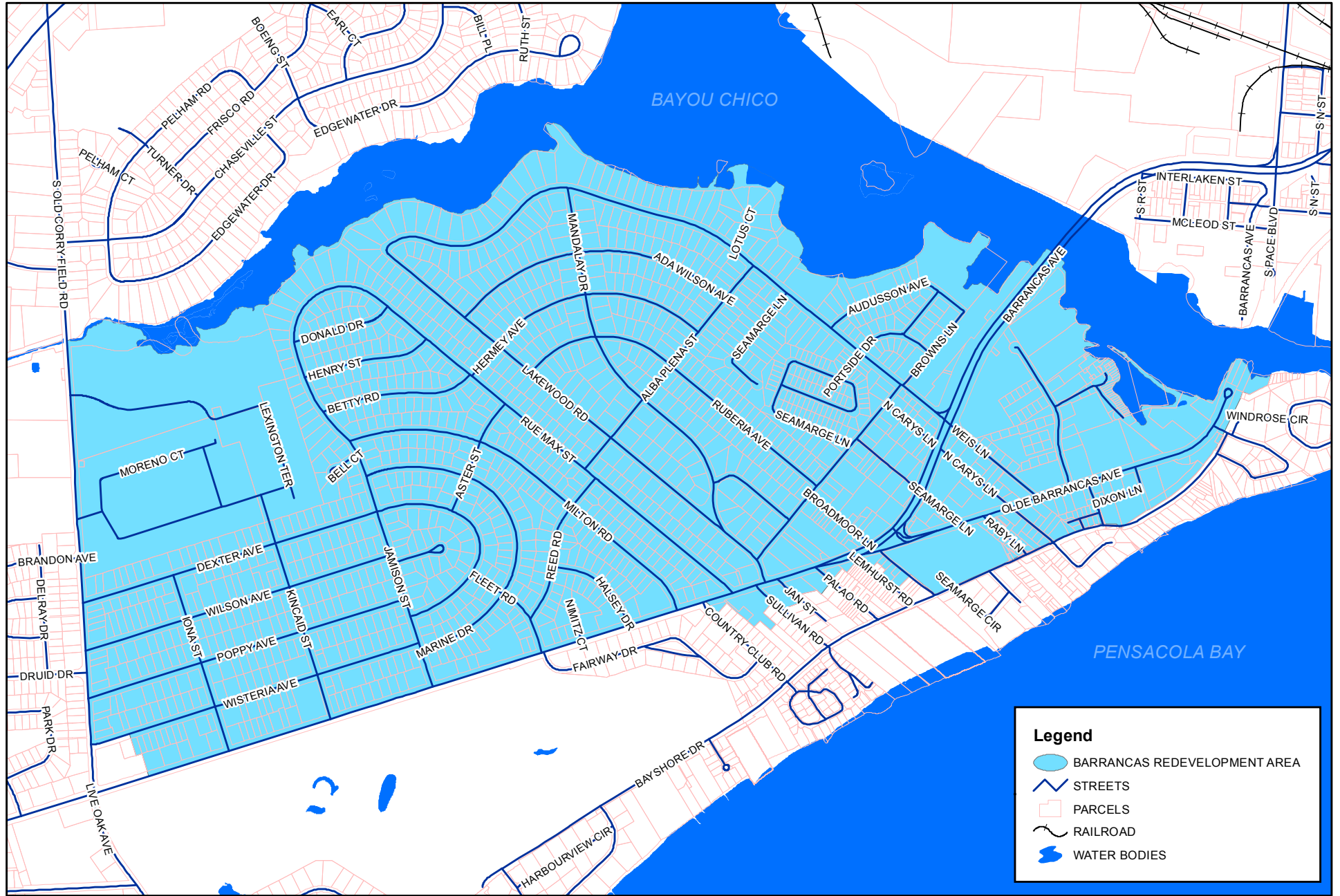
## 7. LEGAL DESCRIPTION

The **Barrancas Redevelopment Area** is that real property in Escambia County within the following described boundary and as illustrated in the map on Page iii:

Beginning At The Southeast Corner Of Lot 5, **Subdivision Portion Of Brent Island**, Recorded In Plat Book 4 At Page 78 Of The Public Records Of Said County, Lying In Section 59, Township 2 South Range 30 West Of Escambia County, Florida; Thence Proceed Southwest Along The South Line Of Said Subdivision To The East Right-Of-Way Line Of An Abandoned Railroad Right-Of-Way; Thence Proceed Southwest Along Said Abandoned Railroad Right-Of-Way To The North Right-Of-Way Of Bayshore Drive (Private Road) As Recorded In Official Record Book 1833, At Page 81; Thence Proceed Southwesterly Along Said Northerly Right-Of-Way To The East Line Of **Tradewinds Subdivision**, As Recorded In Plat Book 10, At Page 6, Lying In Section 59, Township 2 South, Range 30 West Of Said Escambia County; Thence Proceed Northerly Along Said East Line And Its Northerly Extension To The Northerly Right-Of-Way Line Of Bayshore Drive; Thence Proceed Westerly Along Said Northerly Right-Of-Way To The Easterly Right-Of-Way Line Of Broadmoor Lane; Thence Proceed Northerly Along Said Easterly Right-Of-Way To Its Intersection With The Easterly Extension Of The South Line Of The Parcel Recorded In O.R. Book 3890, At Page 293 Of The Public Records Of Said County; Thence Proceed Southwesterly Along Said Property Line Extension And Along Said Parcel To The Southwest Corner Of Said Parcel On The Easterly Right-Of-Way Line Of Lemhurst Road; Thence Proceed Northwesterly Along Said Easterly Right-Of-Way To The South Line Of The Parcel Recorded In O.R. Book 4584, At Page 867 Of The Public Records Of Said County; Thence Proceed Northeasterly Along Said South Line To The East Line Of Said Parcel; Thence Proceed Northwesterly Along Said East Line To The Northeast Corner Of Said Parcel; Thence Continue Along The East Line Of The Parcel Recorded In O.R. Book 4574, At Page 78 Of The Public Records Of Said County To The North Line Of Said Parcel; Thence Proceed Southwesterly Along Said North Line To The East Right-Of-Way Of Lemhurst Road; Thence Proceed Northwesterly Along Said East Right-Of-Way To The Intersection Of The South Right-Of-Way Line Of Barrancas Avenue; Thence Proceed Southwesterly Along Said South Right-Of-Way To The Northeast Corner Of The Parcel Recorded In O.R. Book 4531, At Page 170 Of The Public Records Of Said County; Thence Proceed Southeasterly To The Southeast Corner Of Said Parcel; Thence Proceed Southwesterly Along The South Line Of Said Parcel To The Southwest Corner Of Said Parcel; Thence Proceed Northwesterly Along The West Line Of Said Parcel To The Southeast Corner Of The Parcel Recorded In O.R. Book 3629, At Page 920 Of The Public Records Of Said County; Thence Proceed Southwesterly Along The South Line Of Said Parcel To The East Right-Of-Way Line Of Palao Place; Thence Proceed Southeasterly To The West Right-Of-Way Line Of Palao Place Also Being The Southeast Corner Of The Parcel Recorded In O.R. Book 2383, At Page 650 (Parcel 1&3) Of The Public Records Of Said County; Thence Proceed Southwesterly Along The South Line Of Said Parcel To The Southwest Corner Of Said Parcel; Thence Proceed Northwesterly Along The West Line Of Said Parcel To The Southeast Corner Of The Parcel Recorded In O.R. Book 2383, At Page 650 (Parcel 2) Of The Public Records Of Said County; Thence Proceed Southwesterly Along The South Line Of Said Parcel And Its Westerly Extension To The West Right-Of-Way Line Of Jan Street, Also Being The East

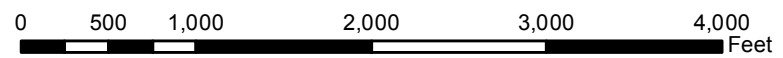
Line Of The Parcel Recorded In O.R. Book 1982 At Page 277 Of The Public Records Of Said County; Thence Proceed Southeasterly Along The East Line Of Said Parcel To The Southeast Corner Of Said Parcel; Thence Proceed Southwesterly Along The South Line Of Said Parcel And Its Westerly Extension To The West Right-Of-Way Line Of Sullivan Road; Thence Proceed Northwesterly Along Said Westerly Right-Of-Way Line To The Northeast Corner Of The Parcel Recorded In O.R. Book 4244, At Page 355 Of The Public Records Of Said County; Thence Proceed Southwesterly Along The North Line Of Said Parcel To The Northwest Corner Of Said Parcel; Thence Proceed Southeasterly Along The West Line Of Said Parcel And Also The West Line Of The Parcel Recorded In O.R. Book 1003, At Page 888 Of The Public Records Of Said County To The Northeast Corner Of The Parcel Recorded In O.R. Book 4581 At Page 393 Of The Public Records Of Said County; Thence Proceed Southwesterly Along The North Line Of Said Parcel To The East Line Of The Parcel Recorded In O.R. Book 4496, At Page 1188 Of The Public Records Of Said County; Thence Proceed Northwesterly Along The East Line Of Said Parcel To The Northeast Corner Of Said Parcel; Thence Proceed Southwesterly Along The North Line Of Said Parcel To The Northwest Corner Of Said Parcel Also Being On The East Line Of **Suburban Homes Subdivision** As Recorded In Plat Book 1, At Page 72, Lying In Section 50, Township 2 South Range 30 West Of Said Escambia County, Thence Proceed Northwesterly Along The East Line Of Said Subdivision To The Southeast Corner Of The Parcel Recorded In O.R. Book 826, At Page 217 Of The Public Records Of Said County; Thence Proceed Southwesterly Along The South Line Of Said Parcel To The Easterly Right-Of-Way Line Of Country Club Road; Thence Proceed Northwesterly Along The East Right-Of-Way Line Of Said Road And Its Northwesterly Extension To The Centerline Of Barrancas Avenue; Thence Proceed West Along The Centerline Of Barrancas Avenue To The Southerly Extension Of The East Line Of Lot 28, Block 1, Aero Vista Subdivision As Recorded In Plat Book 1, At Page 31 Of The Public Records Of Escambia County, Florida; Thence Proceed Northerly Along The East Line Of Lot 28 To The Northeast Corner; Thence Westerly Along The North Line Of Said Lot 28 To The Southeast Corner Of Lot 15, Block 1 Of Said Aero Vista Subdivision ; Thence Northerly Along The East Line Of Said Lot 15 And Its Northerly Extension To The Centerline Of Wisteria Avenue; Thence Proceed West Along The Centerline Line Of Said Wisteria Avenue To The Centerline Of Corry Field Road; Thence Proceed Northeasterly Along The Centerline Of Said Corry Field Road To The Intersection Of The Centerline Of Jackson Creek; Thence Meander Easterly Along The Centerline Of Jackson Creek To Its Intersection With The Westerly Shoreline Of Bayou Chico; Thence Meander Southeasterly Along The Southerly Shore Of Bayou Chico To The Mouth Of Bayou Chico Basin; Thence Meander Westerly And Southerly Along The Westerly Shoreline Of Said Basin Also Being The East Line Of **Bayou Chico Basin Subdivision** As Recorded In Plat Book 12 At Page 46 Of The Public Records Of Said County; Thence Meander Easterly Along The Southerly Shoreline Of Bayou Chico Basin To The Easterly Shoreline Of Said Basin; Thence Meander Northerly Along The Easterly Shoreline Of Said Bayou Chico Basin To The Mouth Of Said Basin; Thence Meander Southeasterly Along The Southerly Shore Of Bayou Chico To The East Line Of Lot 5, **Subdivision Portion Of Brent Island**, Recorded In Plat Book 4 At Page 78, Lying In Section 59, Township 2 South, Range 30 West Of Said Escambia County; Thence Proceed Southerly Along The East Line Of Said Lot 5 To The Southeast Corner Of Said Lot 5 And The Point Of Beginning.

# BARRANCAS REDEVELOPMENT AREA



**Legend**

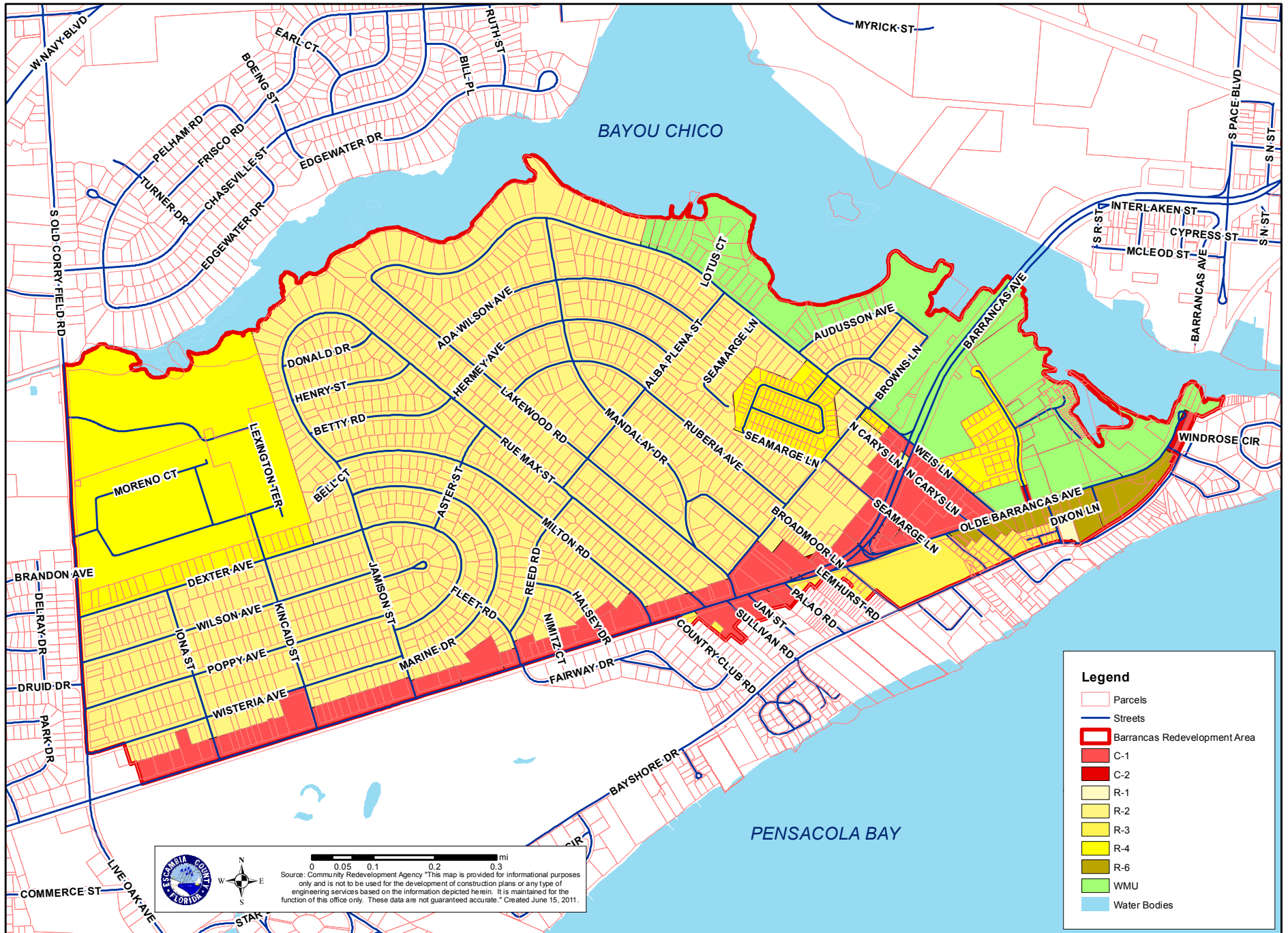
- BARRANCAS REDEVELOPMENT AREA
- STREETS
- PARCELS
- RAILROAD
- WATER BODIES



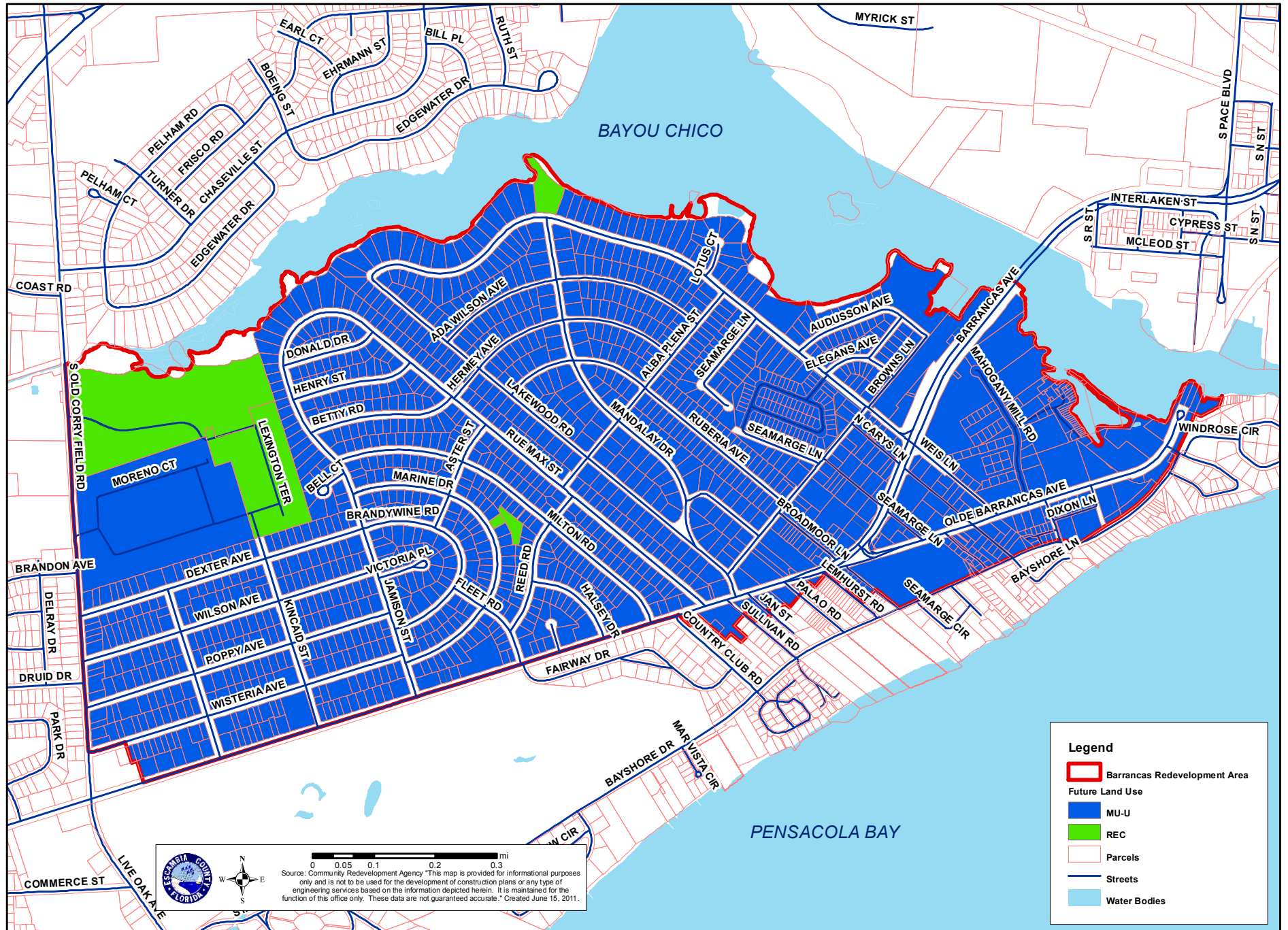
Source: Community Redevelopment Agency "This map is provided for informational purposes only and is not to be used for the development of construction plans or any type of engineering services based on the information depicted herein. It is maintained for the function of this office only. These data are not guaranteed accurate." Created July 5, 2011.



# BARRANCAS REDEVELOPMENT AREA: ZONING

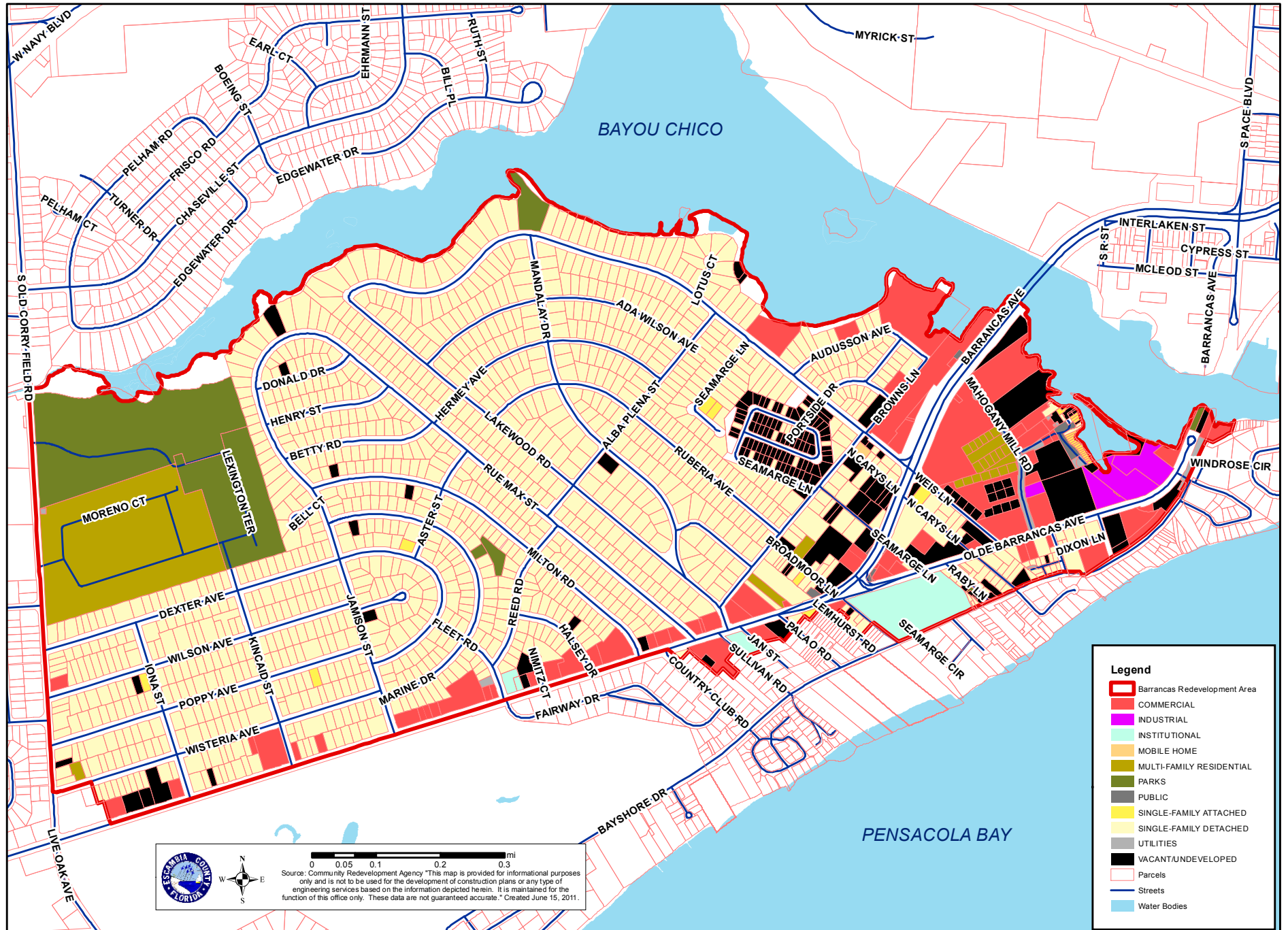


# BARRANCAS REDEVELOPMENT AREA: FUTURE LAND USE

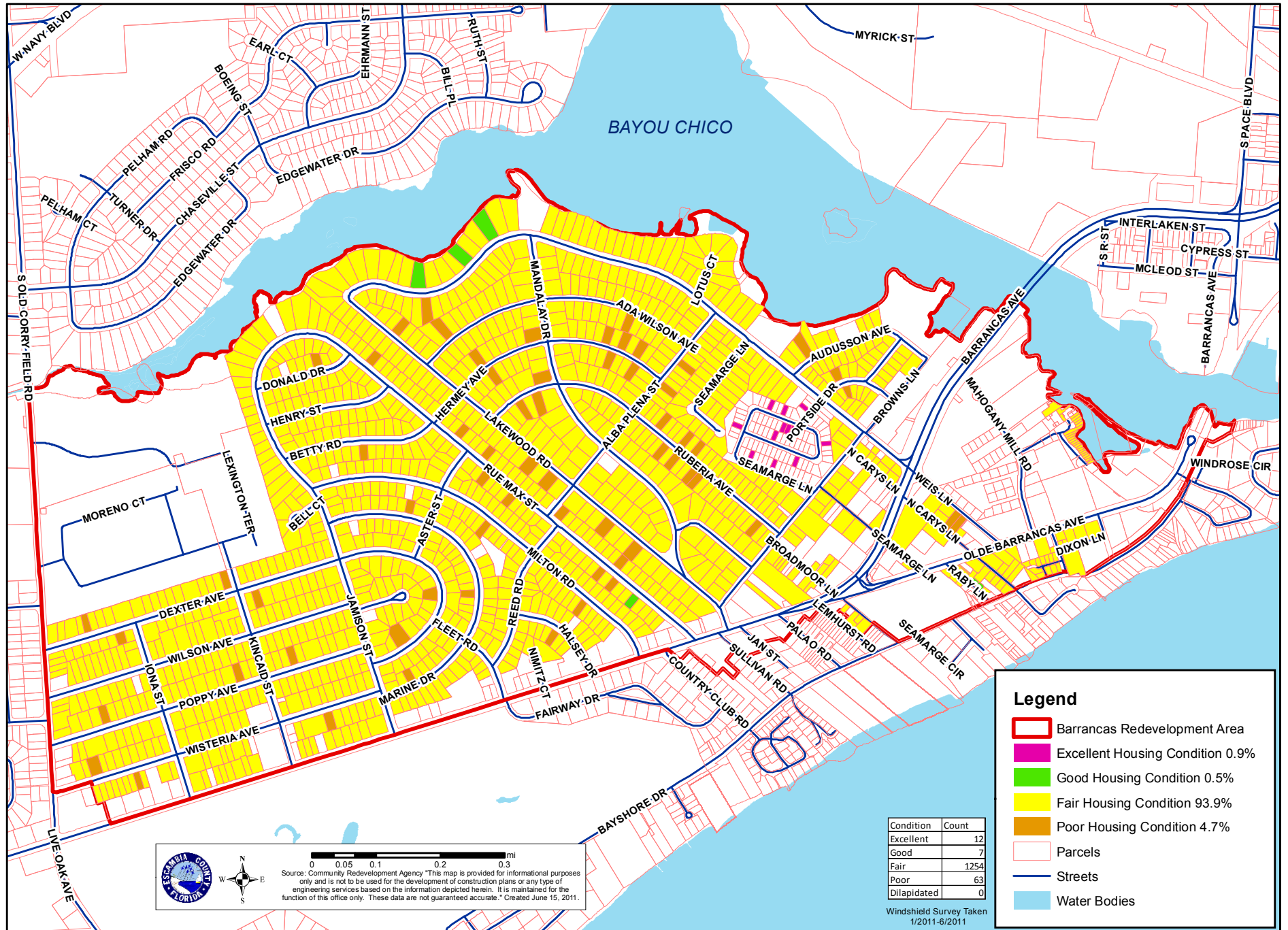




# BARRANCAS REDEVELOPMENT AREA: EXISTING LAND USE



# BARRANCAS REDEVELOPMENT AREA: HOUSING CONDITIONS

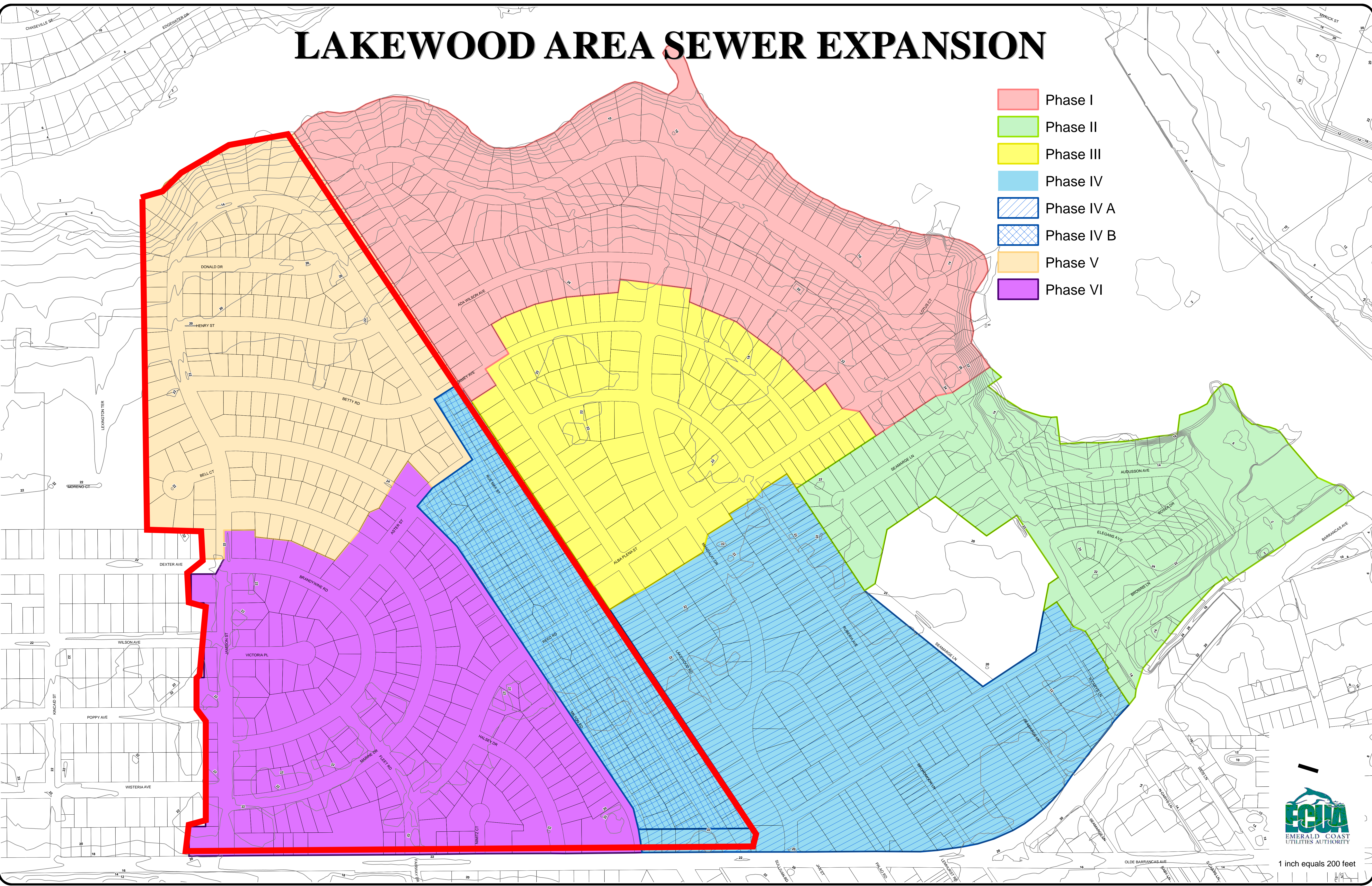


0 0.05 0.1 0.2 0.3 mi  
 Source: Community Redevelopment Agency "This map is provided for informational purposes only and is not to be used for the development of construction plans or any type of engineering services based on the information depicted herein. It is maintained for the function of this office only. These data are not guaranteed accurate." Created June 15, 2011.



# LAKEWOOD AREA SEWER EXPANSION

- Phase I
- Phase II
- Phase III
- Phase IV
- Phase IV A
- Phase IV B
- Phase V
- Phase VI



1 inch equals 200 feet



# **Barrancas Community Redevelopment Plan Update**

## **Staff Analysis for Determination of Conformance with Comprehensive Plan**

### **Introduction**

The Board of County Commissioners (BCC) adopted the initial Barrancas Redevelopment Plan, along with the area boundaries, on September 19, 2002. The original plan contains demographic information, redevelopment and plan implementation strategies, and a capital improvement program projects schedule. All the original capital improvement projects and several other plan recommendations have been completed since plan implementation.

The updated plan includes updated demographic information and housing conditions, revised redevelopment and implementation strategies, and updated capital improvements program projects schedule and updated maps such as zoning, future land use and existing land use.

Section 163.360 (4), Florida Statutes states “Prior to its consideration of a community redevelopment plan, the community redevelopment agency shall submit such plan to the local planning agency of the county or municipality for review and recommendations as to its conformity with the comprehensive plan for the development of the county or municipality as a whole. The local planning agency shall submit its written recommendations with respect to the conformity of the proposed community redevelopment plan to the community redevelopment agency within 60 days after receipt of the plan for review.”

### **Future Land Use Element**

#### **GOAL FLU 1 FUTURE DEVELOPMENT PATTERN**

Escambia County shall implement a planning framework that defines, supports, and facilitates the desired future development pattern in Escambia County while protecting and preserving natural and historic resources.

**FLU 1.1.1 Development Consistency.** New development and redevelopment in unincorporated Escambia County shall be consistent with the Escambia County Comprehensive Plan and the Future Land Use Map (FLUM).

### **Analysis**

The CRA continues to support and require all new development or redevelopment within all five Community Redevelopment Areas to meet the requirements of the County’s adopted Future Land Use Map categories. The CRA submits comments on all Development Review applications that fall within redevelopment areas and verifies that each application meets the requirements for both the specific redevelopment plans and the comprehensive plan.

#### **OBJ FLU 2.4 Community Redevelopment**

The Community Redevelopment Agency (CRA) will continue to implement the recommendations of the 1995 Community Redevelopment Strategy, as may be updated from time to time.

### **Analysis**

The accomplishments and proposed capital improvement projects presented in the updated plan show the CRA's continued support and efforts of the 1995 Community Redevelopment Strategy.

## **Infrastructure Element**

### **OBJ INF 1.1 Provision of Wastewater Service**

Ensure the safe and efficient provision of wastewater services through coordination with service providers, maximized use of existing facilities, maintenance of appropriate levels of service, correction of existing deficiencies and protection of natural resources.

### **OBJ INF 1.1 Provision of Wastewater Service**

Ensure the safe and efficient provision of wastewater services through coordination with service providers, maximized use of existing facilities, maintenance of appropriate levels of service, correction of existing deficiencies and protection of natural resources.

### **Analysis**

The plan supports the expansion of sewer service in the Barrancas Community Redevelopment Area to stimulate private sector reinvestment. In fact, the Lakewood Sewer Expansion project is underway and full details are stated in the updated plan.

### **GOAL INF 3 STORMWATER MANAGEMENT**

Escambia County shall ensure the provision of environmentally safe and efficient stormwater management concurrent with the demand for such services.

### **OBJ INF 3.1 Provision of Stormwater Management**

Ensure the safe and efficient provision of stormwater management through maximized use of existing facilities, maintenance of appropriate levels of service, correction of existing deficiencies and protection of natural resources.

### **Analysis**

The plan supports the improvement of the existing stormwater management systems in the area through the implementation of stormwater management solutions during the construction of capital improvement projects.

## **Recreation and Open Space Element**

### **GOAL REC 1**

Escambia County shall create recreational opportunities for the citizens of Escambia County through the provision of County facilities and coordination with state and federal agencies and the private sector.

### **OBJ REC 1.1 Recreational Facilities Access**

Continue to develop and improve public awareness of and physical access to all recreation facilities.

### **Analysis**

The plan provides for the enhancement of Lexington Terrace Park by adding additional improvements and amenities. The smaller neighborhood parks also offer opportunities for the CRA to construct further improvements.

Also, the newly constructed pocket park located at the east end of Olde Barrancas Avenue shows the CRA's determination to promote outdoor activities.

## **Capital Improvement Element**

### **GOAL CIE 1 CAPITAL FACILITIES**

The Capital Improvements Element shall be used to efficiently meet the needs of Escambia County for the construction, acquisition or development of capital facilities necessary to correct existing deficiencies, to accommodate desired future growth and to replace obsolete or worn out facilities.

### **OBJ CIE 1.2 Five-Year Schedule**

Maintain a Five-Year Schedule of Capital Improvements as the specific guide the County will use to determine construction of capital facilities and maintenance of LOS standards.

### **Analysis**

The updated plan provides a list of proposed capital improvement projects for the implementation to address existing deficiencies and/or replace obsolete or deteriorating facilities within the Barrancas Community Redevelopment Area.



Board of County Commissioners • Escambia County, Florida

September 19, 2011

Escambia County  
Community Redevelopment Agency  
221 Palafox Place, Suite 305  
Pensacola, Florida 32502

Dear Community Redevelopment Agency (CRA) Members:

The Escambia County Planning Board has reviewed the Barrancas Redevelopment Plan Update as to its conformity with the County's Comprehensive Plan and concurs that the updated plan is in conformance. The plan furthers the goals outlined in several elements of the Comprehensive Plan and maintains a framework for the successful revitalization of the Barrancas Redevelopment Area in Escambia County. The Planning Board recommends the CRA support the adoption of the Barrancas Redevelopment Plan Update and the Board of County Commissioners adopt the plan update, following the required public hearing.

Sincerely,

Chairman  
Escambia County Planning Board

c: Keith Wilkins, REP, Director, Community & Environment Department  
Eva Peterson, Division Manager, Community Redevelopment Agency



**BOARD OF COUNTY COMMISSIONERS**  
Escambia County, Florida

**AI-1569**

**Item #: 6. A.**

**Planning Board-Regular**

**Meeting**  
**Date:** 10/10/2011

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**Agenda Item:**

**2. INTERPRETATION:** PBI 2011-02 Applicable Zoning District Regulations per Article 6.04.16

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**Attachments**

PBI 2011-02





Board of County Commissioners • Escambia County, Florida

T. Lloyd Kerr, AICP, Director  
Development Services

**TO:** Planning Board

**FROM:** Horace Jones, Division Manager  
Planning & Zoning Division

**DATE:** October 10, 2011

**RE:** **Action Item – Land Development Code (LDC) Interpretation:** Applicable Zoning District regulations per Article 6.04.16.

**RECOMMENDATION:**

That the Planning Board determine what should be including as “applicable zoning district regulations” when reviewing for Temporary Uses and Structures per Article 6.04.16.

**Land Development Code- Article 6.04.16:**

6.04.16 *Temporary Structures.* A temporary structure may be erected on any lot provided it complies with **its applicable zoning district regulations**, and is used for commercial, commercial amusement, or recreational purposes. Temporary structures may include, but are not limited to, tents, portable shelters, wheeled structures, amusement rides, inflatable amusement structures, and constructed amusement structures. A temporary structure may constitute the primary use on a site and a permanent structure is not required to be located on the same site as a temporary structure. However, any temporary structure erected on a site must be approved by the County as follows:

- A. *Temporary structure in use for up to 30 days.* A temporary structure shall be allowed provided it complies with its applicable zoning district regulations.
- B. *Temporary structure in use between 31 days and 180 days.* The applicant must obtain a land use certificate from the planning official or designee for placement of the temporary structure.
- C. *Temporary structure in use for or longer than 181 days.* The applicant must obtain approval from the Development Review Committee (DRC) and comply with all applicable DRC requirements.

Subsequent to a determination, and at the Board’s direction, appropriate changes to the LDC can be drafted for consideration and recommendation to the BCC.



**BOARD OF COUNTY COMMISSIONERS**  
Escambia County, Florida

AI-1267

Item #: 6. B.

**Planning Board-Regular**

**Meeting**  
**Date:** 10/10/2011

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**Agenda Item:**

- 1. Discussion Item** - Subdivision Rezoning Process, presented by T. Lloyd Kerr, Director, Development Services
- 2. Discussion Item** - Revision of 7.14.02 Alcohol Sales, presented by T. Lloyd Kerr, Director, Development Services
- 3. Discussion Item** - Gateway Signs, presented by Horace Jones, Division Manager, Planning & Zoning
- 4. Discussion Item** - BCC Review & Action, presented by T. Lloyd Kerr, Director, Development Services

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**Attachments**

Alcohol Measurement

Gateway Ordinance and Sign Example

BCC Review & Action of Rezoning Draft Ordinance

# Alcohol sales matrix



<b>Alcohol Sales</b>	Within 1000' of a school (K-12)	Within 1000' of a daycare	Within 1000' of a church
Off-premise wine and or beer	Yes	Yes	Yes
On-premise consumption of any alcohol	No	Cond. Use	Cond. Use
Off-premise liquor	No	Cond. Use	Cond. Use

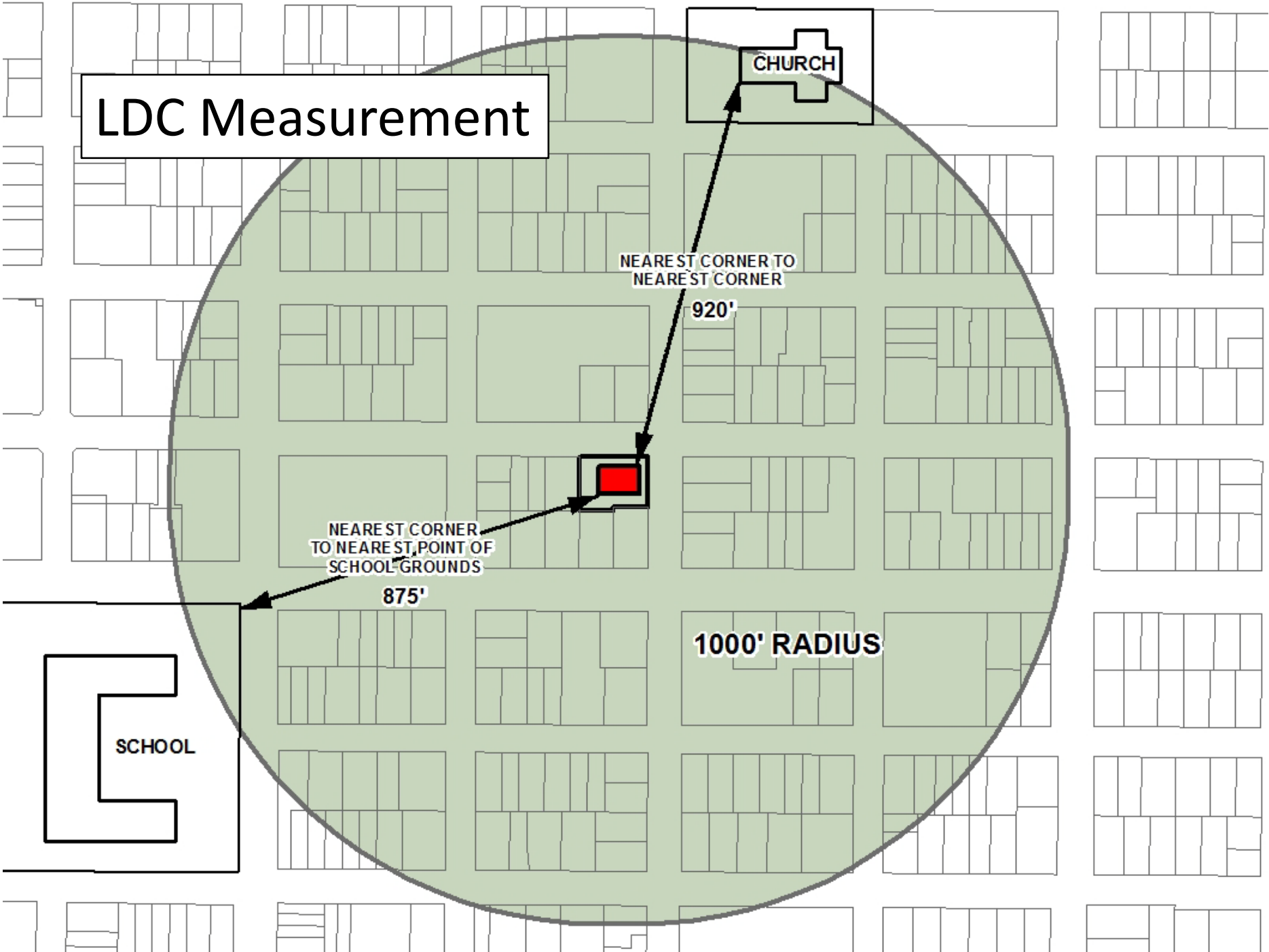
# LDC-Alcohol Sales Measurements

## **7.14.01.**

A. *Issuance of zoning certificate.* No certificate of zoning compliance shall be granted to a vendor for the sale of liquor, beer, or wine in any area of Escambia County, lying outside the limits of incorporated cities or towns when said place of business is **within 1,000 feet radial spacing (an arc with a 1,000 foot radial) of a place of worship or educational facility.** Provided, however, that this section shall not apply to 1APS (beer only) licenses as described in F.S. § 563.02(1)(a), as amended, 2APS (beer and wine only) licenses as described in F.S. § 564.02(1)(a), as amended, or to ODP (one, two or three-day) temporary permits, as described in F.S. § 561.422, as amended...

B. *Measurement.* The distance as set out above, shall be **measured by radial spacing as follows: In the case of a place of worship, by measuring from the nearest corner of the applicant's business to the nearest corner of the place of worship,** excluding projections, eaves, or overhangs. **In the case of an educational facility, by measuring from the nearest corner of the applicant's business,** excluding projections, eaves, or overhangs, **to the nearest point of the school grounds in use as part of the school facilities.** Measurements concerning child care and day care facilities shall be taken in the same manner as for educational facilities.

# LDC Measurement



CHURCH

NEAREST CORNER TO  
NEAREST CORNER

920'

NEAREST CORNER  
TO NEAREST POINT OF  
SCHOOL GROUNDS

875'

1000' RADIUS

SCHOOL

# Code of Ordinances-Bottle Club Measurements

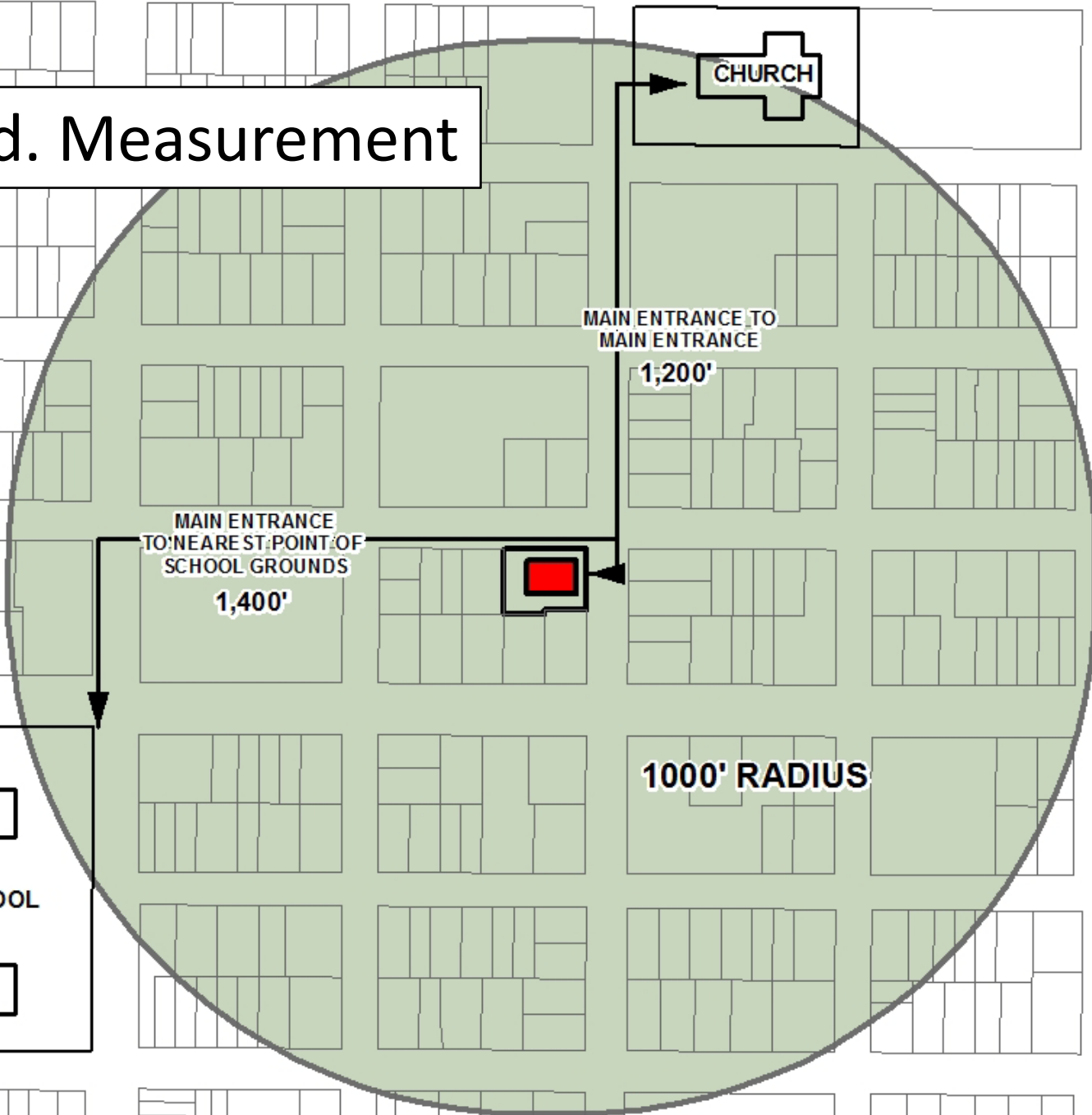
## **ARTICLE II.-BOTTLE CLUBS**

### Sec. 6-34.-Distance Requirements; waiver procedures for permits.

(a) No bottle club permit shall be issued and it shall be a public nuisance for any bottle club to be opened or operated by any person in any area of the county, lying without the limits of incorporated cities or towns, **when such place of business, or any part thereof, is located within 1,000 feet of an established church, school or dwelling.**

(c) The distance as set out in subsections (a) and (b) of this section shall be measured by following **the shortest route of ordinary pedestrian travel along the public thoroughfare from the main entrance of such place of business to the main entrance of the church, and in the case of a school, to the nearest point of the school grounds in use as part of the school facilities,** and in the case of a dwelling, to the nearest point of the lot on which the dwelling is located.

# Ord. Measurement



CHURCH

MAIN ENTRANCE TO  
MAIN ENTRANCE  
1,200'

MAIN ENTRANCE  
TO NEAREST POINT OF  
SCHOOL GROUNDS  
1,400'

1000' RADIUS

SCHOOL

ORDINANCE NUMBER 2011-\_\_\_\_\_

1  
2  
3  
4  
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AN ORDINANCE OF THE BOARD OF COUNTY COMMISSIONERS OF ESCAMBIA COUNTY, FLORIDA, AMENDING PART III OF THE ESCAMBIA COUNTY CODE OF ORDINANCES (1999), THE LAND DEVELOPMENT CODE OF ESCAMBIA COUNTY, FLORIDA, AS AMENDED; AMENDING ARTICLE 8, SECTION 8.02.00 TO DEFINE "GATEWAY SIGN"; AMENDING ARTICLE 8, SECTION 8.04.01, TO ADD SUBSECTION P; AMENDING ARTICLE 8, SECTION 8.04.02.B; PROVIDING FOR SEVERABILITY; PROVIDING FOR INCLUSION IN THE CODE; PROVIDING FOR AN EFFECTIVE DATE.

WHEREAS, through its land development code, the Escambia County Board of County Commissioners desires to preserve the county as a desirable community in which to live, vacation and do business, a pleasing visually attractive urban, suburban, rural and resort environment is of foremost importance; and

WHEREAS, the Board of County Commissioners has designated redevelopment areas and special overlay districts within the boundaries known as community redevelopment areas; and

WHEREAS, the Community Redevelopment Agency desires to highlight primary access gateways and commercial gateways consistent with the Agency mission to encourage private sector reinvestment, promote economic development and promote revitalization of residential, commercial and industrially designated areas.

NOW, THEREFORE BE IT ORDAINED BY THE BOARD OF COUNTY COMMISSIONERS OF ESCAMBIA COUNTY, FLORIDA:

Section 1. Part III of the Escambia County Code of Ordinances, the Land Development Code of Escambia County, Article 8, Section 8.02.00, is hereby amended as follows:

8.02.00 Terms Defined

Community Redevelopment Area (CRA) Gateway sign: A sign that could be located within the right-of-way providing the name, location, and direction of the CRA.

Section 2. Part III of the Escambia County Code of Ordinances, the Land Development Code of Escambia County, Article 8, Section 8.04.01, is hereby amended as follows:

8.04.01. *Exempt signs.* The following signs are exempt from the permitting requirements of section 8.02.00 of this article. However, exempt signs shall be safely constructed, situated and maintained in such manner as to not create a hazard or nuisance to the public.



# DRAFT

- 1 A. "No Trespassing" or "No Dumping" signs of three square feet or less.  
2  
3 B. Identification signs of three square feet or less.  
4  
5 C. Private informational signs or public signs for traffic control, street designation or  
6 direction to public facilities. Directory signs at door or in courtyard of multitenant  
7 building.  
8  
9 D. Governmental flags and decorative flags or wind socks on a residence. Corporate  
10 flags are a sign and are allowed as part of the allowed square footage for a zone lot.  
11  
12 E. Holiday or special event decorations, incidental to a business and/or residence and  
13 customarily associated with a holiday or a special event.  
14  
15 F. Credit card window signs of three square feet or less, one for each business.  
16  
17 G. Menu boards or price lists for drive-through facilities of no more than 40 square feet  
18 each. Such signs shall be located adjacent to and oriented toward the drive-through  
19 area.  
20  
21 H. Graphics and trademarks on vending machines, gas pumps and other machinery  
22 customarily used for sales outside of a building.  
23  
24 I. Signs required or authorized by federal, state, or county law, including official highway  
25 beautification signs.  
26  
27 J. House address numbers and family name signs of two square feet or less in  
28 residential districts.  
29  
30 K. Garage/yard sales/open house signs four square feet or less, not more than three  
31 feet above ground level.  
32 Sign must be removed after sales or open house concludes.  
33  
34 L. Window signs.  
35 M. Special event banner sign for businesses.  
36  
37 N. Flutters, pennants, and other signs referred to as wind signs, consisting of material or  
38 objects and fastened in such a manner as to move upon being subjected to pressure by  
39 the wind. When these items have deteriorated or lost at least 20 percent of their original  
40 volume, they must be removed or replaced.  
41  
42 O. Political signs subject to the restrictions of section 8.05.04.  
43  
44 P. Community Redevelopment Area gateway sign.  
45

1 **Section 3.** Part III of the Escambia County Code of Ordinances, the Land Development  
2 Code of Escambia County, Article 8, Section 8.04.02, is hereby amended as follows  
3

4 8.04.02. *Prohibited signs.* It shall be unlawful to erect or maintain any sign described  
5 as follows:  
6

7 A. Traffic or pedestrian hazards. Any sign which constitutes a traffic hazard or a  
8 detriment to traffic safety by reason of its size, location, movement, coloring or  
9 method of illumination. No sign shall obstruct vehicular vision between three feet  
10 and 9 1/2 feet measured vertically from the street level at the base of the sign.  
11 Any sign which obstructs the vision between pedestrians and vehicles using the  
12 public right-of-way including, but not restricted to, those not meeting visibility  
13 standards in this Code. Specifically prohibited are signs using:  
14

15 1. Animated or moving sign structures, flashing signs, or stroboscopic lights,  
16 except electronic message centers that meet the provisions of section 8.08.00.  
17

18 2. Bare bulbs, defined as clear or fully transparent enclosure of the bulb  
19 filament; and  
20

21 3. Words and traffic control so as to interfere with, mislead, or confuse traffic,  
22 such as "stop," "look," "caution," "danger" or "slow."  
23

24 B. ~~Privately placed signs in public rights of way not specifically permitted by this~~  
25 ~~article.~~ Signs in the right of way except federal, state or county authorized signs  
26 including CRA gateway signs.  
27

28 C. Abandoned signs.  
29

30 D. Portable signs except when authorized as a temporary sign.  
31

32 E. Signs made of combustible materials that are attached to or in close proximity  
33 to fire escapes or firefighting equipment.  
34

35 F. Handbills, posters and commercial or non-commercial notices that are attached  
36 in any way upon telephone poles, utility poles, fences (except as allowed in section  
37 8.06.02), bridges, sidewalks, trees or other natural objects.  
38

39 G. Projecting signs that project into the public right-of-way or the site triangle of  
40 motorists or do not maintain a minimum clear height of 9 1/2 feet above ground.  
41

42 H. Signs that are in violation of the building code or electrical code.  
43

44 I. Blank temporary signs.  
45

J. Any other signs that are not specifically permitted or exempted by this article.

**Section 4. Severability.**

If any section, sentence, clause or phrase of this Ordinance is held to be invalid or unconstitutional by any Court of competent jurisdiction, then said holding shall in no way affect the validity of the remaining portions of this Ordinance.

**Section 5. Inclusion in Code.**

It is the intention of the Board of County Commissioners that the provisions of this Ordinance shall be codified as required by F.S. § 125.68 (2011); and that the sections, subsections and other provisions of this Ordinance may be renumbered or relettered and the word "ordinance" may be changed to "section," "article," or such other appropriate word or phrase in order to accomplish such intentions.

**Section 6. Effective Date.**

This Ordinance shall become effective upon filing with the Department of State.

**DONE AND ENACTED** this \_\_\_\_\_ day of \_\_\_\_\_, 2011.

**BOARD OF COUNTY COMMISSIONERS  
OF ESCAMBIA COUNTY, FLORIDA**

By: \_\_\_\_\_  
**Kevin W. White, Chairman**

**ATTEST: ERNIE LEE MAGAHA  
Clerk of the Circuit Court**

By: \_\_\_\_\_  
**Deputy Clerk**

**(SEAL)**

**ENACTED:**

**FILED WITH THE DEPARTMENT OF STATE:**

**EFFECTIVE DATE:**

**OPTION 2** - Single sided panel: 48.00 in x 36.00 in .5" MDO signs shaped and painted with custom routed border and raised letters. Sign consists of two faces mounted on a v-shape stance with painted poles.



ORDINANCE 2011-\_\_\_

AN ORDINANCE OF ESCAMBIA COUNTY, FLORIDA, AMENDING PART III OF THE ESCAMBIA COUNTY CODE OF ORDINANCES (1999), THE LAND DEVELOPMENT CODE OF ESCAMBIA COUNTY, FLORIDA; AMENDING ARTICLE 2, SECTION 2.08.03.E "BOARD OF COUNTY COMMISSIONERS; REVIEW AND ACTION OF REZONINGS"; PROVIDING FOR SEVERABILITY; PROVIDING FOR INCLUSION IN THE CODE AND PROVIDING FOR AN EFFECTIVE DATE.

**NOW THEREFORE BE IT ORDAINED BY THE BOARD OF COUNTY COMMISSIONERS OF ESCAMBIA COUNTY, FLORIDA:**

**Section 1.** Part III of the Escambia County Code of Ordinances, the Land Development Code of Escambia County, Article 2, "Administration", Section 2.08.03.E, "*Board of county commissioners; review and action on rezoning*" is hereby amended as follows (words underlined are additions and words ~~stricken~~ are deletions):

E. *Board of county commissioners; review and action on rezonings.*

1. The board of county commissioners shall review the record and the recommendation of the planning board and either adopt the recommended order, modify the ~~recommendation~~ recommended order as set forth therein, reject the recommended order, or remand the matter back to the planning board for additional facts or clarification. Findings of fact or findings regarding legitimate public purpose may not be rejected or modified unless they are clearly erroneous or unsupported by the record. When rejecting or modifying conclusions of law, the board of county commissioners must state with particularity its reasons for rejecting or modifying the recommended conclusion of law and must make a finding that its substituted conclusion of law is as/or more reasonable than the conclusion that was rejected or modified. However, the board of county commissioners may not modify the recommendation to a more intensive use than ~~recommended by the planning board; rather the matter shall be remanded with instructions~~ requested by the applicant and advertised. The review shall be limited to the record below. Only a party of record to the proceedings before the planning board or representative shall be afforded the right to address the board of county commissioners and only as to the correctness of the findings of fact or conclusions of law as based on the record. The board of county commissioners shall not hear testimony.

- 42 2. In the event the matter is remanded to the planning board, an additional  
43 quasi-judicial hearing for the purpose of hearing testimony and receiving  
44 evidence relevant to additional facts and clarification requested by the  
45 board of county commissioners, will be conducted by the planning board.  
46 Within 15 days of the hearing on remand, the planning board shall submit  
47 a supplemental recommendation to the board of county commissioners for  
48 review in accordance with 1. above. When the supplemental  
49 recommendation is considered by the board of county commissioners, the  
50 entire record relating to the initial hearing and all supplemental hearings  
51 shall be presented to the board of county commissioners. Note:  
52 Renotification to property owners within the 500-foot radius as well as the  
53 owner(s) of the property under consideration for change and those  
54 persons who testified or gave evidence at the initial hearing is required at  
55 least ten days prior to the hearing in accordance with section  
56 2.08.02.D.1.b. for all remanded cases. Additionally, all persons who were  
57 furnished a copy of the original recommended order shall be furnished a  
58 copy of the supplemental order.  
59
- 60 3. The planning staff shall provide the planning board with the resumes of all  
61 final action taken by the board of county commissioners on rezoning  
62 requests.  
63
- 64 4. Exemption from Administrative Procedures Act. Escambia County is not  
65 an agency for the purposes of F. S. ch. 120. Therefore, the Administrative  
66 Procedures Act is not applicable to these proceedings.  
67

68 F. *Decisions by the board of county commissioners shall be final; subsequent*  
69 *application.*  
70

- 71 1. *Final decisions.* Actions by the board of county commissioners adopting  
72 or rejecting the recommended order of the planning board for rezoning of  
73 particular parcels shall be final. Thereafter, if a rezoning is approved, the  
74 board of county commissioners shall amend the zoning map to reflect its  
75 final decision in accordance with the ordinance enactment procedures set  
76 forth in section 2.08.03. Any party who wishes to seek judicial review of  
77 the decision of the board of county commissioners must do so within 30  
78 days of the date the board of county commissioners approves or rejects  
79 the recommended order of the hearing officer. Written notice of the filing  
80 of any such petition for judicial review shall promptly be provided by the  
81 planning staff to all property owners within 500 feet of the property for  
82 which the rezoning was sought.  
83
- 84 2. *Limitation on subsequent application.* Whenever an application for  
85 rezoning shall be denied by the board of county commissioners, no new  
86 application for identical action on the same parcel shall be accepted for  
87 consideration within a period of 180 days of the decision of denial.

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**Section 2. SEVERABILITY.**

It is declared the intent of the Board of County Commissioners that if any subsection, clause, sentence, provision or phrase of this Ordinance is held to be invalid or unconstitutional by a Court of competent jurisdiction, such invalidity or unconstitutionality shall not be so construed as to render invalid or unconstitutional the remaining provisions of this Ordinance.

**Section 3. INCLUSION IN THE CODE.**

It is the intention of the Board of County Commissioners that the provisions of this Ordinance shall become and be made a part of the Escambia County Code; and that the sections of this Ordinance may be renumbered or relettered and the word "ordinance" may be changed to "section," "article," or such other appropriate word or phrase in order to accomplish such intentions.

**Section 4. EFFECTIVE DATE.**

This Ordinance shall become effective upon its filing with the Department of State.

DONE AND ENACTED this \_\_\_\_\_ day of \_\_\_\_\_, 2011.

BOARD OF COUNTY COMMISSIONERS  
ESCAMBIA COUNTY, FLORIDA

By: \_\_\_\_\_  
Kevin W. White, Chairman

ATTEST: ERNIE LEE MAGAHA  
Clerk of the Circuit Court

By: \_\_\_\_\_  
Deputy Clerk

116 (SEAL)  
117 ENACTED:  
118 FILED WITH DEPARTMENT OF STATE:  
119 EFFECTIVE:

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